

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING HOSPITAL AT 250 HOSPITAL PARKWAY (APN 706-05-037), THE REMOVAL OF 46 ORDINANCE-SIZE AND 69 NON-ORDINANCE-SIZE TREES, AND THE CONSTRUCTION OF A NEW HOSPITAL WITH AN ENERGY CENTER/SERVICE YARD AND A PARKING STRUCTURE ON TWO SEPARATE SITES LOCATED ON THE NORTHWESTERLY AND NORTHEAST ERLY CORNERS OF SANTA TERESA BOULEVARD AND CAMINO VERDE DRIVE (APNS 706-05-011 & 025), AND TO ALLOW EXTENDED CONSTRUCTION HOURS

FILE NO. PD23-002

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on January 13, 2023, Kaiser Foundation Hospitals (Kaiser Permanente), filed a Planned Development Permit application (File No. PD23-002) with the City of San José to allow the demolition of an existing approximately 250,000-square-foot hospital at 250 Hospital Parkway (APN 706-05-037), the removal of temporary structures and 59 trees including 32 ordinance-size trees on an approximately 8.45-acre site (APN 706-05-011) located on the northwest corner of Santa Teresa Boulevard and Camino Verde Drive for the construction of a 303-bed, six-story, approximately 685,000-square-foot hospital including a basement, and a new 35,000-square-foot energy center/service yard, and to allow the removal of 56 trees including 14 ordinance-size trees on an approximately 2.46-acre site (APN 706-05-025) located on the northeast corner of Santa Teresa Boulevard and Camino Verde Drive for the construction of a five-level, approximately 350,000-square-foot parking structure, and to allow extended construction hours from 6:00 AM to 7:00 PM, Monday through Friday and on Saturdays between 8:00 AM and 5:00 PM, and certain nighttime construction activities such as

concrete pours on an as-needed basis during the construction period (collectively, the “Project”); and

WHEREAS, a legal description of the subject property is attached as Exhibit "A" and incorporated by reference; and

WHEREAS, at a duly noticed public hearing on September 11, 2024, the Planning Commission considered public comments and all evidence and testimony received at the public hearing regarding the Project and recommended that the City Council approve the Project; and

WHEREAS, this City Council received and considered the reports and recommendations of the City’s Planning Commission and City’s Director of Planning, Building, and Code Enforcement and conducted a duly noticed public hearing on the Project, giving all persons full opportunity to be heard and to present evidence and testimony; and

WHEREAS, at said hearing, this City Council received in evidence a plan for the subject property entitled, “KAISER PERMANENTE SAN JOSE REPLACEMENT HOSPITAL, Planned Development Permit Application PD23-002” dated revised June 27, 2024; said plan is on file in the Department of Planning, Building and Code Enforcement, is available for inspection and is incorporated by reference; and

WHEREAS, this City Council has heard and considered the testimony presented at the public hearing and has further considered written materials submitted on behalf of the Project applicant, City staff, and other interested parties;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

The foregoing recitals are hereby incorporated by reference as if fully set forth herein, and after considering evidence presented at the public hearing the City Council finds that the following are the relevant facts and findings regarding this project:

1. Site Description and Surrounding Uses. The Kaiser Permanente San Jose Medical Center Campus Site (“campus”) is located on an approximately 39.2-acre site and bounded by Highway 85 and the Valley Transit Authority (“VTA”) Cottle Light Rail Station and parking lot to the north, Cottle Road to the west, Santa Teresa Boulevard to the south, and Liska Lane to the east. Hospital Parkway, Camino Verde, and International Boulevard provide access to and through the campus. The campus is surrounded by urban uses, including a gas station at the northeast corner of Cottle Road and Santa Teresa Boulevard adjacent to the campus, commercial uses to the south across Santa Teresa Boulevard, the Oakridge Palmia residential neighborhood, a daycare and pre-school to the west across Cottle Road, and the Santa Teresa Branch Library, Bright Horizons Daycare, and residential uses to the east.

The campus contains approximately 675,000 square feet of hospital and medical office space and comprises multiple parcels, APNs 706-05-011, 017, 020, 025, 032, 035 and 037. The majority of the campus is developed and includes the existing approximately 250,000-square-foot, seven-story hospital and emergency department with 247 beds at 250 Hospital Parkway (APN 706-05-037), multiple medical office buildings, one administrative building, two parking structures, surface parking, and support uses. The campus provides both outpatient and inpatient clinical services.

The subject two sites for new construction are within the southeast and southwest of the campus. The 8.45-acre site (APN 706-05-011) is bounded by Santa Teresa Boulevard to the south, Camino Verde Drive to the east, International Circle to the northeast, Hospital Parkway to the north, Cottle Road to the west, and a gas station to the southwest. The 2.46-acre site (APN 706-05-025) is bounded by a library to the east, International Circle to the north, Camino Verde Drive to the west, and Santa Teresa Boulevard to the south. Both sites are surface parking lots to support the existing hospital and the medical office buildings on the campus. There are some temporary structures on the 8.45-acre site. The existing hospital to be demolished is located within the central east of the campus and bounded by International Circle (APN 706-05-037).

2. Project Description. The Project consists of a Planned Development Permit to allow the demolition of the existing approximately 250,000-square-foot hospital at 250 Hospital Parkway (APN 706-05-037), the removal of temporary structures and 59 trees including 32 ordinance-size trees on the 8.45-acre site (APN 706-05-011) within the southwest corner of the campus for the construction of a 303-bed, six-story, approximately 685,000-square-foot hospital including a basement, and a new 35,000-square-foot energy center/service yard, and to allow the removal of 56 trees including

14 ordinance-size trees on the 2.46-acre site (APN 706-05-025) within the southeast corner of the campus for the construction of a five-level, approximately 350,000-square-foot parking structure. This PD Permit is also to allow extended construction hours from 6:00 AM to 7:00 PM, Monday through Friday and on Saturdays between 8:00 AM and 5:00 PM, and certain nighttime construction activities such as concrete pours on an as-needed basis during the construction period. The existing hospital will continue to function at full capacity and will be demolished after the construction of the new hospital is complete.

In conjunction with the Planned Development Permit, the Project also includes a Planned Development Rezoning, File No. PDC23-006, and a Site Development Permit, File No. H24-008. The Planned Development Rezoning rezones the site from the A(PD) Planned Development Zoning District to a new A(PD) Planned Development Zoning District to increase the development capacity of the campus and modify the development standards, and the Site Development Permit (H24-008) allows the installation of a temporary construction office trailer complex to the east of the campus to support the hospital Project construction.

- 3. Envision San José 2040 General Plan Consistency.** The entire campus (PDC23-006 Rezoning site) is within the NCC Neighborhood/Community Commercial and PQP Public/Quasi-Public land use designation in the Envision San José 2040 General Plan Land Use/ Transportation Diagram Map. The existing hospital site is within the PQP land use designation. The proposed hospital and energy center/service yard site (APN 706-05-011) and the parking structure site (APN 706-05-025) are both within the NCC land use designation and are within the Santa Teresa Boulevard/Cottle Road Urban Village, which does not have an adopted Urban Village Plan to date, nor a projected date to commence planning. Prior to the adoption of an Urban Village Plan, development should occur consistent with the General Plan land use designation and the Zoning District.

Public/Quasi-Public

Density: FAR (N/A)

This category is used to designate public land uses, including schools, colleges, corporation yards, homeless shelters, permanent supportive housing, libraries, fire stations, water treatment facilities, convention centers and auditoriums, museums, governmental offices and airports. This category is also used to designate lands used by some private entities, including private schools, daycare centers, hospitals, public utilities, and the facilities of any organization involved in the provision of public services such as gas, water, electricity, and telecommunications facilities that are consistent in character with established public land uses.

Neighborhood/Community Commercial

Density: FAR Up to 3.5

The Neighborhood/ Community Commercial land use designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood-serving retail and services and commercial/ professional office development. Neighborhood / Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community.

Analysis: The PQP and NCC land use designations support hospital and medical use. The Planned Development Rezoning will allow more intensive hospital and medical use development within an existing medical center campus to accommodate the growing patient population base within the City. The Planned Development Permit allows the construction of a larger hospital and the associated structures, including the parking garage and the energy center/service yard. The proposed FAR on the hospital site is 1.67, and the proposed FAR on the parking structure site is 3.17. Therefore, the PD Zoning and Permit are consistent with the PQP and NCC land use designations.

The PD Rezoning and PD Permit are also **consistent** with the following General Plan goals and policies:

Implementation Policy IP-1.7: Ensure that proposals to rezone and prezone properties conform to the Land Use/Transportation Diagram and advance Envision General Plan Vision, goals and policies.

Analysis: The proposed Rezoning advances several Envision 2040 General Plan goals and policies, detailed below. The rezoning would allow the continued provision of adequate medical and hospital services for the growing patient population base throughout the City and the area, consistent with PQP and NCC land use designations, as stated above.

Implementation Policy IP-8.5: Use the Planned Development zoning process to tailor such regulations as allowed uses, site intensities and development standards to a particular site for which, because of unique circumstances, a Planned Development zoning process will better conform to Envision General Plan goals and policies than may be practical through implementation of a conventional Zoning District.

Analysis: The current PD Zoning approved in 1994 (File No. PDC90-025) caps development capacity and limits the building height. The new PD Zoning District would remove this development cap and increase the building height limit to allow greater hospital and medical use development intensity to better align with the NCC and PQP land use designations. NCC land use designation allows development up to 3.5 FAR. The rezoning provides more development flexibility for public/quasi-public projects to meet the identified needs of the community, there is no maximum allowed floor area

ratio within the PQP designation, development is subject to environmental review to ensure that any significant environmental impacts are addressed through Project design measures or mitigation measures. According to the Environmental Impact Report for the Project, any identified significant environmental impacts have been reduced to levels of insignificant with the implementation of mitigation measures. The proposed hospital building, energy center, and parking garage are limited to the height and locations identified on the Planned Development Permit plans. Any changes to these plans or a future project are also subject to environmental review if new or previously-identified issues will result in potentially significant impacts.

Education and Services ES-6: Provide for the health care needs of all members of the San José community.

Education and Services ES-6.1: Facilitate the development of new and promote the preservation and enhancement of existing health care facilities that meet all the needs of the entire San José community.

Analysis: The PD Rezoning will continue only to allow medical-related uses with the potential for more intensive hospital development to continue adequately serving the growing community patient base. The PD Permit will allow the development of the new hospital buildings. Moreover, the new hospital will meet current seismic requirements, resulting in greater safety and ongoing capacity to provide for community hospital needs should a major seismic event occur. Therefore, the PD Rezoning and PD Permit are consistent with ES-6 and ES-6.1.

4. Zoning Ordinance Conformance

The Project includes a rezoning from the A(PD) Planned Development Zoning District, File No. PDC90-025, to a new A(PD) Planned Development Zoning District, File No. PDC23-006.

Land Use

Chapter 20.60 of the Zoning Ordinance allows a Planned Development Zoning District to be established through ordinance, including regulations for allowed uses and development standards. The Planned Development zoning can be effectuated through a valid Tentative Map or Planned Development Permit. Per Section 20.60.040.B of the Zoning Code, when a PD permit has been implemented, the provisions of the permit prevail over the regulations of the base district zoning of the property.

The current PD Zoning District allows inpatient and outpatient services, support care (including home, respite, day, and hospice services), childcare, administrative office and support services, auditorium/community services, pharmacy, steam sterilization unit, surface parking and parking structures, medical offices, and specialty clinics. The proposed PD Zoning District will not change these allowable uses.

Development Regulations

To better conform with the 2040 General Plan, the proposed development standards will align with the development standards of the CP Commercial Pedestrian and PQP Public/Quasi-Public Zoning Districts, corresponding to the boundaries of the NCC and PQP General Plan Land Use designation boundaries on the property, respectively, with the following exceptions:

- Building Setbacks (Minimum): No setback requirements to the property lines and sidewalk easement lines along Cottle Road and Santa Teresa Boulevard. 10 feet in all other locations.
- Building Height (Maximum): 120 feet for buildings located on APNs 706-05-011 & 706-05-025; 95 feet for buildings in all other locations.
- All other applicable provisions of the Zoning Code shall apply to this Planned Development Zoning area except where they would conflict with the specific setback and building height provisions herein.

Per Table 20-270 of Section 20.120.110, CP (Commercial Pedestrian), CO (Commercial Office) and CG (Commercial General) Zoning Districts are all the Conforming Zoning Districts to the NCC land use designation. Compared with the CO and CG Zoning Districts, Commercial Pedestrian Zoning District regulations are considered more in line with Urban Village Plans, which encourage buildings to be placed closer to streets and promote pedestrian activities. Because a portion of the NCC designated area in the campus (the new hospital site and the parking structure site) is within an Urban Village, the CP Zoning District development standards are appropriate as references for areas designated NCC in this proposed PD Zoning District.

APN 706-05-011 is the proposed new hospital and emergency center/service yard site, and APN 706-05-025 is the proposed parking structure site. These two sites are both designated NCC and are both within the Urban Village.

Below are the comparisons of the CP, PQP Zoning Districts, the proposed PD Zoning District development standards, and the evaluation of the PD Permit with the proposed PD Zoning District:

Standards	CP Zoning District Standards	PQP Zoning District Standards	Proposed A(PD) Planned Development Zoning District Standards	Project (PD23-002) Compliance with PD Standards
Minimum Lot Area	6,000 square feet	6,000 square feet	Same	No changes on the lot sizes (8.45 acres and 2.46 acres)
Front Setback	No minimum; 10 feet maximum, or as established in approved Urban Village Plan	Minimum 10 feet, or less than 10 if established in approved development permit	No setback requirements to the property lines and sidewalk easement lines along Cottle Road and Santa Teresa Boulevard.	Except for the energy center along Santa Teresa Boulevard***, all buildings have more than 10 feet of setbacks to the respective property lines.
Minimum Side Setback (interior)	None; or as established in approved Urban Village Plan	10 feet; less than 10 feet if established in approved development permit	10 feet minimum in all other locations.	
Minimum Side Setback (corner)	None; or as established in approved Urban Village Plan	10 feet; less than 10 feet if established in approved development permit		
Minimum Rear Setback	25 feet*; or as established in approved Urban Village Plan	10 feet; less than 10 feet if established in approved development permit		

	*Per Section 20.90.490, no setback requirement if abuts property in any commercial district or less restrictive district			
Maximum Height	50 feet, unless a different maximum is established in Chapter 20.85; or as established in approved Urban Village Plan**	65 feet, unless a different maximum is established in Chapter 20.85**	120 feet for buildings located on APNs 706-05-011 & 706-05-025; 95 feet for buildings in all other locations.	New hospital (on APN 706-05-011): 110 feet Energy center (on APN 706-05-011): 35 feet Parking structure (on APN 706-05-025): 55 feet to the top of the solar panel and 60 feet to the elevator shaft

Notes:

** Chapter 20.85 allows building height exception to a maximum of 120 feet for properties within an unplanned Urban Village and properties located wholly or partially within a radius of two thousand feet of the existing light rail station. The entire campus includes two sites within the unplanned Urban Village and sites or portions of the sites within a 2,000-foot radius of the Cottle Light Rail Station.

*** A sidewalk easement is required along Santa Teresa Boulevard due to the frontage improvements required by Public Works Department and Department of Transportation. The energy center footprint does not encroach into the sidewalk easement area. Project complies with the no setback requirement. A small portion of the façade on the roof level encroaches into the sidewalk easement approximately one foot. Sidewalk easement (air space) encroachment is regulated by Public Works Department. Public Works Department has reviewed and allowed such encroachment as it does not affect pedestrian access.

Analysis: As shown on the Planned Development Permit PD23-002 Plan Set and analyzed above, the Project conforms with all required setback and height standards pursuant to the General Development Plan of the proposed A(PD) Planned Development Zoning District, File No. PDC23-006.

Vehicle Parking:

The vehicle parking requirement is pursuant to Chapter 20.90, which does not require a minimum number of parking spaces. However, the Project is required to provide and implement a Transportation Demand Management (“TDM”) Plan to achieve the required TDM points:

Hospital use is classified as a Commute End Use (“CEU”) and the energy center is classified as an Other Use (“OTH”) per Table 20-190 of Section 20.90.060 of the San José Municipal Code. Per Section 20.90.900, the Project is subject to the TDM requirements of Section 20.90, Part 9, as it includes more than 10,000 square feet of CEU use and more than 30,000 square feet of OTH use. This Project is classified as a Level 2 project under Table 20-250 (Section 20.90.910) and requires 25 TDM points for CEU use and 5 points for OTH use and requires TDM Monitoring per Table 20-255 of the same section.

As documented in the Transportation Demand Management Plan prepared by ALTRANS TMA, INC (Exhibit L) dated August 1, 2024, the Project achieves 31 TDM points, exceeding the 30-point requirement through the following TDM measures:

- Provide pedestrian network improvements and design and construct pedestrian street improvements outside of the Project property frontage and within 1 mile of the Project site (6 points): The Project includes multimodal improvements in the following four off-frontage areas:
 - Improvement and extension of the Class IV bike lane at the northeast corner of Santa Teresa Boulevard and Cottle Road
 - Construction of raised crosswalks at the northwest and southwest intersections of Palma Drive and Cottle Road
 - Implementation of concrete separators for the Class IV bike lane on Cottle Road between Santa Teresa and Endicott
 - Implementation of raised plastic delineators for the Class IV bike lane and ADA curb ramps on the segment of Cottle Road within the Caltrans right-of-way.
- Right-size vehicle parking supply (18 points): This Project provides 1,040 parking stalls (including 1,040 parking spaces in the proposed parking structure and 25 parking spaces on the surface parking lot at the new hospital site) for the 685,000-square-foot hospital. The parking ratio is 1.52 stall per 1,000 square feet for CEU in a High-Quality Transit Area (proximate to Cottle Light Rail Station and Santa Teresa Light Rail Station), which yields 18 TDM points per Table 20-257 (Section 20.90.915).
- Provide short-term and long-term bicycle parking and provide showers, changing rooms, and lockers at a rate twice as required (1 point): The Project would provide

40 short-term and 46 long-term spaces, which are more than double the required 13 spaces as discussed below. Showers and changing rooms will also be provided for staff.

- Provide education, marketing and outreach to encourage the use of transit, shared rides, and active modes, with an expected participation rate of 25% (2 points).
- Provide pre-tax deduction transportation expense benefits (2 points)
- Provide targeted behavior interventions to help individuals identify their travel options and offer custom recommendations (2 points)

Annual monitoring and reporting are required, as specified in the TDM Plan and the Permit Conditions.

Motorcycle Parking: Motorcycle parking shall be provided at a rate of 2.5% of standard vehicle parking provided. With 1,040 vehicle parking spaces, 26 motorcycle parking spaces are required. The Project will provide 26 motorcycle parking spaces, and therefore meets the motorcycle parking requirements.

Bicycle Parking: A hospital/inpatient facility requires one space per 25 beds. At 303 beds, the Project will require 13 bicycle spaces, including at least 10 short-term spaces. The Project will provide 40 short-term and 46 long-term spaces, therefore meeting the bicycle parking requirements.

Extended Construction Hours:

Per Zoning Code Section 20.100.450, hours of construction within 500 feet of a residential unit is limited to Monday through Friday between 7:00 a.m. and 7:00 p.m., unless otherwise allowed in a development permit. The Project site is within 500 feet of residential uses. This PD Permit will allow extended construction hours from 6:00 AM to 7:00 PM, Monday to Friday and on Saturdays between 8:00 AM and 5:00 PM and allow certain nighttime construction activities such as concrete pours on an as-needed basis. The construction-related standard conditions included in the Resolution and mitigation measures included in the Mitigation Monitoring and Reporting Program (“MMRP”) will apply to the Project to limit noise and dust to reduce the construction impact to the nearby residential use. The extended construction hours will benefit from shortening the overall construction period, thereby reducing the duration of construction impacts. The mitigation measures include submitting a Construction Noise Reduction Plan, providing equipment specifications, and contracting a qualified acoustical engineer to prepare an acoustical study during the final building design to evaluate the potential noise generated by equipment, identify the necessary design measures to meet the City standards, etc. The proposed nighttime construction activities such as nighttime concrete pours or other nighttime work that are necessary to achieve satisfactory results or to avoid traffic impacts, must be included in the Construction Noise Reduction Plan which the City will review. The contact information

of the construction disturbance coordinator will be required to be posted at the construction site. Therefore, staff recommends allowing extended construction hours with the implementation of the MMRP and compliance with the Permit conditions.

5. Citywide Design Guidelines and Standards Consistency

The project was analyzed for consistency with the Citywide Design Guidelines and Standards (“CDSG”). The CDSG includes an exception process for design standards which cannot be met and establish findings in Section 1.1.2 of the CDSG that are required to be made by decision makers in order to grant the requested design standard exceptions. These findings include:

- a. There is a physical constraint or unique situation that:
 - i. Is not created by the project applicant or property owner; and
 - ii. Is not caused by financial or economic considerations.
- b. Approving the waiver will not create a safety hazard or impair the integrity and character of the neighborhood in which the subject property is located.
- c. The proposed project meets the intent of design standard under consideration to the extent feasible.

The PD23-002 Project architecture, massing, and materials, and site plan have been determined to be consistent with the applicable standards, with two requested exceptions below:

- a. Standard 3.3.5. S1 Parking Garage Design: Line at least 50 percent of the total parking structure façade length facing a primary street, open space, or paseo with a minimum 20-foot-deep active frontage or residential and commercial uses.

Analysis: Santa Teresa Boulevard is identified as a Primary Street in the CDSG. This standard requires a minimum 20-foot-deep active frontage or residential and commercial uses to be placed on the ground floor of the proposed parking structure along Santa Teresa Boulevard. The proposed parking garage does not include any active use along this street; hence, it does not meet this standard. An exception was requested.

The garage site is within the Kaiser Permanente campus. Kaiser Permanente medical campuses do not contain leasable space to other entities, which distinguishes this Project from others that would propose a parking garage containing lease space, such as a mixed-use center. In addition, this parking structure provides parking spaces for hospital employees, patients, and visitors which requires high parking demand within the 24-hour operation. Hence, utilizing the entire building footprint for parking is necessary. The nature of the hospital program is a unique situation that is not created by the applicant or is not caused by financial or economic considerations. Therefore, Finding a. can be made.

The location and design of the parking garage will not create a safety hazard as setback and sight distance standards have been met. Therefore, Finding b. can be made.

The design standard intends to enhance both the streetscape and adjoining properties and bring activity and life back to streets. A decorative façade is proposed to compliment the neighborhood character, create visual interest, and screen the parking function. In addition, the Project will provide an outdoor plaza to the west of the parking garage along Camino Verde Drive for community activities such as the farmer's market. The Project meets the intent of the design standard to the extent feasible. Therefore, Finding c. can be made.

All required findings can be made per the above analysis; therefore, the exception request is granted.

- b. Standard 2.3.7.S7 Site Lighting: Keep the maximum color temperature for outdoor lighting below 2700 Kelvin, except for outdoor decorative lighting from November 15 to January 15.

Analysis: The color temperature of the proposed outdoor lighting for site and pedestrian circulation areas is 3000 Kelvin and the color temperature for the site lighting fixtures for parking lots and driveways is 4000 Kelvin. The Project does not meet this standard. Hence, an exception is requested.

The hospital is a 24-hour facility dedicated to providing health care services. Therefore, outdoor lighting is crucial in designing the facility to be safe and easy to navigate during overnight hours. Higher color temperature will promote higher acuity and increase levels of security than 2700 Kelvin lighting. The hospital program and the need for 24-hour operation are unique situations that are not created by the applicant or are not caused by financial or economic considerations. Therefore, Finding a. can be made.

As discussed above, the white color lights provide higher acuity, contributing to an increased sense of security as persons and objects will be easier to see at night. The exception will not create a safety hazard or impair the integrity and character of the neighborhood, therefore, Finding b can be made. The Project is consistent with all other lighting standards except for the standard regarding color temperature. Therefore, Finding c. can be made.

All required findings can be made per the above analysis; therefore, the exception request is granted.

6. California Environmental Quality Act.

The City of San José, as the lead agency for the proposed Project prepared an Environmental Impact Report ("EIR") in compliance with CEQA. The Kaiser Permanente San José Medical Center Project's Draft EIR ("DEIR") was circulated for

public review and comment for 45 days, from February 23, 2024, through April 11, 2024. Comments were received from three public agencies and one organization. Comments received requested clarifying information be added to the DEIR. No comments required substantive changes to any CEQA analysis.

City staff prepared a 1st Amendment to the Draft EIR/Response to Comments document and made it available to all commenters and posted it on the Project's page in the City's Environmental Review Documents website at least 10 days prior to the Planning Commission Hearing. The comments received on the DEIR did not raise any new issues about the Project's environmental impacts or provide information indicating the Project would result in new environmental impacts or impacts substantially greater in severity than disclosed in the DEIR. Minor revisions were added to the text of the EIR and are included in the 1st Amendment to the DEIR document. The text revisions do not constitute a "substantial revision" pursuant to CEQA Guidelines Section 15073.5 and recirculation of the DEIR is not required.

The EIR concluded that the proposed Project would not result in any significant and unavoidable environmental impacts with implementation of identified mitigation measures. The Project includes a MMRP to lessen the identified impacts in the following resource areas to a less than significant level: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise and Vibration, and Transportation. Therefore, the EIR that was prepared for the Project is the correct clearance for the Project under CEQA.

The entire Final EIR, including the DEIR, 1st Amendment to the DEIR, and other related environmental documents are available on the Planning website at: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-review/environmental-review-documents/kaiser-permanente-san-jos-medical-center-project>

7. Planned Development Permit Findings. Section 20.100.940 of the Zoning Ordinance specifies the required findings for approval of a Planned Development Permit. In order to make the Planned Development Permit findings and recommend approval to the Planning Commission, staff must determine that:

- a. The planned development permit, as issued, is consistent with and furthers the policies of the general plan; and

Analysis: As analyzed in the General Plan consistency section above, the hospital with the associated energy center/service yard and parking garage is consistent with the NCC land use designation because it provides services to the community. The Project will further the General Plan Goal and Policies ES-6 and ES-6.1 to provide the healthcare needs for San Jose residents.

- b. The planned development permit, as issued, conforms in all respects to the planned development zoning of the property; and

Analysis: As analyzed in the Zoning Ordinance Consistency section above, the Project is consistent with the proposed A(PD) Planned Development Zoning District Development Standards. The Project is consistent with the use, setback, and height requirements of the Planned Development Standards and the General Development Plan.

- c. The planned development permit, as approved, is consistent with applicable city council policies, or counterbalancing considerations justify the inconsistency; and

Analysis: The Project is subject to and conforms to the Public Outreach Policy for Pending Land Use and Development Proposals. The Project was noticed at a 1,000-foot radius, and eight on-site signs have been posted at the sites since March 31, 2023, to inform the neighborhood of the Project. A virtual community meeting was held on June 5, 2023. 14 community members joined the meeting with one question about tree removal. Staff has been available to answer questions from the public during the review process.

- d. The interrelationship between the orientation, location, mass and scale of building volumes, and elevations of proposed buildings, structures and other uses on-site are appropriate, compatible and aesthetically harmonious; and

Analysis: The Project design adheres to the neighborhood context by stepping back and maintaining a lower profile presence along Cottle Road and Santa Teresa Boulevard and by placing the six-story tower portion of the hospital toward the campus. The hospital's primary entrance will be facing the campus and accessed from the International Circle. The Emergency Department entrance is located on the northerly side of the new hospital to be most immediately visible and accessible off Cottle Road. Along Cottle, accessed from Hospital Parkway, is an ambulance drop-off with direct access to the Emergency Department service. A maintenance driveway is located off Camino Verde on the new hospital's south side, leading to a below-grade loading dock and service yard that hides service activities from the street and neighborhood view. The five-level parking garage is located east of the hospital site across the street from Camino Verde Drive and has decorative screens to contribute to façade variations. Outdoor amenities include a healing garden and outdoor seating for dining and respite directly adjacent to the hospital café. Additionally, a flexible-use plaza along Camino Verde to the west side of the Parking Structure will support a farmer's market or other community gatherings. Hospital design reflects the function within; however, to create variety and character in the façade, windows are framed with deeper mullion profiles, and changes in material, color, and variation in window sizes break down the length of the building façade and volumes. The entire Project applies a consistent contemporary architectural style.

- e. The environmental impacts of the Project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties.

Analysis: The Project construction will generate temporary impacts in terms of noise, vibration, and air quality, which the implementation of the approved Mitigation Monitoring and Reporting Program will address. In terms of operation, solid waste generated by the hospital will be subject to the waste handling and disposal regulations contained in Title 9 of the San José Municipal Code. In contrast, medical waste disposal will be subject to the regulations contained in California Health and Safety Code Sections 117600 through 118360. Hospital use does not generate smoke, gases, or other harmful air pollutants. The hospital is conducted entirely indoors and will not generate a private or public nuisance. Project noise from operations is not expected to exceed at adjacent property lines, which is consistent with the Zoning Code. The Project will be required to adhere to all applicable standard permit conditions and mitigation measures related to reducing temporary and operational sources of noise and vibration, dust, and erosion. The Project must also comply with all City permits and policies related to erosion and storm water runoff. For these reasons, the Project is not anticipated to have an unacceptable negative impact on adjacent properties.

- 8. Demolition Findings.** Per Section 20.80.460 of the Municipal Code, prior to the issuance of any Development Permit which allows for the demolition, removal or relocation of a Building, the approval authority shall determine whether the benefits of permitting the demolition, removal or relocation outweigh the impacts of the demolition, removal or relocation. In making such a determination, the following factors shall be considered. Staff recommends the Planning Commission adopt the considerations below for each factor, based on the above stated findings related to General Plan, Zoning and CEQA conformance and other reasons stated below, and subject to the conditions set forth in this Resolution:
- a. The failure to approve the permit would result in the creation or continued existence of a nuisance, blight or dangerous condition;
 - b. The failure to approve the permit would jeopardize public health, safety or welfare;
 - c. The approval of the permit should facilitate a project that is compatible with the surrounding neighborhood;
 - d. The approval of the permit should maintain the supply of existing housing stock in the City of San José;
 - e. Both inventoried and non-inventoried buildings, sites and districts of historical significance should be preserved to the maximum extent feasible;

- f. Rehabilitation or reuse of the existing building would not be feasible; and
- g. The demolition, removal or relocation of the building without an approved replacement building should not have an adverse impact on the surrounding neighborhood.

Analysis: The Project includes the demolition of the existing hospital. The existing hospital does not contain any housing units; hence, its demolition will not decrease the City's housing stock. The existing hospital was built in 1974. Per the Historic Resources Evaluation prepared by ESA dated July 2023, the building is not notable for its architectural design and does not qualify as historically significant on a local, state, or federal level. Rehabilitation or reuse of the existing hospital is not feasible because the Project seeks to construct a much larger hospital (increasing the building area of the hospital from 250,000 square feet to 650,000 square feet). The replaced hospital Project is consistent with the use and development standards of the zoning district and the Citywide Design Standards and Guidelines. It is therefore compatible with the surrounding neighborhood. The old hospital site will become surface parking lots after the demolition; hence the demolition will not have an adverse impact on the surrounding neighborhood.

- 9. Tree Removal Findings.** Chapter 13.32 of the San José Municipal Code establishes at least one of the following required findings must be made for issuance of a Live Tree Removal Permit for ordinance-size trees. Findings are made for the Project based on the findings related to General Plan, Zoning Ordinance and CEQA conformance and for the reasons stated below, and subject to the conditions set forth in the resolution.
- a. That the condition of the tree with respect to disease, danger of falling, proximity to an existing or proposed structure, and/or interference with utility services, is such that preservation of the public health or safety requires its removal; and
 - b. That the location of the tree with respect to a proposed improvement unreasonably restricts the economic development of the parcel in question; or
 - c. That the condition of the tree with respect to disease, danger of falling, proximity to an existing or proposed structure, and/or interference with utility services, is such that preservation of the public health or safety requires its removal.

Replacement trees are required to be replaced at the ratios shown in the table below.

Tree Replacement Ratios				
Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	none	15-gallon
Less than 19 inches	1:1	1:1	none	15-gallon

x:x = tree replacement to tree loss ratio

Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial, and Industrial properties, a permit is required for removal of trees of any size.

A 38-inch tree equals 12.1 inches in diameter.

A 24-inch box tree = two 15-gallon trees.

Analysis: The Project includes tree removal on two sites. On the hospital site, 32 ordinance-size trees and 27 non-ordinance-size trees will be removed. Most trees will be removed due to the proposed construction. Those trees are either within the proposed building footprints, surface parking lot, pedestrian walkways, or stormwater treatment areas. To replace the removed trees, 209 15-gallon trees will be required to be planted on this site, including 24 native ordinance-size trees replaced at a 5:1 ratio, eight non-native ordinance-size trees replaced at a 4:1 ratio, seven native ordinance-size trees replaced at a 3:1 ratio, 16 non-native ordinance-size trees replaced at a 2:1 ratio, four non-ordinance-size trees replaced at a 1:1 ratio. According to the landscape plans, 88 24-inch box trees will be planted on this site, equivalent to 176 15-gallon trees.

On the parking garage site, 14 ordinance-size trees and 42 non-ordinance-size trees will be removed due to the construction. To replace the removed trees, 149 15-gallon trees are required to be planted on this site, including three native ordinance-size trees replaced at a 5:1 ratio, four non-native ordinance-size trees replaced at a 4:1 ratio, three native ordinance-size trees replaced at a 3:1 ratio, 36 non-native ordinance-size trees replaced at a 2:1 ratio. According to the landscape plans, a total of 22 24-inch box trees will be planted on this site, equivalent to 44 15-gallon trees.

The applicant will pay the off-site planting fee for the remaining 138 15-gallon trees, 3 prior to the issuance of building permits, in accordance with the City Council's approved fee resolution, which is in effect at the time of payment.

In accordance with the findings set forth above, a Planned Development Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby **granted**. This City Council expressly declares that it would not have granted this Permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Permit.** Per San José Municipal Code Section 20.100.290(B), should Permittee fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the Permittee shall be deemed to be constitute all of the following on behalf of the Permittee:
 - a. Acceptance of the Permit by the Permittee; and
 - b. Agreement by the Permittee to be bound by, to comply with, and to do all things required of or by the Permittee pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Permit Expiration.** This Planned Development Permit shall automatically expire two (2) years from and after the date of issuance hereof by the City Council, if within such time period, the proposed use of the site or the construction of buildings (if a Building Permit is required) has not commenced, pursuant to and in accordance with the provision of this Permit. The date of issuance is the date this Permit is approved by the City Council. However, the Director of Planning, Building and Code Enforcement may approve a Permit Adjustment/Amendment to extend the validity of this Permit in accordance with Title 20. The Permit Adjustment/Amendment must be approved prior to the expiration of this Permit.
3. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this Permit shall be deemed acceptance of all conditions specified in this Permit and the Permittee's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described in the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws. It is acknowledged that some structures

for this project are subject to the Department of Health Care Access and Information's (HCAI) jurisdiction, and not City jurisdiction.

4. **Sewage Treatment Demand.** Pursuant to Chapter 15.12 of Title 15 of the San José Municipal Code, acceptance of this Permit by Permittee shall constitute acknowledgement of receipt of notice by Permittee that (1) no vested right to a Building Permit shall accrue as the result of the granting of this Permit when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José - Santa Clara Regional Wastewater Facility represented by approved land uses in the area served by said Facility will cause the total sewage treatment demand to meet or exceed the capacity of San José - Santa Clara Regional Wastewater Facility to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region; (2) substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority; (3) issuance of a Building Permit to implement this Permit may be suspended, conditioned or denied where the City Manager makes a determination that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region.
5. **Conformance to Plans.** The development of the site and all associated development and improvements shall conform to the approved Planned Development Permit plans entitled, "KAISER PERMANENTE SAN JOSE REPLACEMENT HOSPITAL, Planned Development Permit Application PD23-002" dated revised June 27, 2024 on file with the Department of Planning, Building and Code Enforcement as may be amended subject to City's approval, and to the San José Building Code (San José Municipal Code, Title 24), as amended. The plans are referred to herein as the "approved plans" or the "Approved Plan Set."
6. **Demolition Permit.** A demolition permit may be issued for the existing hospital only upon the submittal of a complete Public Works Grading Permit application or the submittal of a complete Building Permit application for new construction.
7. **Planned Development District Effectuated.** This Planned Development Permit effectuates the Planned Development Zoning as reflected in the Permit's Approved Plan Set and the corresponding legal description.
8. **Compliance with Local, State, and Federal Laws.** The subject use shall be conducted in full compliance with all local, state, and federal laws.
9. **Discretionary Review.** The City maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Permit

incorporated by reference in accordance with Chapter 20.100 of the San José Municipal Code.

10. **Conformance to Transportation Demand Management Plan.** The project shall conform to the approved Transportation Demand Management (TDM) Plan entitled “Kaiser Permanente San Jose Medical Center Hospital Replacement Project Preliminary Transportation Demand Management Plan” prepared by ALTRANS TMA, INC. and dated “August 1, 2024,” on file with the Department of Planning, Building and Code Enforcement (“Approved TDM Plan”), with the exception of any subsequently approved modifications. Changes to the Approved TDM Plan can be made as provided by Section 20.90.912 of the Municipal Code, as amended.
11. **Transportation Demand Management Plan modifications.** Any modifications to an approved TDM Plan require submission of a revised TDM Plan for approval. A TDM Plan shall comply with the Transportation Demand Management Program Standards version in effect at the time of submission of the modification, unless otherwise specified by state law, and include TDM Strategies that achieve the property's Point Target.
 - a. **Administrative Permit.** An administrative permit may be issued to modify an approved TDM plan when the modifications to the TDM plan are only to programmatic TDM strategies that were not specifically conditioned in the development permit. An administrative permit shall be issued only if the changes to the TDM strategies in the TDM plan will meet or exceed the point target for the existing use at the time of submittal of the administrative permit application.
 - b. **Development Permit or Permit Amendment.** If the modification to the approved TDM Plan is to a TDM strategy that was a condition of approval of the original project, a new development permit or permit amendment must be submitted to modify the TDM Plan.
 - c. **Covenant and Agreement.** In all cases, the Covenant and Agreement running with the property shall be updated to reflect the modified TDM plan.
12. **TDM Compliance and Enforcement.** The TDM Coordinator shall be responsible for enforcing continual compliance with the requirements of the TDM Program.
 - a. **Compliance with TDM Program.** No building, grading, demolition, foundation, use of land or change of use permit, nor Certificate of Occupancy, shall be issued for any building or site that contains a Project that is not in compliance with the requirements of the TDM Program.
 - b. **City Access.** The project shall allow City staff access to relevant portions of the property to conduct site visits, inspect physical improvements, collect empirical data, and/or facilitate phone, and/or digital surveys with residents, tenants, employees, and visitors. City staff shall provide advance notice of request for access.

13. **Backup Generators.** This Permit approves three 3,356 horsepower (HP) emergency diesel generators located adjacent to the energy center to support the hospital use.
14. **No Sign Approval.** Any signage shown on the Approved Plan Set is conceptual only. No signs are approved at this time. Any signs shall be subject to review and approval by the Director of Planning through a subsequent Permit Adjustment.
15. **Utilities.** All new on-site telephone, electrical, and other service facilities shall be placed underground.
16. **Building and Property Maintenance.** The property shall be maintained in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting, and landscaping.
17. **Street Number Visibility.** Street numbers of the buildings shall be easily visible from the street at all times, day and night.
18. **Construction Hours.** This Permit allows extended construction hours from 6:00 AM to 7:00 PM, Mondays through Fridays and on Saturdays between 8:00 AM and 5:00 PM, and certain 24-hour construction activities, including concrete pours and similar tasks, which, due to the nature of the work, require an uninterrupted workflow in excess of the hours of 6:00 AM to 7:00 PM, Mondays through Fridays, and Saturdays between 8:00 AM and 5:00 PM.
19. **Construction Disturbance Coordinator.** Rules and regulation pertaining to all construction activities and limitations identified in this Permit, along with the name and telephone number of a Permittee-appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
20. **Timing of Tree Removals.** Trees that are proposed for removal to accommodate new development shall not be removed until the related complete Public Works Grading Permit Application or Building Permit Application has been filed.
21. **Tree Protection Standards.** The Permittee shall maintain the trees and other vegetation shown to be retained in this project and as noted on the Approved Plan Set. Maintenance shall include pruning and watering as necessary and protection from construction damage. Prior to the removal of any tree on the site, all trees to be preserved shall be permanently identified by metal numbered tags. Prior to issuance of the Grading Permit or removal of any tree, all trees to be saved shall be protected by chain link fencing, or other fencing type approved by the Director of Planning. Said fencing shall be installed at the dripline of the tree in all cases and shall remain during construction. No storage of construction materials, landscape materials, vehicles or construction activities shall occur within the fenced tree protection area. Any root pruning required for construction purposes shall receive prior review and approval and shall be supervised by the consulting licensed arborist. Fencing and signage shall be maintained by the Permittee to prevent disturbances during the full length of the construction period that could potentially disrupt the habitat or trees.

22. **Tree Replacement Enforcement.** Failure to plant trees in conformance with the approved plan set may be subject to in-lieu fees for trees not planted.
23. **Tree Removal In-Lieu Fee.** Prior to the removal of trees without on-site replacement trees, the permittee shall pay the invoice for tree replacement in-lieu payment per Municipal Code Section 13.32 for 138 15-gallon replacement trees (33 for the new hospital site and 105 for the parking garage site). The fee shall be paid prior to Building permit issuance according to the current adopted fee schedule.
24. **Verification of Payment and/or Planting of Replacement Tree(s).** After payment of the in-lieu fee and/or the planting of replacement trees on-site, the permittee shall provide appropriate evidence such as, but not limited to, photographs and/or receipts to the Planning Project Manager to verify compliance with the mitigation requirements. Such evidence shall be uploaded to www.sjpermits.org using these instructions: (1) how to set up an account: <https://www.sanjoseca.gov/business/development-services-permit-center/online-permits-at-sjpermits-org>, and (2) how to upload <https://www.sanjoseca.gov/home/showpublisheddocument/88853/638088605255430000>. Such evidence shall also be e-mailed to the Planning Project Manager and labeled File No. PD23-002.
25. **Replacement Tree Failure.** On-site tree replacement trees that fail within three years after planting shall be promptly replaced.
26. **Landscaping.** Planting and irrigation are to be provided by the Permittee, as indicated, on the final Approved Plans.
27. **Irrigation Standards.** Irrigation shall be installed in accordance with Part 3 of Chapter 15.11 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping, the City of San José Landscape and Irrigation Guidelines and the Zonal Irrigation Plan in the Approved Plans, as applicable. The design of the system shall be approved and stamped by a California Registered Landscape Architect.
28. **Certification.** Pursuant to San José Municipal Code, Section 15.11.1050 certificates of substantial completion for landscape and irrigation installation shall be completed by a licensed or certified professional and provided to the Department of Planning, Building and Code Enforcement prior to approval of the final inspection of the Project, as applicable.
29. **Refuse.** All trash and refuse storage areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the trash or refuse container(s). Trash areas shall be maintained in a manner to discourage illegal dumping.
30. **Outdoor Storage.** No outdoor storage is allowed or permitted unless designated on the Approved Plan Set.

31. **Utilities.** All new on-site telephone, electrical, and other service facilities shall be placed underground.
32. **Anti-Graffiti.** All graffiti shall be removed from buildings and wall surfaces, including job sites for projects under construction, within 48 hours of defacement.
33. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts, and garbage.
34. **Bureau of Fire Department Clearance for Issuing Permits.** Prior to the issuance of any Building Permit, the Project must comply with the California Fire Code as adopted or updated by the City.
35. **Building Division Clearance for Issuing Permits.** Prior to the issuance of any Building permit, the following requirements shall be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* This Permit file number, PD23-002 shall be printed on all construction plans submitted to the Building Division.
 - b. *San José 's Natural Gas Infrastructure Prohibition and Reach Code Ordinances.* The City's Natural Gas Infrastructure Prohibition and Reach Code Ordinances apply to this project and all requirements shall be met. For more information, please visit www.sjenvironment.org/reachcode.
 - c. *Americans with Disabilities Act.* The permittee shall provide appropriate access as required by the Americans with Disabilities Act (ADA).
 - d. *Emergency Address Card.* The project Permittee shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.
 - e. *Construction Plan Conformance.* A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance will begin with the initial plan check submittal to the Building Division. Prior to any Building Permit issuance, Building Permit plans shall conform to the approved Planning development permits and applicable conditions.
 - f. *Project Addressing Plan.* Prior to issuance of any Building Permit, the following requirements shall be met to the satisfaction of the Chief Building Official: The project Permittee shall submit an addressing plan for approval for the subject development (residential, mixed use, complex commercial or industrial). The addressing plan should include proposed street names for the streets (as referenced on an approved tentative map) and the type of addressing (i.e., individual street addresses as compared to unit number off of a primary street).
 - g. *Other.* Such other requirements as may be specified by the Chief Building Official.

36. Recycling. Scrap construction and demolition material shall be recycled. Integrated Waste Management staff at (408) 535-8550 can provide assistance on how to recycle construction and demolition debris from the Project, including information on available haulers and processors.

37. Wayfinding Signs. At the public improvement plan submittal, the permittee shall provide the design for the permanent wayfinding signage for the Santa Teresa Branch Library. The Director of Public Works shall have the final approval of the material and location of the proposed permanent signs located in the right-of-way park strip. These signs shall be owned and maintained by the City upon final acceptance. These signs shall not interfere with Kaiser campus signs and shall provide appropriate sight-distance visibility. The permanent signs shall include the following:

- a. Up to three wayfinding signs: one located on Northbound on Camino Verde Drive, one located on Eastbound on International Circle, one located Westbound on Santa Teresa Boulevard
- b. Maximum sign panel size – 4 square feet
- c. Maximum sign height – 6 feet 3 inches

The temporary signage during construction shall be coordinated with the City approved traffic control plan.

38. Public Works Clearance for Building Permit(s) or Map Approval: Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the Permittee will be required to have satisfied all of the following Public Works conditions. The Permittee is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits. Standard review timelines and submittal instructions for Public Works permits may be found at the following: <http://www.sanjoseca.gov/devresources>.

- a. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
- b. **Transportation:** A Transportation Analysis has been performed for this project. See separate Transportation Analysis Memo dated August 19, 2024, for additional information. The following conditions shall be implemented:
 - i. The model results showed that the hospital will cause the VMT for workers to increase by 1,809 VMT per day (or 0.79%) and the VMT for patients to increase by 1,975 VMT per day (or 2.67%) for a total VMT increase of 1.25%. At final buildout, the VMT for workers will increase by 4,010 VMT per day (or 1.75%) and the VMT for patients will increase by 4,378 VMT per day (or 5.93%) for a

- total VMT increase of 2.77%. Therefore, the Project will result in significant transportation impacts on VMT, and mitigation measures are required to reduce the significant VMT impacts.
- ii. Implement the following Transportation Demand Management (TDM) Plan measures for VMT impact mitigation for the hospital and medical office building (MOB) employees:
 - a) **Commute Trip Reduction Marketing/Education:** Implement marketing campaigns targeting employees that encourage the use of transit, shared rides, and active modes, with an expected participation rate of 25%.
 - b) **On-site TDM Coordinator:**
 - i) Provide a TDM plan prior to Planning Permit approval. Include an annual monitoring requirement establishing an average daily trip (ADT) cap of 1,681 gross AM peak-hour trips and 1,719 gross PM peak-hour trips. For final buildout of both the hospital (project-level) and MOB (program-level), the ADT cap is 2,296 gross AM peak-hour trips and 2,370 gross PM peak-hour trips. The annual monitoring report must demonstrate the project is within 10% of the ADT cap and must be prepared by a traffic engineer.
 - ii) If the project is not in conformance with the trip cap, the project may add additional TDM measure(s) to meet the trip cap. A follow up report will be required within six months. If the project is still out of conformance, penalties will be assessed. See Council Policy 5-1.
 - iii. the following multimodal physical improvements for VMT impact mitigation for the hospital and MOB patients, prior to the issuance of the Building occupancy:
 - a) **Pedestrian Network Improvements** - Implement the following improvements beyond the project frontage for better pedestrian and bicycle access in the surrounding roadway network:
 - i) Improvement and extension of the Class IV bike lane at the northeast corner of the Santa Teresa Boulevard/Cottle Road intersection.
 - ii) Construction of raised crosswalks at the northwest and southwest corners of the Palmia Drive/Cottle Road intersection.
 - iii) Implementation of concrete separators for Class IV bike lanes on Cottle Road between Santa Teresa Boulevard and Endicott Boulevard.
 - iv) Implementation of raised plastic delineators for Class IV bike lanes and ADA ramps on the segment of Cottle Road within the Caltrans right-of-way. Caltrans coordination will be required.

- b) **End of Trip Bike Facilities:** Provide and maintain secure bike parking and additional end-of-trip facilities.
- c. **Urban Village Plan:** This project is located in a designated Urban Village per the Envision San Jose 2040 General Plan. Urban Villages are designed to provide a vibrant and inviting mixed-use setting to attract pedestrians, bicyclists, and transit users of all ages and to promote job growth.
- d. **Grading/Geology:**
 - i. A grading permit is required prior to the issuance of a Public Works Clearance.
 - ii. All on-site storm drainage conveyance facilities and earth retaining structures 4 feet in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the latest California Plumbing Code as adopted under the City of San Jose Municipal Code Section 24.04.100 or submit a stamped and signed engineered design alternative for Public Works discretionary approval and must be designed to convey a 10-year storm event.
 - iii. If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
 - iv. Because this project involves a land disturbance of one or more acres, the Permittee is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
 - v. The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The report should also include, but not limited to: foundation, earthwork, utility trenching, retaining and drainage recommendations. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.

e. **Shoring.**

- i. Shoring plans will be required for review and approval as part of the Grading Permit for this project.
- ii. If tie-backs are proposed in the Public right-of-way as a part of the shoring operation, a separate Revocable Encroachment Permit must be obtained by the Developer or Contractor and must provide security, in the form of a CD or Letter of Credit, in the amount of \$100,000. All other shoring will not be allowed to encroach more than 12" within the public right-of-way (i.e., soldier beams).
- iii. If tie-backs are proposed for use along the adjacent property (706-05-001) agreements between the Applicant and the adjacent property owner(s) will need to be secured, executed and provided to the Public Works Project Engineer prior to approval of the Grading Permit for this project.

f. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.

- i. The project's Stormwater Control Plan and numeric sizing calculations have been reviewed and this project will be in conformance with City Policy 6-29.
- ii. Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.

g. **Stormwater Peak Flow Control Measures:** The project is located in a Hydromodification Management (HM) area and will create and/or replace one acre or more of impervious surface. The project must comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14) which requires demonstrating that post-project runoff is less than or equal to the estimated pre-project rates and durations.

- i. The project's HM plan and sizing calculations have been reviewed and this project will be in conformance with City Policy 8-14.
- ii. Final inspection and maintenance information for the HM controls must be included on the final HM plans.

h. **Flood Zone D:** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D.

- i. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable prior to issuance of Public Works clearance.
- j. **Street Improvements.**
 - i. Construct raised Class IV protected bike lanes along the Santa Teresa Blvd. and Cottle Rd. project frontages per the City of San Jose Better Bike Plan. Shift the existing curb lines into the existing bicycle buffer and construct 22' wide sidewalks sections. This includes a 10' pedestrian sidewalk zone, 6' bike lane, 1' buffer zone, 4.5' park strip, and 0.5' curb. A Sidewalk Easement along Santa Teresa Blvd will be required.
 - ii. Remove and replace curb, gutter, and sidewalk along the Hospital Pkwy., International Cir., and Camino Verde Dr. project frontages with 12' wide detached sidewalk section. This includes a 0.5' wide curb, 5.5' park strip, and 6' wide sidewalk section.
 - iii. Reconstruct all project corner handicap ramps per City Standard Detail R-11.
 - iv. Reconstruct handicap ramp at the northeast corner of Hospital Parkway and Cottle Road per City Standard Detail R-11.
 - v. Proposed driveways width along the International Cir. project frontages for the Hospital Building to be 12' wide per City Standard Detail R-5.
 - vi. Proposed driveway width along the International Cir. project frontage for the Parking Garage to be 26' wide per City Standard Detail R-5.
 - vii. Proposed driveway width along the Camino Verde Dr. project frontage for the Parking Structure to be 32' wide per City Standard Detail R-5.
 - viii. Proposed driveway width along the Camino Verde Dr. project frontage for the Service Yard to be 32' wide per City Standard Detail R-5.
 - ix. Proposed driveway width along the Cottle Rd. project frontage for the Emergency Room to be 32' wide per City Standards.
 - x. Proposed driveway width along the Hospital Pkwy. project frontage for the Emergency Room to be 32' wide per City Standards.
 - xi. Proposed EVA driveway width along the Cottle Rd. project frontage to be 20' wide per City Standards.
 - xii. Proposed EVA driveway width along the International Cir. project frontage to be 20' wide per City Standards.
 - xiii. Reconstruct the existing curb to curb width along Camino Verde Dr. to 56'.

- xiv. Construct Class II bike lanes and a two-way left turn lane along Camino Verde Dr.
 - xv. Remove existing northeast and southeast pork-chop islands at the Cottle Rd. and Hospital Pkwy. intersections. A Signal Modification will be required.
 - xvi. Remove northeast and northwest existing pork-chop islands at the Camino Verde Dr. and Santa Teresa Blvd. project intersection. A Signal Modification will be required.
 - xvii. Close unused driveway cuts.
 - xviii. Developer shall be responsible for adjusting existing utility boxes/vaults to grade, locating and protecting the existing communication conduits (fiber optic and copper) along the project frontage.
 - xix. Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
 - xx. Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
- k. **Sanitary:** The project is required to submit plan and profile of the sewer mains with lateral locations for final review and comment prior to construction.
- l. **Electrical:** Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
- m. **Street Trees:** The locations of the street trees will be determined at the street improvement stage. Contact the City Arborist at (408) 794-1901 for the designated street tree. Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in the park strip and at the back of walk along the project frontages. Obtain a DOT street tree planting permit for any proposed street tree plantings. Street trees shown on this permit are conceptual only.
- n. **Easements:** Provide a Landscape Easement for street trees that located on-site at back of walk.
- o. **Referrals:** This project should be referred to the Santa Clara Valley Transportation Authority (VTA).
39. **Conformance to Mitigation Monitoring and Reporting Program (MMRP).** This project shall conform to all applicable requirements of the MMRP approved for this development by City Council Resolution No. [REDACTED].

40. Standard Environmental Conditions.

- a. **Construction-Related Air Quality.** The project Permittee shall implement the following measures during all phases of construction to control dust and exhaust at the project site:
- i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 - ii. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
 - iii. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
 - iv. Water active construction areas at least twice daily or as often as needed to control dust emissions.
 - v. Cover trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.
 - vi. Remove visible mud or dirt track-out onto adjacent public roads using wet-power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - vii. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - viii. Pave new or improved roadways, driveways, and sidewalks as soon as possible.
 - ix. Lay building pads as soon as possible after grading unless seeding or soil binders are used.
 - x. Limit all vehicle speeds on unpaved surfaces to 15 mph.
 - xi. Replant vegetation in disturbed areas as quickly as possible.
 - xii. Install sandbags or other erosion control measures to prevent silt runoff on to public roadways.
 - xiii. Minimize idling times either by shutting off equipment when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Provide clear signage for construction workers at all access points.
 - xiv. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - xv. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution

Complaints number shall also be visible to ensure compliance with applicable regulations.

b. Greenhouse Gas Emissions/Energy

- i. Proof of Enrollment in SJCE. Prior to issuance of any Certificate of Occupancy for the project, the occupant shall provide to the Director of the Department of Planning, Building, and Code Enforcement (PBCE), or Director’s designee, proof of enrollment in the San José Clean Energy (SJCE) GreenSource program (approximately 95 percent carbon free power) or TotalGreen (approximately 100 percent carbon free power) assumed in the approved environmental clearance for the project in accordance with the California Environmental Quality Act (CEQA). If it is determined the project’s environmental clearance requires enrollment in the TotalGreen program, neither the occupant, nor any future occupant, may opt out of the TotalGreen program.

c. Biological Resources

- i. **Tree Removal and Replacement.** Any tree to be removed will be replaced with new trees in accordance with the City’s Tree Replacement Ratios, as set forth below.

Tree Replacement Ratios				
Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	none	15-gallon
Less than 19 inches	1:1	1:1	none	15-gallon

x:x = tree replacement to tree loss ratio

Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial and Industrial properties, a permit is required for removal of trees of any size.

A 38-inch tree equals 12.1 inches in diameter.

A 24-inch box tree = two 15-gallon trees

- 1) 115 trees onsite will be removed. The total number and size of replacement trees required to be planted on-site is 358. The permittee will pay Off-Site Tree Replacement Fees to the City for 138 replacement trees that could not be planted on-site because of insufficient area.
 - 2) Prior to the issuance of building permit(s), the permittee shall pay Off-Site Tree Replacement Fee(s) to the City for 138 off-site replacement trees in accordance with the City Council approved Fee Resolution in effect at the time of payment.
 - 3) In the event that a project site does not have sufficient area to accommodate the required tree replacement, one or more of the following may be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement. Changes to an approved landscape plan requires the issuance of a Permit Adjustment or Permit Amendment:
 - a) The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees to be planted on the Project site.
 - b) Pay Off-Site Tree Replacement Fee(s) to the City, prior to the issuance of grading permit(s), in accordance with the City Council approved Fee Resolution in effect at the time of payment. The City will use the off-site tree replacement fee(s) to plant trees at alternative sites.
- ii. **Santa Clara Valley Habitat Plan.** The project may be subject to applicable SCVHP conditions and fees (including the nitrogen deposition fee) prior to issuance of any grading permits. The project Permittee would be required to submit the Santa Clara Valley Habitat Plan Coverage Screening Form (<https://www.scv-habitatagency.org/DocumentCenter/View/151/Coverage-Screening-Form?bidId=>) to the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee for approval and payment of the nitrogen deposition fee prior to the issuance of a grading permit. The Habitat Plan and supporting materials can be viewed at <https://scv-habitatagency.org/178/Santa-Clara-Valley-Habitat-Plan>
- d. **Cultural Resources.** If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. If human remains are discovered during construction, there shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent remains. The project Permittee shall immediately notify the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the qualified archaeologist, who shall then notify the Santa

Clara County Coroner. The Coroner will make a determination as to whether the remains are Native American. If the remains are believed to be Native American, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then designate a Most Likely Descendant (MLD). The MLD will inspect the remains and make a recommendation on the treatment of the remains and associated artifacts. If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner to reinter the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

- i. The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation by the NAHC fails to provide measures acceptable to the landowner.
- ii. The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being given access to the site.
- iii. The MLD identified fails to make a recommendation; or
- iv. The landowner or his authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.

e. Geology and Soils

- i. Paleontological Resources. If vertebrate fossils are discovered during construction, all work on the site shall stop immediately, Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee shall be notified, and a qualified professional paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The Permittee shall be responsible for implementing the recommendations of the qualified paleontologist. A report of all findings shall be submitted to the Director of PBCE or the Director's designee.

f. Seismic Hazards

- i. The project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works clearance. The report should also include, but not limited to: foundation, earthwork, utility trenching, retaining and drainage recommendations. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A

- recommended depth of 50 feet should be explored and evaluated in the investigation.
- ii. All excavation and grading work shall be scheduled in dry weather months or construction sites shall be weatherized.
 - iii. Stockpiles and excavated soils shall be covered with secured tarps or plastic sheeting.
 - iv. Ditches shall be installed to divert runoff around excavations and graded areas if necessary.
 - v. The project shall be constructed in accordance with the standard engineering practices in the California Building Code, as adopted by the City of San José. A grading permit from the San José Department of Public Works shall be obtained prior to the issuance of a Public Works clearance. These standard practices would ensure that the future building on the site is designed to properly account for soils-related hazards on the site.
 - vi. If dewatering is needed, the design-level geotechnical investigations to be prepared for individual future development projects shall evaluate the underlying sediments and determine the potential for settlements to occur. If it is determined that unacceptable settlements may occur, then alternative groundwater control systems shall be required.

g. Hazards and Hazardous Materials.

Asbestos and Lead-Based Paint.

- i. In conformance with state and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be conducted prior to the demolition of on-site building(s) to determine the presence of asbestos-containing materials (ACMs) and/or lead-based paint (LBP).
- ii. During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Title 8, California Code of Regulations (CCR), Section 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the type of lead being disposed.
- iii. All potentially friable asbestos containing materials (ACMs) shall be removed in accordance with National Emission Standards for Air Pollution (NESHAP) guidelines prior to demolition or renovation activities that may disturb ACMs. All demolition activities shall be undertaken in accordance with Cal/OSHA standards contained in Title 8, CCR, Section 1529, to protect workers from asbestos exposure.

- iv. A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.
 - v. Materials containing more than one-percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations. Removal of materials containing more than one-percent asbestos shall be completed in accordance with BAAQMD requirements and notifications.
- h. Construction-Related Water Quality.**
- i. Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains.
 - ii. Earthmoving or other dust-producing activities shall be suspended during periods of high winds.
 - iii. All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust, as necessary.
 - iv. Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered.
 - v. All trucks hauling soil, sand, and other loose materials shall be covered and all trucks shall maintain at least two feet of freeboard.
 - vi. All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites shall be swept daily (with water sweepers).
 - vii. Vegetation in disturbed areas shall be replanted as quickly as possible.
 - viii. All unpaved entrances to the site shall be filled with rock to remove mud from tires prior to entering City streets. A tire wash system shall be installed if requested by the City.
 - ix. The project Permittee shall comply with the City of San José Grading Ordinance, including implementing erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction.
- i. Construction-Related Noise.** The project Permittee shall implement noise minimization measures that include, but are not limited to, the following:
- i. Pile Driving is prohibited.
 - ii. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - iii. Prohibit unnecessary idling of internal combustion engines.

- iv. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses.
- v. Utilize “quiet” air compressors and other stationary noise sources where technology exists.
- vi. Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.
- vii. Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of “noisy” construction activities to the adjacent land uses and nearby residences.
- viii. If complaints are received or excessive noise levels cannot be reduced using the measures above, erect a temporary noise control blanket barrier along surrounding building facades that face the construction sites.
- ix. Designate a “disturbance coordinator” who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.

41. Revocation, Suspension, Modification. This Permit may be revoked, suspended or modified by the City Council at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 2, Chapter 20.100, Title 20 of the San José Municipal Code it finds:

- a. A violation of any conditions of the Planned Development Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance or state law was not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates a nuisance.

In accordance with the findings set forth above, a permit to use the subject property for said purpose specified above is hereby approved.

EFFECTIVE DATE

The effective date of this Planned Development Permit shall be the same as effective date of the Rezoning Ordinance for File No. PDC23-006 passed for publication on _____, 2024 (the "Zoning Ordinance") and shall be no earlier than the effective date of said Rezoning Ordinance.

ADOPTED this ____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

EXHIBIT A

APN: 706-05-011

PORTION OF LOT 6, MAP OF THE SWICKARD SUBDIVISION, FILED JANUARY 05, 1923, MAP BOOK R, PAGE 24, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF SANTA TERESA BOULEVARD AS SAID LINE WAS ESTABLISHED BY DEED TO CITY OF SAN JOSE, RECORDED AUGUST 28, 1967, BOOK 7836 OFFICIAL RECORDS, PAGE 575, AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO STANDARD OIL COMPANY OF CALIFORNIA RECORDED MARCH 06, 1968, BOOK 8046 OFFICIAL RECORDS, PAGE 475; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY AND NORTHERLY LINES OF SAID OIL COMPANY PARCEL OF LAND, AS FOLLOWS: NORTH 0° 03' WEST 200 FEET AND NORTH 89° 48' 40" WEST 200 FEET TO THE EASTERLY LINE OF COTTLE ROAD, AS SAID LINE WAS ESTABLISHED BY DEED TO CITY OF SAN JOSE, RECORDED JUNE 29, 1971, BOOK 9395 OFFICIAL RECORDS, PAGE 164; THENCE NORTH 0° 03' WEST ALONG SAID LAST NAMED LINE, 513.09 FEET TO A SOUTHERLY LINE OF INTERNATIONAL CIRCLE, AS SAID LINE WAS ESTABLISHED BY SAID DEED TO CITY OF SAN JOSE; THENCE ALONG THE EXTERIOR LINES OF INTERNATIONAL CIRCLE AND CAMINO VERDE DRIVE (ESTABLISHED BY SAME DEED TO CITY OF SAN JOSE), AS FOLLOWS: ON A CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 62.83 FEET, NORTH 89° 57' EAST 321.79 FEET TO A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 62.83 FEET, SOUTH 0° 03' EAST 157.50 FEET TO A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 164 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 257.61 FEET; NORTH 89° 57' EAST 65.20 FEET TO A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 62.83 FEET TO SAID WESTERLY LINE OF CAMINO VERDE DRIVE, SOUTH 0° 03' EAST ALONG SAID WESTERLY LINE, 314.21 FEET TO A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90° 14' 20", AN ARC DISTANCE OF 63 FEET TO SAID LINE OF SANTA TERESA BOULEVARD; THENCE NORTH 89° 48' 40" WEST ALONG SAID BOULEVARD LINE, 430 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN THE DEED TO GREAT OAKS WATER COMPANY, RECORDED JULY 11, 1973 IN BOOK 0464 OFFICIAL RECORDS, PAGE 604, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SANTA TERESA BOULEVARD (130 FEET WIDE) WITH THE CENTERLINE OF CAMINO VERDE DRIVE (80 FEET WIDE) AS SAID BOULEVARD AND DRIVE ARE SHOWN UPON THAT MAP OF TRACT NO. 4046, RANCHO SANTA TERESA, RECORDED IN BOOK 202 OF MAPS, PAGES 28 THROUGH 30, INCLUSIVE; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY PROLONGATION OF SAID CENTERLINE OF CAMINO VERDE DRIVE, NORTH 0° 03' 00" WEST 459.55 FEET; THENCE SOUTH 89° 57' 00" WEST 145.20 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 164.00 FEET THROUGH A CENTRAL ANGLE OF 36° 15' 57" AN ARC DISTANCE OF 103.81 FEET TO A POINT IN A SOUTHERLY LINE OF THAT 6.877 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY OF SAN JOSE RECORDED JUNE 29, 1971 IN BOOK 9395 OFFICIAL RECORDS, PAGE 164, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID LAST NAMED CURVE TO THE RIGHT WITH A RADIUS OF 164.00 FEET THROUGH A CENTRAL ANGLE OF 17° 28' 05" AN ARC DISTANCE OF 50.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 53° 41' 02" WEST 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT FROM A TANGENT WHICH BEARS SOUTH 36° 18' 58" EAST WITH A RADIUS OF 189.00 FEET, THROUGH A CENTRAL ANGLE OF 17°

EXHIBIT "A" (File No. PDC23-006)

28' 05" AN ARC DISTANCE OF 57.62 FEET; THENCE NORTH 36° 12' 57" EAST 25.00 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

APN: 706-05-017

BEGINNING ON A NORTHERLY LINE OF INTERNATIONAL CIRCLE, AS ESTABLISHED BY DEED TO CITY OF SAN JOSE, RECORDED JULY 29, 1971, BOOK 9395 OFFICIAL RECORDS, PAGE 164, AT A SOUTHWEST CORNER OF PARCEL 2, AS SAID STREET AND PARCEL ARE SHOWN ON PARCEL MAP FILED DECEMBER 18, 1973, MAP BOOK 334, PAGE 17; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY AND EASTERLY LINE OF SAID INTERNATIONAL CIRCLE, AS FOLLOWS: SOUTH 89° 54' WEST 237 FEET ALONG A CURVE TO THE RIGHT FROM A TANGENT WHICH BEARS SOUTH 89° 57' WEST WITH A RADIUS OF 100 FEET, THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 157.08 FEET; AND NORTH 0° 03' WEST 194.99 FEET TO A SOUTHERLY LINE OF PARCEL TWO, AS SAID PARCEL IS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 2, AS FOLLOWS: ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50 FEET, THROUGH A CENTRAL ANGLE OF 49° 27' 52", AN ARC DISTANCE OF 43.17 FEET; NORTH 89° 57' EAST 284 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 15 FEET, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 15 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 23.56 FEET, AND SOUTH 0° 03' EAST 297.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

APN: 706-05-025

ALL OF PARCEL 1, AS SHOWN ON A PARCEL MAP FILED FOR RECORD ON APRIL 11, 1977 IN BOOK 392 OF MAPS, PAGE 34, RECORDS OF SANTA CLARA COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF SAN JOSE, BY DEED RECORDED MAY 03, 1979 IN BOOK E464, PAGE 102, OFFICIAL RECORDS.

EXHIBIT A

APN: 706-05-032 and -035

BEGINNING AT A POINT ON THE NORTHERLY LINE OF INTERNATIONAL CIRCLE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARCEL 3 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 392 OF MAPS, PAGE 34, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID LINE OF INTERNATIONAL CIRCLE, SOUTH 89° 57' 00" WEST, 314.72 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 257.61 FEET; THENCE SOUTH 00° 03' 00" EAST, 157.50 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.83 FEET; THENCE SOUTH 89° 57' 00" WEST, 325.95 FEET TO THE EASTERLY LINE OF COTTLE ROAD; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.94 FEET; THENCE NORTH 00° 02' 55" WEST, 214.67 FEET; THENCE NORTH 07° 38' 10" EAST, 149.24 FEET TO THE SOUTHERLY LINE OF ROUTE 85; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.01 FEET, THROUGH A CENTRAL ANGLE OF 64° 09' 40", FOR A DISTANCE OF 223.98 FEET; THENCE NORTH 71° 47' 50" EAST, 477.09 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 765.04 FEET THROUGH A CENTRAL ANGLE OF 32° 48' 35" FOR A DISTANCE OF 438.09 FEET; THENCE SOUTH 79° 35' 07" EAST, 115.53 FEET; THENCE SOUTH 72° 12' 06" EAST, 473.62 FEET TO THE EASTERLY LINE OF PARCEL 3; THENCE ALONG SAID EASTERLY LINE SOUTH 00° 09' 59" WEST, 506.63 FEET TO THE NORTHERLY LINE OF LISKA LANE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIAL BEARS SOUTH 52° 30' 53" WEST, HAVING A RADIUS OF 96.00 FEET, THROUGH A CENTRAL ANGLE OF 52° 33' 53", FOR A DISTANCE OF 88.07 FEET; THENCE SOUTH 89° 57' 00" WEST, 213.18 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 62.83 FEET TO THE RIGHT OF WAY LINE OF INTERNATIONAL CIRCLE; THENCE NORTH 00° 03' 00" EAST, 64.90 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 247.61 FEET; THENCE SOUTH 89° 57' 00" WEST 225.28 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO GREAT OAKS WATER COMPANY, RECORDED JULY 01, 1973 IN BOOK 0464 OFFICIAL RECORDS, PAGE 600, SANTA CLARA COUNTY RECORDS.

PURSUANT TO LOT LINE ADJUSTMENT RECORDED AUGUST 30, 1995 AS DOCUMENT NO. 12998017, SANTA CLARA COUNTY RECORDS.

EASEMENTS AS DESCRIBED IN THOSE CERTAIN DOCUMENTS ENTITLED "RECIPROCAL ENCROACHMENT EASEMENTS" RECORDED ON SEPTEMBER 23, 1997 AS INSTRUMENT NO. 13866699 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY RECORDS.

EXHIBIT A

APN: 706-05-035

BEGINNING AT A POINT ON THE NORTHERLY LINE OF INTERNATIONAL CIRCLE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARCEL 3 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 392 OF MAPS, PAGE 34, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID LINE OF INTERNATIONAL CIRCLE, SOUTH 89° 57' 00" WEST, 314.72 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 257.61 FEET; THENCE SOUTH 00° 03' 00" EAST, 157.50 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.83 FEET; THENCE SOUTH 89° 57' 00" WEST, 325.95 FEET TO THE EASTERLY LINE OF COTTLE ROAD; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.94 FEET; THENCE NORTH 00° 02' 55" WEST, 214.67 FEET; THENCE NORTH 07° 38' 10" EAST, 149.24 FEET TO THE SOUTHERLY LINE OF ROUTE 85; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.01 FEET, THROUGH A CENTRAL ANGLE OF 64° 09' 40", FOR A DISTANCE OF 223.98 FEET; THENCE NORTH 71° 47' 50" EAST, 477.09 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 765.04 FEET THROUGH A CENTRAL ANGLE OF 32° 48' 35" FOR A DISTANCE OF 438.09 FEET; THENCE SOUTH 79° 35' 07" EAST, 115.53 FEET; THENCE SOUTH 72° 12' 06" EAST, 473.62 FEET TO THE EASTERLY LINE OF PARCEL 3; THENCE ALONG SAID EASTERLY LINE SOUTH 00° 09' 59" WEST, 506.63 FEET TO THE NORTHERLY LINE OF LISKA LANE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIAL BEARS SOUTH 52° 30' 53" WEST, HAVING A RADIUS OF 96.00 FEET, THROUGH A CENTRAL ANGLE OF 52° 33' 53", FOR A DISTANCE OF 88.07 FEET; THENCE SOUTH 89° 57' 00" WEST, 213.18 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 62.83 FEET TO THE RIGHT OF WAY LINE OF INTERNATIONAL CIRCLE; THENCE NORTH 00° 03' 00" EAST, 64.90 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 247.61 FEET; THENCE SOUTH 89° 57' 00" WEST 225.28 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO GREAT OAKS WATER COMPANY, RECORDED JULY 01, 1973 IN BOOK 0464 OFFICIAL RECORDS, PAGE 600, SANTA CLARA COUNTY RECORDS.

PURSUANT TO LOT LINE ADJUSTMENT RECORDED AUGUST 30, 1995 AS DOCUMENT NO. 12998017, SANTA CLARA COUNTY RECORDS.

EASEMENTS AS DESCRIBED IN THOSE CERTAIN DOCUMENTS ENTITLED "RECIPROCAL ENCROACHMENT EASEMENTS" RECORDED ON SEPTEMBER 23, 1997 AS INSTRUMENT NO. 13866699 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY RECORDS.

EXHIBIT A

APN: 706-05-037

PARCEL 2 AS SHOWN ON PARCEL MAP FILED DECEMBER 18, 1973 IN MAP BOOK 334, PAGE 17, SANTA CLARA COUNTY RECORDS.

EXHIBIT A

APN:706-05-020

PARCEL 1 AS SHOWN ON PARCEL MAP FILED DECEMBER 18, 1973, MAP BOOK 334, PAGE 17, SANTA CLARA COUNTY RECORDS.

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



HOSPITAL PKWY.
(134' WIDE)
(PUBLIC STREET)

COTTLE RD.
(134' WIDE)
(PUBLIC STREET)

INTERNATIONAL CIRCLE
(64' WIDE)
(PUBLIC STREET)

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-017

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	62.83'	40.00'	90°00'00"
C2	103.81'	164.00'	36°15'59"
C3	57.62'	189.00'	17°28'03"
C4	103.81'	164.00'	36°15'58"
C5	62.84'	40.00'	90°00'29"

LANDS OF
GREAT OAKS WATER COMPANY
0464 O.R. 604
APN 706-05-012

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-011
372,045± SQUARE FEET
8.541± ACRES

LANDS OF
SAIFI
APN 706-05-001

CAMINO VERDE DR.
(80' WIDE)
(PUBLIC STREET)

SANTA TERESA BLVD.
(130' WIDE)
(PUBLIC STREET)

N89°50'17"W
89.00'

N89°36'21"W 200.01'

N00°09'43"E 200.01'

N89°36'21"W 430.88'

L=62.98', R=40.00'
Δ=90°13'56"

S89°50'46"E 65.13'
N36°25'11"E 25.00'

S53°53'16"W 25.00'

L=62.83', R=40.00'
Δ=089°59'32"

S89°50'46"E 321.87'

C2 S00°09'14"W 157.50'



BUILD ON.
SANDIS.NET

DATE: 12/01/22
SCALE: 1"=120'
BY: DA
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose

APN: 706-05-011

POB: North: 11471.2607' East: 2386.3557'

- 1: Line N00° 09' 42.92"E Length: 200.012' North: 11671.2719' East: 2386.9210'
- 2: Line N89° 36' 20.76"W Length: 200.012' North: 11672.6482' East: 2186.9137'
- 3: Line N00° 09' 42.92"E Length: 513.086' North: 12185.7321' East: 2188.3637'
- 4: Curve Length: 62.826' Radius: 40.000' Delta: 089.9921 (d) Tangent: 39.994'
 Chord: 56.565' Course: N45° 09' 28.68"E RP North: 12185.6191' East: 2228.3636'
 End North: 12225.6192' East: 2228.4714'
- 5: Line S89° 50' 45.56"E Length: 321.872' North: 12224.7540' East: 2550.3422'
- 6: Curve Length: 62.832' Radius: 40.000' Delta: 090.0000 (d) Tangent: 40.000'
 Chord: 56.569' Course: S44° 50' 45.56"E RP North: 12184.7541' East: 2550.2347'
 End North: 12184.6463' East: 2590.2349'
- 7: Line S00° 09' 14.44"W Length: 157.520' North: 12027.1269' East: 2589.8114'
- 8: Curve Length: 103.807' Radius: 164.000' Delta: 036.2665 (d) Tangent: 53.709'
 Chord: 102.083' Course: S17° 58' 45.21"E RP North: 12026.6860' East: 2753.8108'
 End North: 11930.0287' East: 2621.3216'
- 9: Line S53° 53' 16.44"W Length: 25.000' North: 11915.2945' East: 2601.1250'
- 10: Curve Length: 57.620' Radius: 189.000' Delta: 017.4676 (d) Tangent: 29.035'
 Chord: 57.397' Course: S44° 50' 46.32"E RP North: 12026.6857' East: 2753.8109'
 End North: 11874.5999' East: 2641.6017'
- 11: Line N36° 25' 11.44"E Length: 25.000' North: 11894.7171' East: 2656.4441'
- 12: Curve Length: 103.806' Radius: 164.000' Delta: 036.2660 (d) Tangent: 53.708'
 Chord: 102.081' Course: S71° 42' 46.71"E RP North: 12026.6857' East: 2753.8110'
 End North: 11862.6864' East: 2753.3697'
- 13: Line S89° 50' 45.56"E Length: 65.128' North: 11862.5114' East: 2818.4975'
- 14: Curve Length: 62.837' Radius: 40.000' Delta: 090.0080 (d) Tangent: 40.006'
 Chord: 56.572' Course: S44° 50' 31.23"E RP North: 11822.5115' East: 2818.3899'
 End North: 11822.3988' East: 2858.3894'
- 15: Line S00° 09' 43.10"W Length: 314.218' North: 11508.1820' East: 2857.5012'
- 16: Curve Length: 62.994' Radius: 40.000' Delta: 090.2323 (d) Tangent: 40.162'
 Chord: 56.683' Course: S45° 16' 41.17"W RP North: 11508.2951' East: 2817.5013'
 End North: 11468.2961' East: 2817.2262'
- 17: Line N89° 36' 20.76"W Length: 430.881' North: 11471.2608' East: 2386.3554'

Perimeter: 2769.450' Area: 372046.03 Sq. Ft.
 Error Closure: 0.0004 Course: N77° 36' 59.08"W
 Error North: 0.00008 East: -0.00037

Precision 1: 6851697.500



BUILD ON.
SANDIS.NET

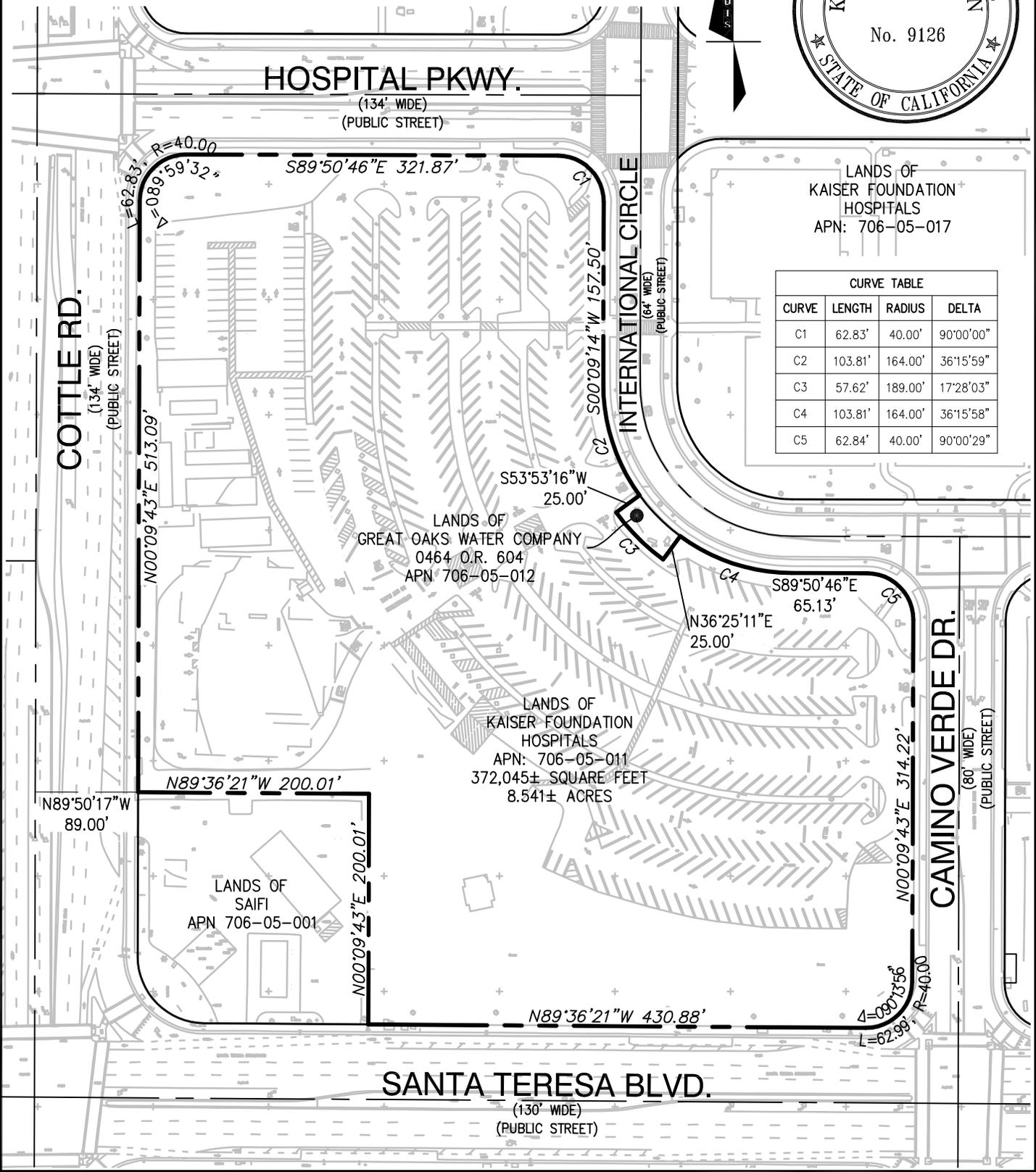
DATE: 12/01/22
 SCALE: 1"=120'
 BY: DA
 PROJECT No.:
222204

EXHIBIT "B"
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-017

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	62.83'	40.00'	90°00'00"
C2	103.81'	164.00'	36°15'59"
C3	57.62'	189.00'	17°28'03"
C4	103.81'	164.00'	36°15'58"
C5	62.84'	40.00'	90°00'29"

LANDS OF
GREAT OAKS WATER COMPANY
0464 O.R. 604
APN 706-05-012

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-011
372,045± SQUARE FEET
8.541± ACRES

LANDS OF
SAIFI
APN 706-05-001



BUILD ON.
SANDIS.NET

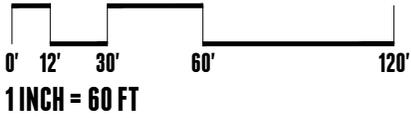
DATE: 12/01/22
SCALE: 1"=120'
BY: DA
PROJECT No.:
222204

EXHIBIT "B"
SITE EXHIBIT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

S00°09'14"W 194.99'

C1

S89°50'46"E 284.00'

C2

S00°09'14"W 297.49'

LANDS OF
KAISER FOUNDATION HOSPITALS
APN: 706-05-017

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.17'	50.00'	49°27'52"
C2	23.56'	15.00'	90°00'00"
C3	157.08'	100.00'	90°00'00"

C3

S89°50'46"E 237.00'

CAMINO VERDE DR.

(80' WIDE)
(PUBLIC STREET)



BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=60'
BY: K.B.
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-017
 POB: 11620.2230' East: 7414.7622'

- 1 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: N44° 50' 45.56"W
 Course In: N00° 09' 14.44"E Course Out: N89° 50' 45.56"W
 RP North: 11720.2227' East: 7415.0310'
 End North: 11720.4912' East: 7315.0316'

- 2 : Line Course: N00° 09' 14.44"E Length: 194.990'
 North: 11915.4805' East: 7315.5557'

- 3 : Curve Length: 43.166' Radius: 50.000'
 Delta: 049.4644 (d) Tangent: 23.032'
 Chord: 41.838' Course: N65° 25' 18.44"E
 Course In: S49° 18' 37.56"E Course Out: N00° 09' 14.44"E
 RP North: 11882.8825' East: 7353.4684'
 End North: 11932.8824' East: 7353.6029'

- 4 : Line Course: S89° 50' 45.56"E Length: 284.000'
 North: 11932.1190' East: 7637.6019'

- 5 : Curve Length: 23.562' Radius: 15.000'
 Delta: 090.0000 (d) Tangent: 15.000'
 Chord: 21.213' Course: S44° 50' 45.56"E
 Course In: S00° 09' 14.44"W Course Out: S89° 50' 45.56"E
 RP North: 11917.1191' East: 7637.5616'
 End North: 11917.0789' East: 7652.5614'

- 6 : Line Course: S00° 09' 14.44"W Length: 297.494'
 North: 11619.5860' East: 7651.7617'

- 7 : Line Course: N89° 50' 45.56"W Length: 237.000'
 North: 11620.2230' East: 7414.7626'

Perimeter: 1237.292' Area: 102912.79 Sq. Ft.
 Error Closure: 0.0004 Course: S88° 16' 58.10"E
 Error North: -0.00001 East: 0.00044

Precision 1: 3044890.000



BUILD ON.
SANDIS.NET

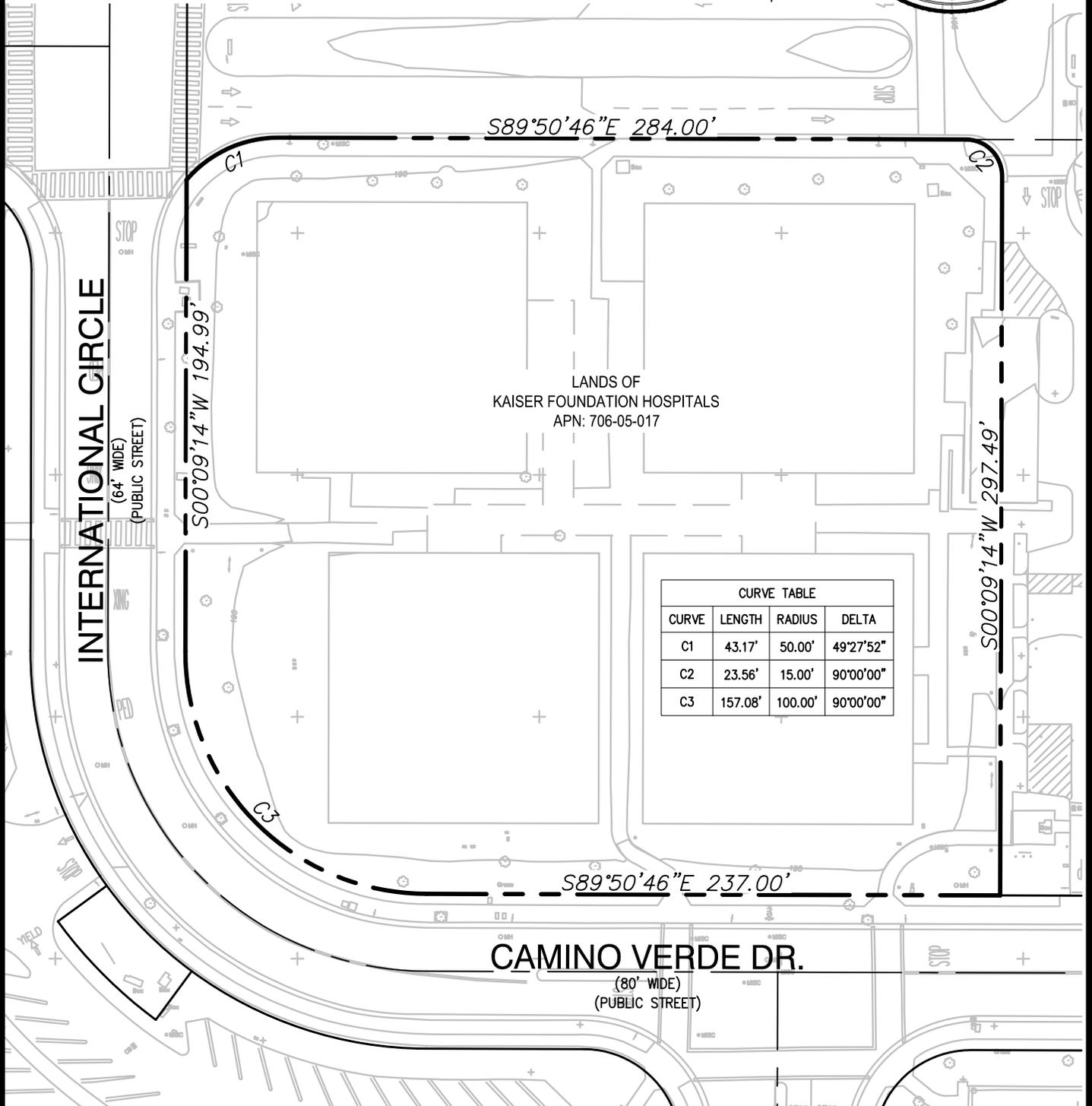
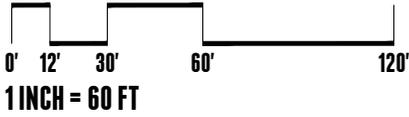
DATE: 05/03/2023
 SCALE: 1"=60'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.17'	50.00'	49°27'52"
C2	23.56'	15.00'	90°00'00"
C3	157.08'	100.00'	90°00'00"

LANDS OF
KAISER FOUNDATION HOSPITALS
APN: 706-05-017

INTERNATIONAL CIRCLE
(64' WIDE)
(PUBLIC STREET)

CAMINO VERDE DR.
(80' WIDE)
(PUBLIC STREET)



BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=60'
BY: K.B.
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



CAMINO VERDE DR.

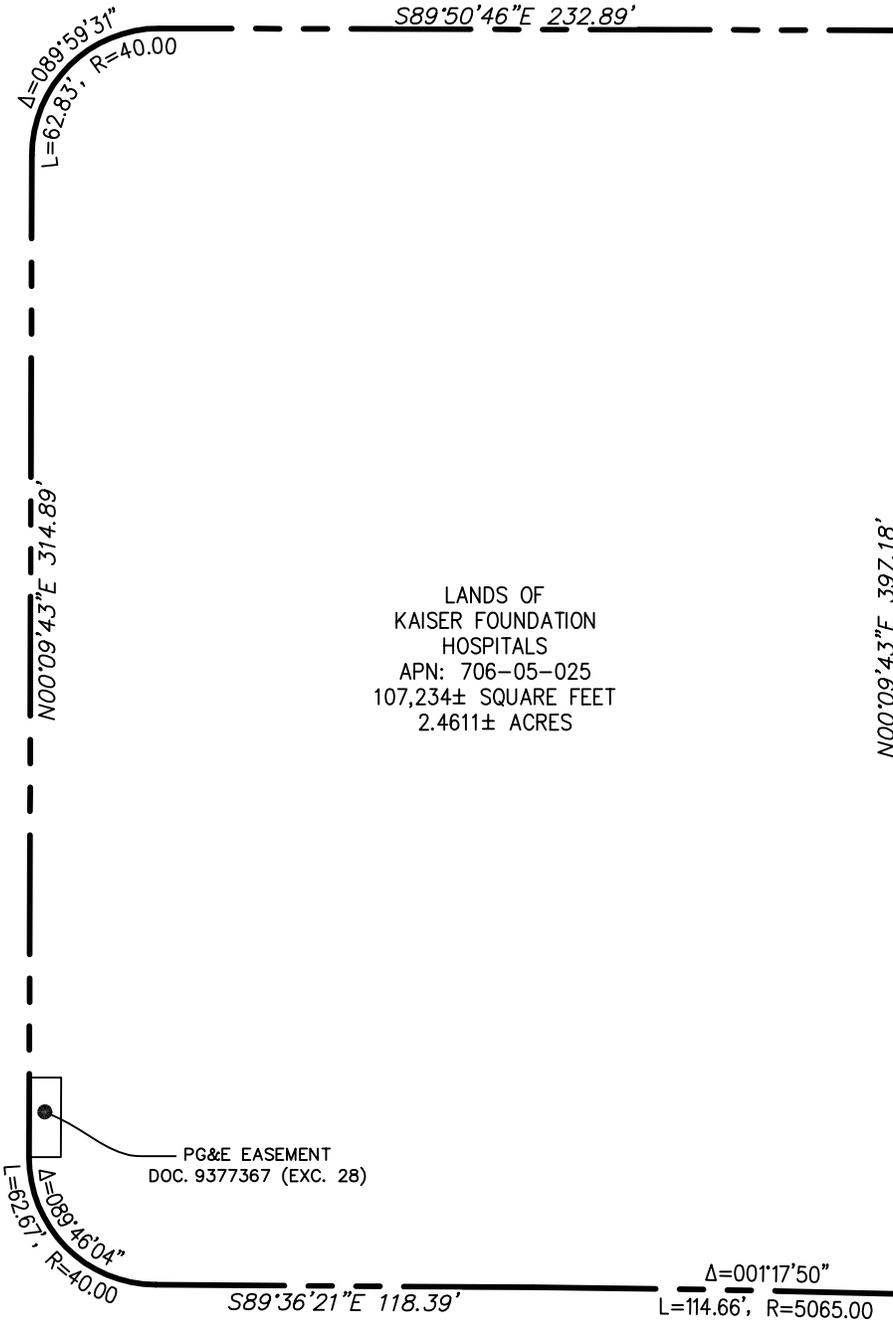
(80' WIDE)
(PUBLIC STREET)

INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-025
107,234± SQUARE FEET
2.4611± ACRES

LANDS OF
CITY OF SAN
JOSE
APN
706-05-024



SANTA TERESA BLVD.

(130' WIDE)
(PUBLIC STREET)



BUILD ON.
SANDIS.NET

DATE:	12/01/22
SCALE:	1"=60'
BY:	DA
PROJECT No.:	222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET	1
OF 3 SHEETS	

Project: 222204_Kaiser San Jose

APN: 706-05-025

POB: North: 11464.2770' East: 3210.2590'

1: Curve Length: 114.664' Radius: 5065.000'
 Delta: 001.2971 (d) Tangent: 57.335'
 Chord: 114.662' Course: N88° 56' 55.79"W
 Course In: S01° 41' 58.98"W Course Out: N00° 24' 09.44"E
 RP North: 6401.5055' East: 3060.0245'
 End North: 11466.3805' East: 3095.6163'

2: Line N89° 36' 20.76"W Length: 118.395'
 North: 11467.1951' East: 2977.2241'

3: Curve Length: 62.670' Radius: 40.000'
 Delta: 089.7677 (d) Tangent: 39.838'
 Chord: 56.454' Course: N44° 43' 18.83"W
 Course In: N00° 23' 39.24"E Course Out: N89° 50' 16.90"W
 RP North: 11507.1942' East: 2977.4993'
 End North: 11507.3072' East: 2937.4995'

4: Line N00° 09' 43.10"E Length: 314.888'
 North: 11822.1944' East: 2938.3897'

5: Curve Length: 62.826' Radius: 40.000'
 Delta: 089.9920 (d) Tangent: 39.994'
 Chord: 56.565' Course: N45° 09' 28.77"E
 Course In: S89° 50' 16.90"E Course Out: N00° 09' 14.44"E
 RP North: 11822.0813' East: 2978.3895'
 End North: 11862.0812' East: 2978.4970'

6: Line S89° 50' 45.56"E Length: 232.886'
 North: 11861.4552' East: 3211.3818'

7: Line S00° 09' 43.10"W Length: 397.180'
 North: 11464.2770' East: 3210.2590'

Perimeter: 1303.509' Area: 107234.76 Sq. Ft.
 Error Closure: 0.0005 Course: S69° 33' 25.99"E
 Error North: -0.00018 East: 0.00048

Precision 1: 2582060.000



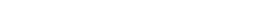
BUILD ON.
SANDIS.NET

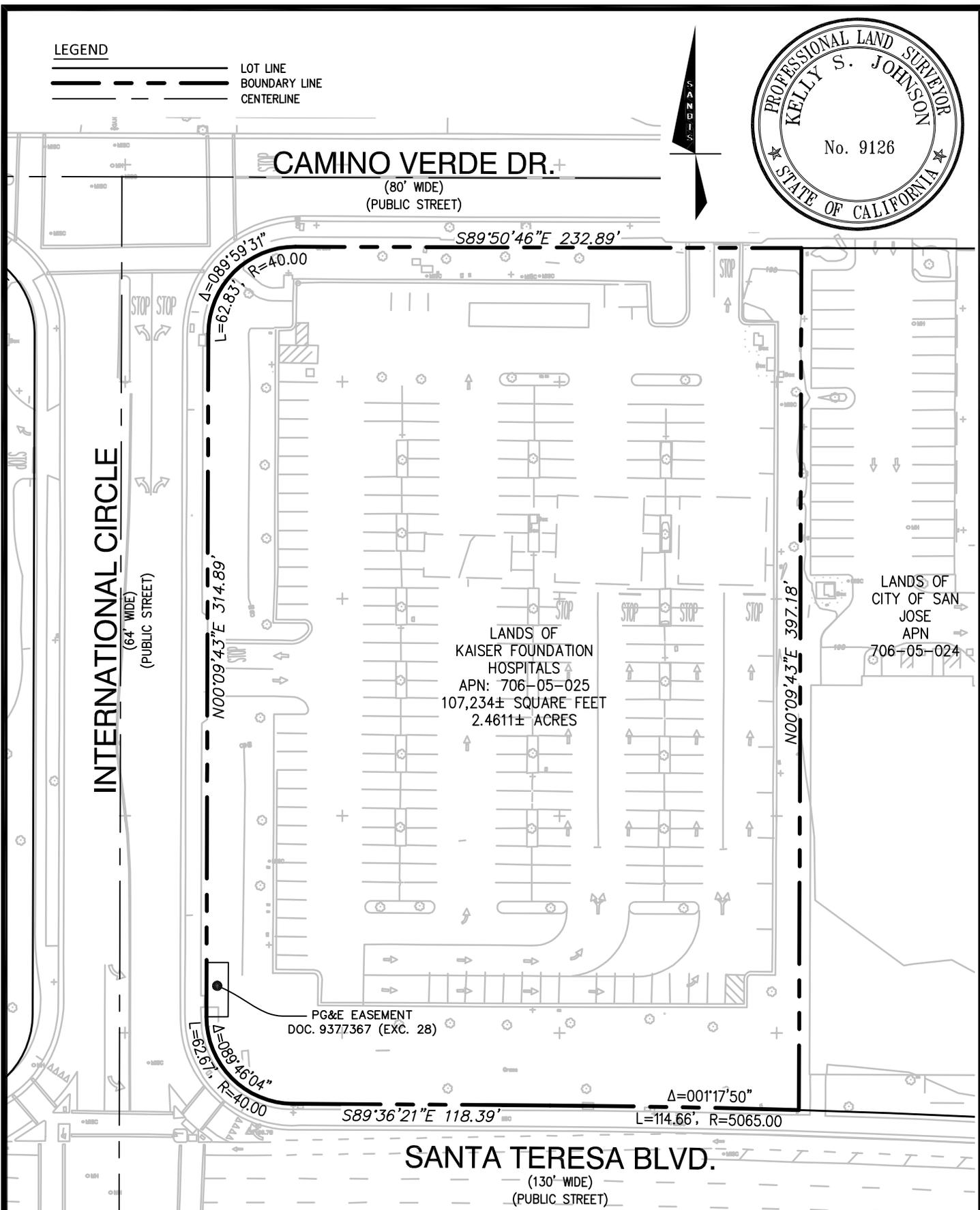
DATE: 12/01/22
 SCALE: 1"=60'
 BY: DA
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



BUILD ON.
SANDIS.NET

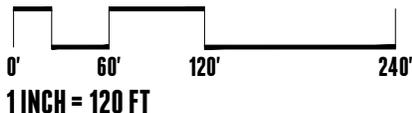
DATE:	12/01/22
SCALE:	1"=60'
BY:	DA
PROJECT No.:	222204

EXHIBIT "B"
SITE EXHIBIT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

- LOT LINE
- BOUNDARY LINE
- CENTERLINE
- NO ACCESS



STATE HIGHWAY 85

C1 N79°22'56"W 115.53'

S71°59'55"E 473.69'

10' PGE EASEMENT K244 OR 1680 (EXC. 45)

ABUTTER'S RIGHTS FOR INGRESS AND EGRESS PER L578 O.R. 1271 (EXC. 46)

N00°07'00"W 390.30'

LANDS OF KAISER FOUNDATION HOSPITAL

TITLE REPORT PARCEL SIX

16.506 ACRES±

APN 706-05-032

S89°50'46"E 225.28'

INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

N00°23'18"E 506.74'

S00°09'14"W 65.02'

C3 S89°50'46"E 213.30'

LISKA LANE

(56' WIDE)
(PUBLIC STREET)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	160.35'	765.04'	12°00'33"
C2	88.09'	96.00'	52°34'33"
C3	62.83'	40.00'	90°00'00"
C4	257.61'	164.00'	90°00'00"



SANDIS

BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-032
 POB: 13112.0606' East: 8453.6741'

- 1 : Line Course: S71° 59' 54.62"E Length: 473.685'
 North: 12965.6721' East: 8904.1714'
- 2 : Line Course: S00° 23' 17.53"W Length: 506.744'
 North: 12458.9398' East: 8900.7381'
- 3 : Curve Length: 88.091' Radius: 96.000'
 Delta: 052.5757 (d) Tangent: 47.421'
 Chord: 85.033' Course: N63° 33' 29.25"W
 Course In: S52° 43' 47.07"W Course Out: N00° 09' 14.44"E
 RP North: 12400.8045' East: 8824.3424'
 End North: 12496.8041' East: 8824.6007'
- 4 : Line Course: N89° 50' 45.56"W Length: 213.297'
 North: 12497.3774' East: 8611.3044'
- 5 : Curve Length: 62.832' Radius: 40.000'
 Delta: 090.0000 (d) Tangent: 40.000'
 Chord: 56.569' Course: N44° 50' 45.56"W
 Course In: N00° 09' 14.44"E Course Out: N89° 50' 45.56"W
 RP North: 12537.3773' East: 8611.4120'
 End North: 12537.4851' East: 8571.4118'
- 6 : Line Course: N00° 09' 14.44"E Length: 65.017'
 North: 12602.5019' East: 8571.5865'
- 7 : Curve Length: 257.611' Radius: 164.000'
 Delta: 090.0000 (d) Tangent: 164.000'
 Chord: 231.931' Course: N44° 50' 45.56"W
 Course In: N89° 50' 45.56"W Course Out: N00° 09' 14.44"E
 RP North: 12602.9427' East: 8407.5871'
 End North: 12766.9421' East: 8408.0280'
- 8 : Line Course: N89° 50' 45.56"W Length: 225.280'
 North: 12767.5477' East: 8182.7488'
- 9 : Line Course: N00° 07' 00.00"W Length: 390.303'
 North: 13157.8499' East: 8181.9541'
- 10 : Curve Length: 160.352' Radius: 765.037'
 Delta: 012.0092 (d) Tangent: 80.471'
 Chord: 160.059' Course: S81° 11' 40.22"E
 Course In: S02° 48' 03.18"W Course Out: N14° 48' 36.38"E
 RP North: 12393.7268' East: 8144.5704'
 End North: 13133.3479' East: 8340.1266'
- 11 : Line Course: S79° 22' 55.62"E Length: 115.526'
 North: 13112.0613' East: 8453.6745'

Perimeter: 2558.738' Area: 318348.32 Sq. Ft.
 Error Closure: 0.0008 Course: N31° 45' 22.12"E
 Error North: 0.00072 East: 0.00045

Precision 1: 3154305.000



BUILD ON.
SANDIS.NET

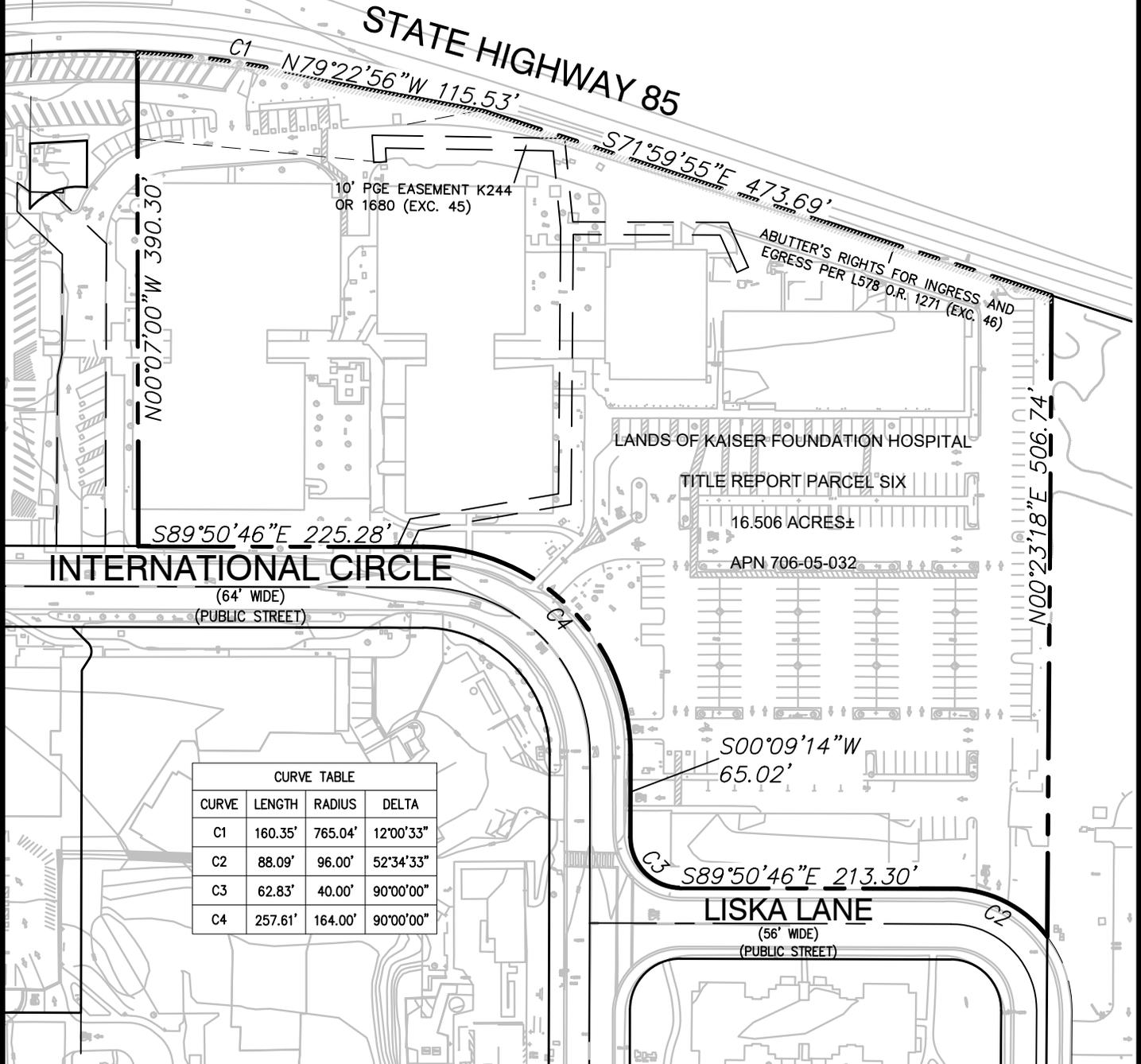
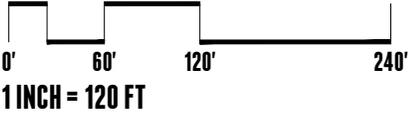
DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE
-  NO ACCESS



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	160.35'	765.04'	12°00'33"
C2	88.09'	96.00'	52°34'33"
C3	62.83'	40.00'	90°00'00"
C4	257.61'	164.00'	90°00'00"



BUILD ON.
SANDIS.NET

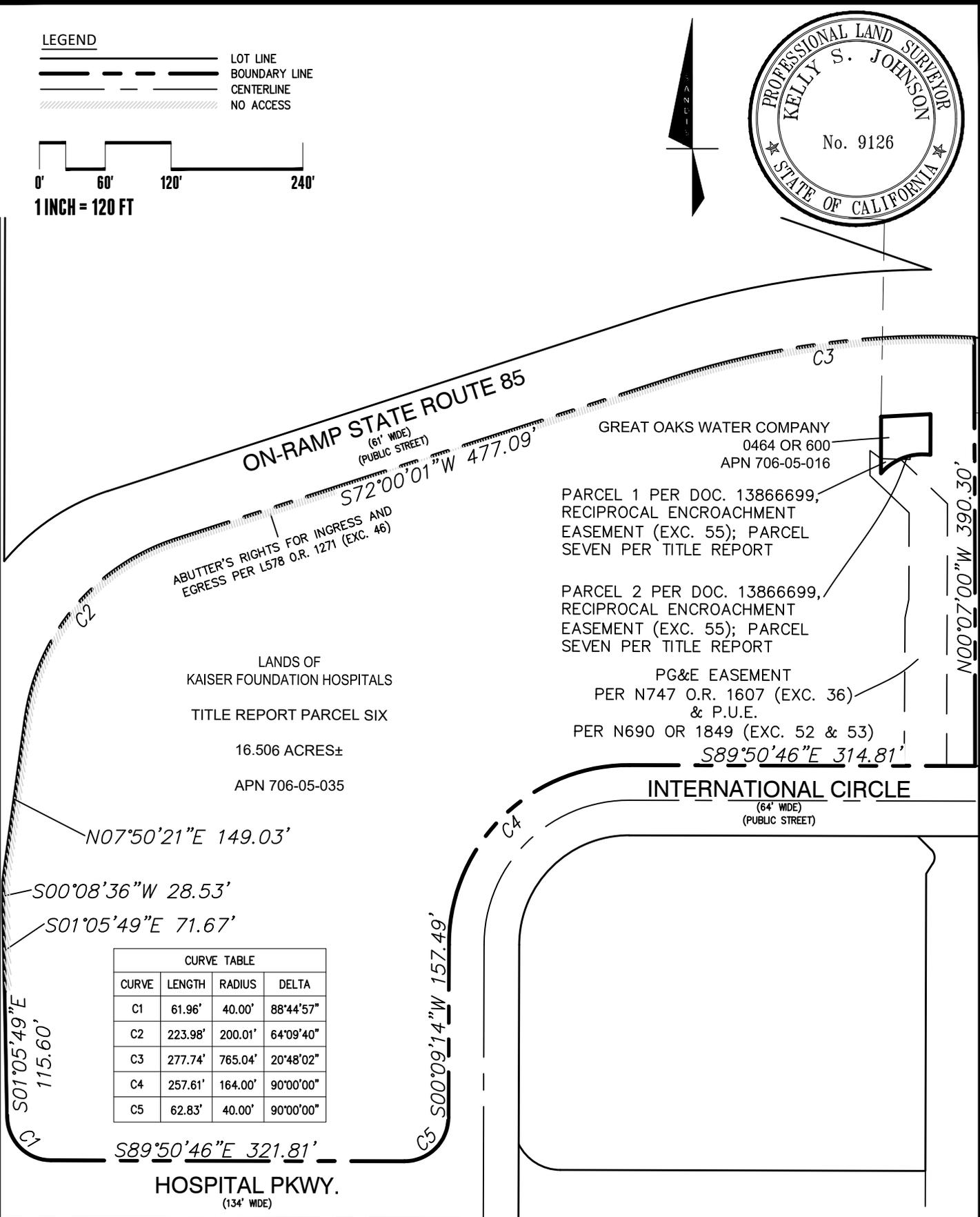
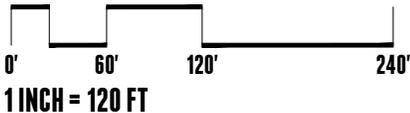
DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE
-  NO ACCESS



ABUTTER'S RIGHTS FOR INGRESS AND
EGRESS PER L578 O.R. 1271 (EXC. 46)

GREAT OAKS WATER COMPANY
0464 OR 600
APN 706-05-016

PARCEL 1 PER DOC. 13866699,
RECIPROCAL ENCROACHMENT
EASEMENT (EXC. 55); PARCEL
SEVEN PER TITLE REPORT

PARCEL 2 PER DOC. 13866699,
RECIPROCAL ENCROACHMENT
EASEMENT (EXC. 55); PARCEL
SEVEN PER TITLE REPORT

PG&E EASEMENT
PER N747 O.R. 1607 (EXC. 36)
& P.U.E.
PER N690 OR 1849 (EXC. 52 & 53)

LANDS OF
KAISER FOUNDATION HOSPITALS
TITLE REPORT PARCEL SIX
16.506 ACRES±
APN 706-05-035

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	61.96'	40.00'	88°44'57"
C2	223.98'	200.01'	64°09'40"
C3	277.74'	765.04'	20°48'02"
C4	257.61'	164.00'	90°00'00"
C5	62.83'	40.00'	90°00'00"

S01°05'49"E
115.60'

S00°09'14"W
157.49'

N00°07'00"W
390.30'



SANDIS

BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-035
 POB: 12369.6454' East: 6268.2533'

- | | |
|--|--|
| <p>1 : Curve Length: 62.832' Radius: 40.000'
 Delta: 090.0000 (d) Tangent: 40.000'
 Chord: 56.569' Course: S45° 09' 14.44"W
 Course In: N89° 50' 45.56"W Course Out: S00° 09' 14.44"W
 RP North: 12369.7529' East: 6228.2535'
 End North: 12329.7527' East: 6228.1456'</p> <p>2 : Line Course: N89° 50' 45.56"W Length: 321.809'
 North: 12330.6178' East: 5906.3378'</p> <p>3 : Curve Length: 61.959' Radius: 40.000'
 Delta: 088.7492 (d) Tangent: 39.136'
 Chord: 55.948' Course: N45° 28' 17.09"W
 Course In: N00° 09' 14.44"E Course Out: S88° 54' 11.38"W
 RP North: 12370.6176' East: 5906.4453'
 End North: 12369.8521' East: 5866.4524'</p> <p>4 : Line Course: N01° 05' 48.62"W Length: 115.599'
 North: 12485.4300' East: 5864.2396'</p> <p>5 : Line Course: N01° 05' 48.62"W Length: 71.673'
 North: 12557.0898' East: 5862.8676'</p> <p>6 : Line Course: N00° 08' 36.38"E Length: 28.531'
 North: 12585.6207' East: 5862.9391'</p> <p>7 : Line Course: N07° 50' 21.38"E Length: 149.027'
 North: 12733.2550' East: 5883.2655'</p> <p>8 : Curve Length: 223.976' Radius: 200.010'
 Delta: 064.1611 (d) Tangent: 125.371'
 Chord: 212.455' Course: N39° 55' 11.38"E
 Course In: S82° 09' 38.62"E Course Out: N17° 59' 58.62"W
 RP North: 12705.9747' East: 6081.4064'
 End North: 12896.1959' East: 6019.6011'</p> <p>9 : Line Course: N72° 00' 01.38"E Length: 477.093'
 North: 13043.6227' East: 6473.3445'</p> <p>10 : Curve Length: 277.737' Radius: 765.037'
 Delta: 020.8005 (d) Tangent: 140.414'
 Chord: 276.214' Course: N82° 24' 02.28"E
 Course In: S17° 59' 58.62"E Course Out: N02° 48' 03.18"E
 RP North: 12316.0277' East: 6709.7491'
 End North: 13080.1508' East: 6747.1325'</p> <p>11 : Line Course: S00° 07' 00.00"E Length: 390.303'
 North: 12689.8486' East: 6747.9273'</p> <p>12 : Line Course: N89° 50' 45.56"W Length: 314.812'
 North: 12690.6948' East: 6433.1164'</p> <p>13 : Curve Length: 257.611' Radius: 164.000'
 Delta: 090.0000 (d) Tangent: 164.000'
 Chord: 231.931' Course: S45° 09' 14.44"W
 Course In: S00° 09' 14.44"W Course Out: N89° 50' 45.56"W
 RP North: 12526.6954' East: 6432.6756'
 End North: 12527.1362' East: 6268.6762'</p> | <p>14 : Line Course: S00° 09' 14.44"W Length: 157.492'
 North: 12369.6448' East: 6268.2528'</p> <p>15 : Line Course: S00° 09' 11.38"W Length: 51.630'
 North: 12318.0150' East: 6268.1148'</p> <p>16 : Curve Length: 50.192' Radius: 50.000'
 Delta: 057.5161 (d) Tangent: 27.440'
 Chord: 48.111' Course: N69° 25' 54.40"E
 Course In: S49° 19' 34.62"E Course Out: N08° 11' 23.41"E
 RP North: 12285.4275' East: 6306.0365'
 End North: 12334.9175' East: 6313.1590'</p> <p>17 : Line Course: N00° 09' 11.38"E Length: 37.136'
 North: 12372.0533' East: 6313.2582'</p> <p>18 : Line Course: S86° 56' 11.38"W Length: 45.070'
 North: 12369.6447' East: 6268.2526'</p> |
|--|--|
- Perimeter: 3094.480' Area: 400646.44 Sq. Ft.
 Error Closure: 0.0010 Course: S43° 26' 17.80"W
 Error North: -0.00074 East: -0.00070
- Precision 1: 3041403.000



BUILD ON.
SANDIS.NET

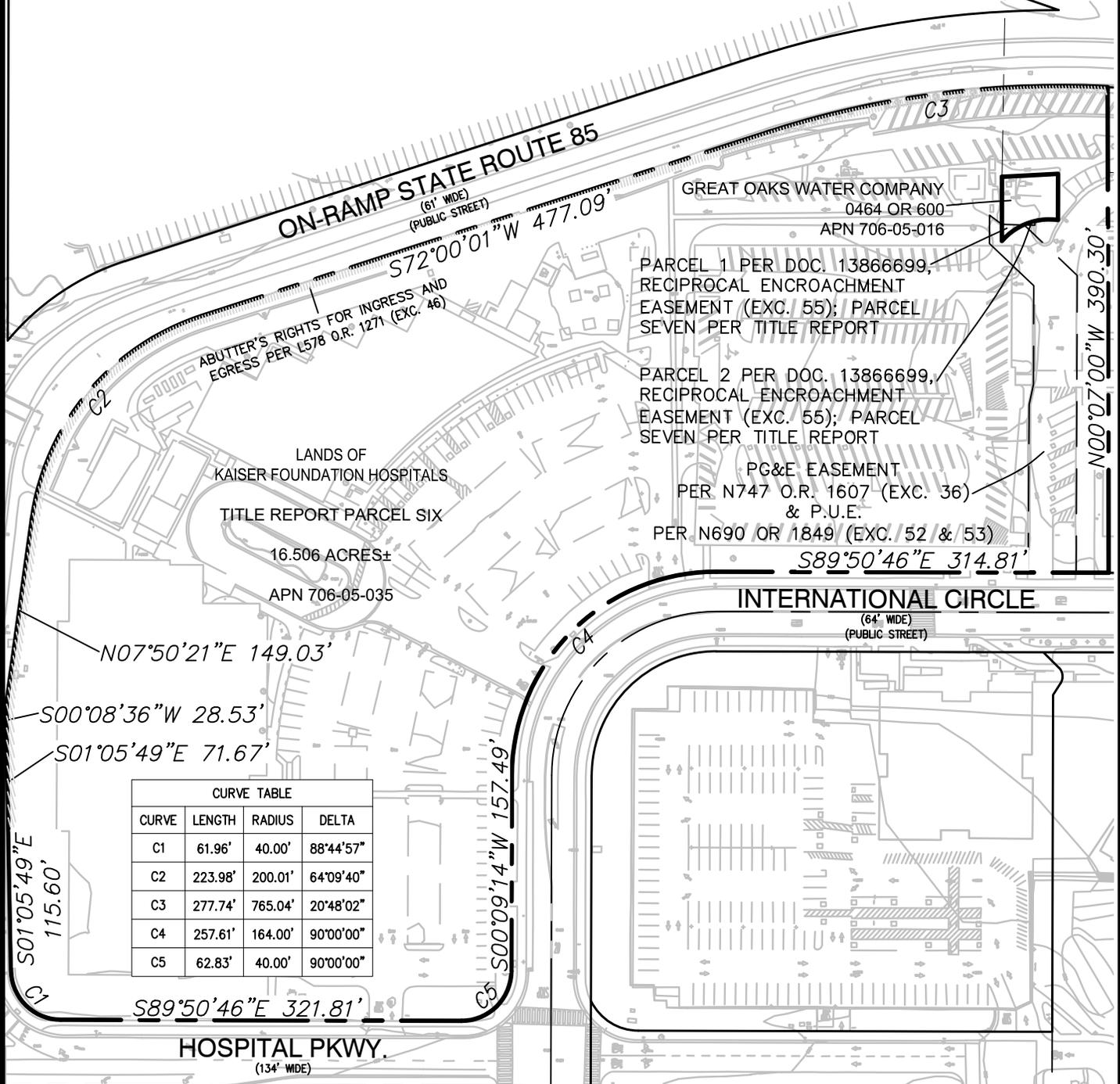
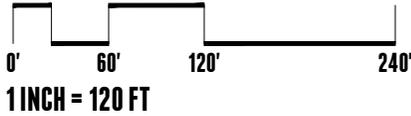
DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE
-  NO ACCESS



BUILD ON.
SANDIS.NET

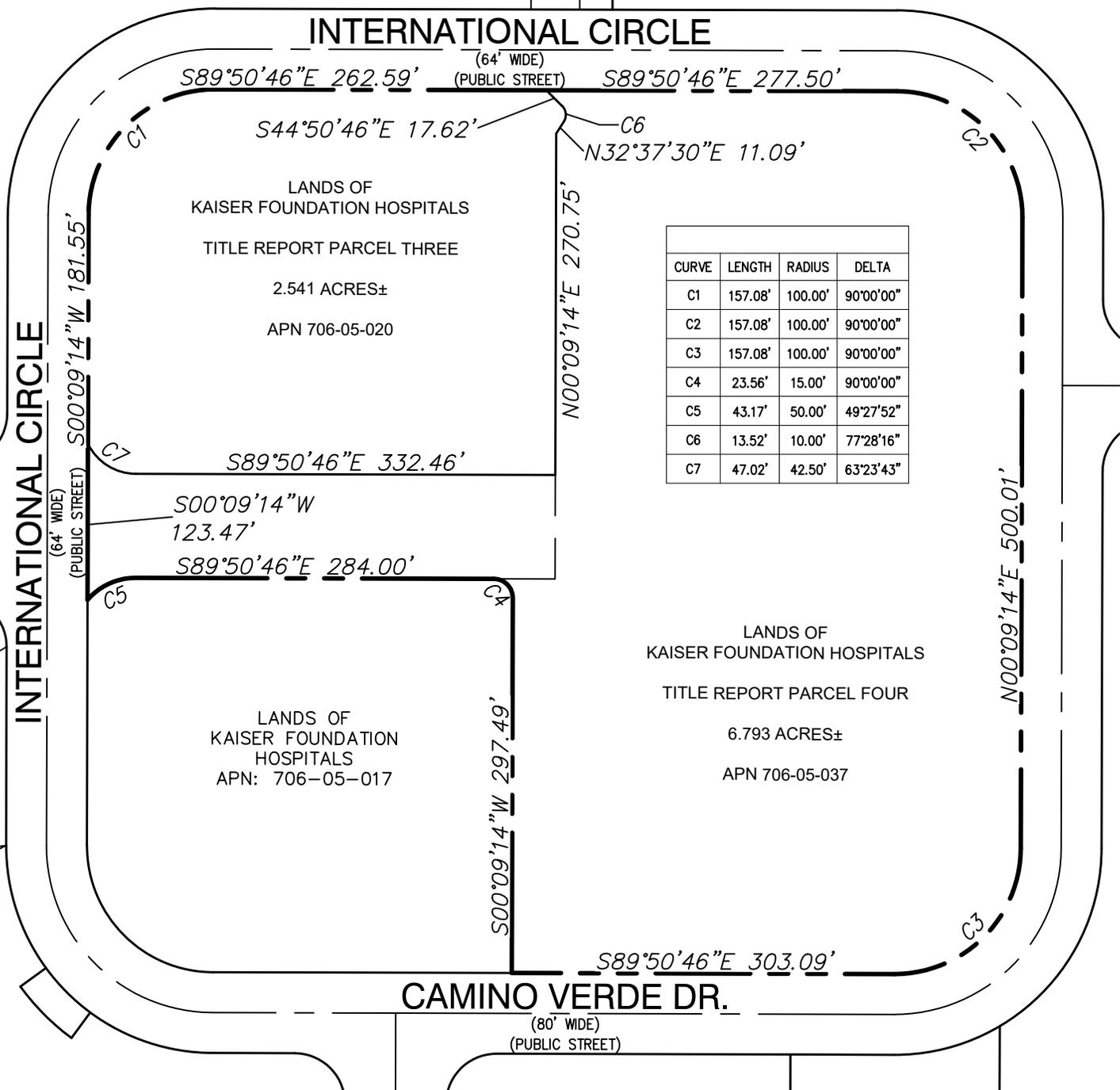
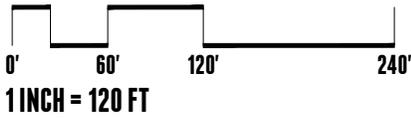
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EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



CURVE	LENGTH	RADIUS	DELTA
C1	157.08'	100.00'	90°00'00"
C2	157.08'	100.00'	90°00'00"
C3	157.08'	100.00'	90°00'00"
C4	23.56'	15.00'	90°00'00"
C5	43.17'	50.00'	49°27'52"
C6	13.52'	10.00'	77°28'16"
C7	47.02'	42.50'	63°23'43"

INTERNATIONAL CIRCLE
(64' WIDE)
(PUBLIC STREET)

INTERNATIONAL CIRCLE

CAMINO VERDE DR.
(80' WIDE)
(PUBLIC STREET)



BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-037
 POB: 12163.7201' East: 7816.8950'

- 1 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: S45° 09' 14.44"W
 Course In: N89° 50' 45.56"W Course Out: S00° 09' 14.44"W
 RP North: 12163.9889' East: 7716.8953'
 End North: 12063.9895' East: 7716.6268'
- 2 : Line Course: N89° 50' 45.56"W Length: 303.092'
 North: 12064.8042' East: 7413.5359'
- 3 : Line Course: N00° 09' 14.44"E Length: 297.494'
 North: 12362.2971' East: 7414.3355'
- 4 : Curve Length: 23.562' Radius: 15.000'
 Delta: 090.0000 (d) Tangent: 15.000'
 Chord: 21.213' Course: N44° 50' 45.56"W
 Course In: N89° 50' 45.56"W Course Out: N00° 09' 14.44"E
 RP North: 12362.3374' East: 7399.3356'
 End North: 12377.3372' East: 7399.3761'
- 5 : Line Course: N89° 50' 45.56"W Length: 284.000'
 North: 12378.1006' East: 7115.3771'
- 6 : Curve Length: 43.166' Radius: 50.000'
 Delta: 049.4644 (d) Tangent: 23.032'
 Chord: 41.838' Course: S65° 25' 18.44"W
 Course In: S00° 09' 14.44"W Course Out: N49° 18' 37.56"W
 RP North: 12328.1008' East: 7115.2427'
 End North: 12360.6987' East: 7077.3299'
- 7 : Line Course: N00° 09' 14.44"E Length: 123.470'
 North: 12484.1683' East: 7077.6617'
- 8 : Line Course: N00° 09' 14.44"E Length: 181.552'
 North: 12665.7196' East: 7078.1497'
- 9 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: N45° 09' 14.44"E
 Course In: S89° 50' 45.56"E Course Out: N00° 09' 14.44"E
 RP North: 12665.4508' East: 7178.1494'
 End North: 12765.4502' East: 7178.4179'
- 10 : Line Course: S89° 50' 45.56"E Length: 262.590'
 North: 12764.7444' East: 7441.0070'
- 11 : Line Course: S89° 50' 45.56"E Length: 277.502'
 North: 12763.9985' East: 7718.5080'
- 12 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: S44° 50' 45.56"E
 Course In: S00° 09' 14.44"W Course Out: S89° 50' 45.56"E
 RP North: 12663.9988' East: 7718.2392'
 End North: 12663.7303' East: 7818.2386'
- 13 : Line Course: S00° 09' 14.44"W Length: 500.012'
 North: 12163.7201' East: 7816.8945'

Perimeter: 2767.678' Area: 406576.11 Sq. Ft.
 Error Closure: 0.0004 Course: N88° 16' 58.10"W
 Error North: 0.00001 East: -0.00044

Precision 1: 6792565.000



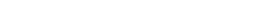
BUILD ON.
SANDIS.NET

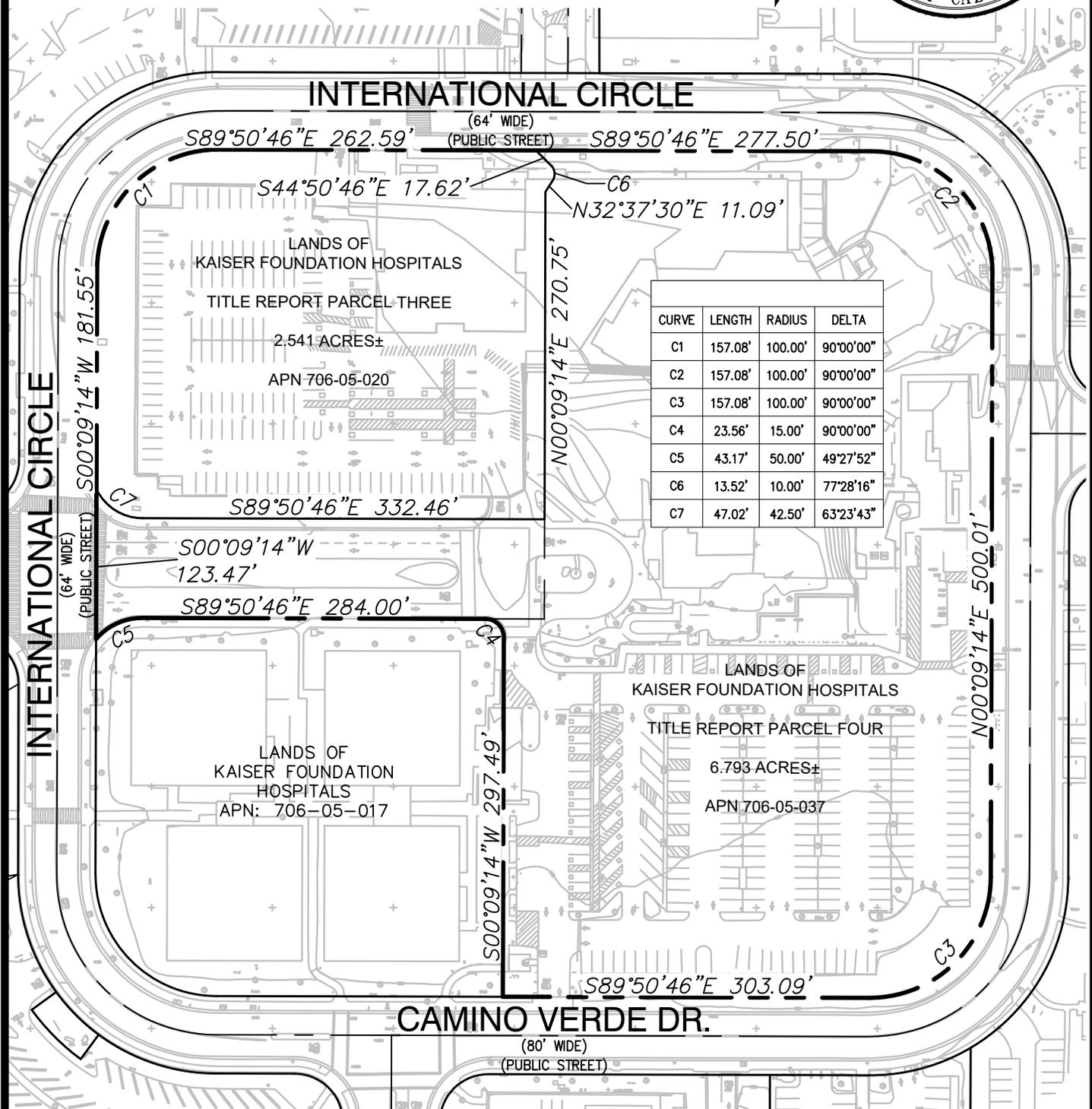
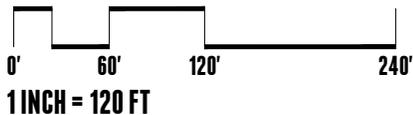
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 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

-  LOT LINE
-  BOUNDARY LINE
-  CENTERLINE



INTERNATIONAL CIRCLE

INTERNATIONAL CIRCLE

CAMINO VERDE DR.



BUILD ON.
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250 HOSPITAL PARKWAY
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SHEET
3
OF 3 SHEETS