



Planning Commission

Staff Report

May 23, 2024

Item C2

SUBJECT:	Tentative Map 2023-02 and Site & Architectural Review 2023-04 – San Juan Crossings LLC - The Applicant is requesting approval of Tentative Map (TM 2023-02) and Site and Architectural Review (S&A 2023-04) to construct a new mixed-use development with 132 multi-family dwelling units, 5,259 square feet of commercial space, amenities for the residents, landscaping, parking, and related uses located at 4 th Street and Graf Road (APN 052-360-001, -002, -003, -004, and -005). The project site is located within the West Gateway (WG) Zoning District and has a General Plan Land Use Designation of West Gateway. CEQA: The Project is categorically exempt from the California Environment Quality Act pursuant to Section 15332 Class 32 (infill Development).
STAFF PLANNER:	Erica Fraser, AICP, Senior Planner (831) 636-4360
ATTACHMENTS:	1. Resolution approving Tentative Map 2023-02. 2. Resolution approving Site and Architectural Review 2023-04 with the project plans included as Exhibit A.
RECOMMENDATION:	Approval with Conditions

PROJECT DESCRIPTION:

The Applicant is proposing to construct 132 rental residential apartments and 5,259 square feet of commercial space within 3 buildings on an approximately 3.8-acre parcel located on the corner of Fourth Street and Graf Road (APN 052-360-001, -002, -003, -004, and -005). The parcel has a General Plan Land Use Designation of West Gateway and is located in the West Gateway (WG) Zoning District. The project plans are included as Exhibit A of Attachment 2.

On-site circulation, access, parking design and other requirements have been reviewed by the City's Development Review Committee (DRC) to ensure compliance with City, State, and Federal Regulations. Conditions of Approval related to compliance have also been included in the Project Conditions of Approval.

ANALYSIS:

Location

The project site is bordered Fourth Street to the south, Graf Road to the west, single family residences to

the north, and a multi-family residential development (Vista de Oro) to the east. The site is currently vacant.

The location of the project site is shown below:

Figure 1: Project Site and the Surrounding Area



Site Plan (Sheet C2):

The Applicant is proposing to construct a mixed-use development with 132 rental apartments, 5,259 square feet of commercial space, landscaping, common open space, private open space, parking, trash enclosures, and pedestrian paths. Space for a future bus stop, including a bus pull-out, has also been provided on Fourth Street.

The site has a General Plan Land Use Designation of West Gateway, and the West Gateway Zoning District allows a density of 20-35 units per acre. The project site is 3.8 acres and is permitted to have 76 – 133 dwelling units.

The front elevation of Building No. 2 and the side of Building No. 3 will face Fourth Street.

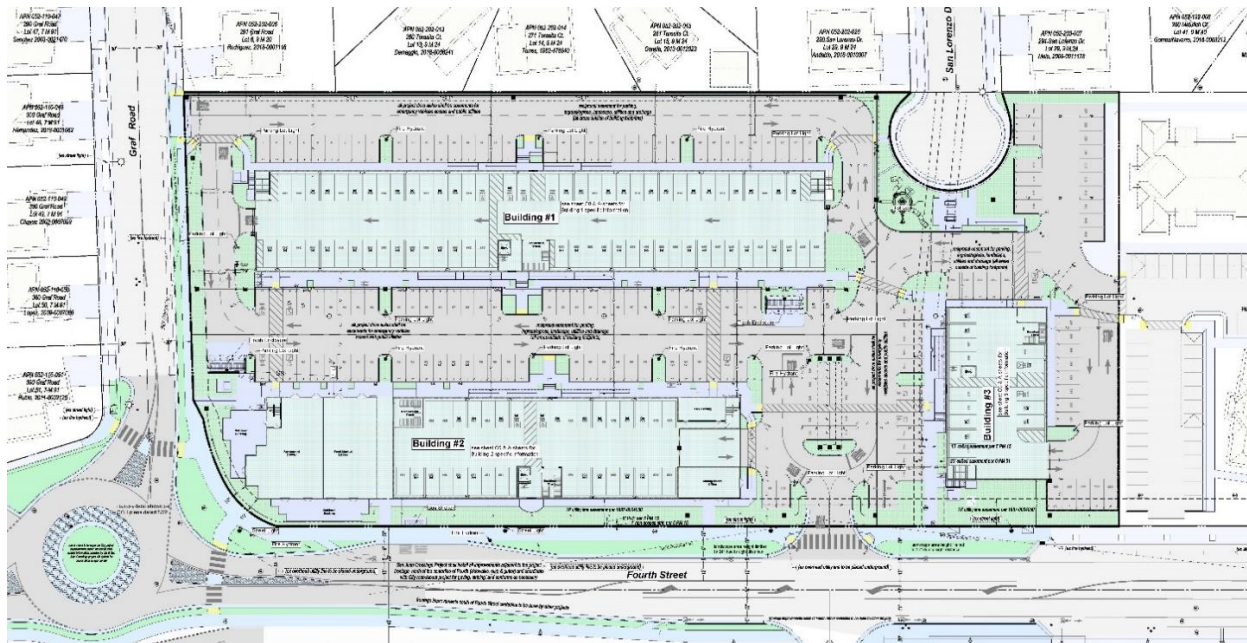
Building No. 2 is the closest building to the street. This building will be set back a minimum of 18 feet from the property line on Fourth Street. A sidewalk and landscape buffer is located between the property line and the street. On Graf Road, this building is set back a minimum of 10 feet from the property line. Lot Coverage of the site is approximately 32 percent. The Zoning Ordinance does not establish lot coverage

or setbacks for properties in the West Gateway Zoning District.

On-site amenities for the residents includes a play area on the norther portion of the site (near the terminus of San Lorenzo Drive, a fitness center, and roof top recreational space.

The site will have two entrances/exits. The main access point for the site will be located off Fourth Street. An existing internal driveway with a connection to Fourth Street was previously constructed as part of the adjacent Vista de Oro apartment complex. This driveway will be relocated from its existing location to the location shown on the plans (see Figure 2 below) so that the driveway will line up with the proposed driveway at 1550 San Juan Road. This relocation was required as part of the Conditions of Approval for S&A 2021-11 (approved by the Planning Commission on August 31, 2023) to ensure safe circulation in the area. A secondary access point will be located on Graft Road.

Figure 2: Site Layout



Landscaping (Sheets C7.1 through C7.2):

Street trees will be planted along Fourth Street in a landscaped area adjacent to the street. The design of this area meets the requirements of the West Gateway Beautification Plan, with a minor modification to allow the bus pull-out. Trees are also proposed along Graf Road.

Both evergreen and deciduous trees will be planted in the development, including the interior of the site. The trees planted will be 24" box and 15" box in size. Trees and shrubs will also be located in planters within the parking area, including planters providing a break between the rows of parking as required by the Zoning Ordinance. Where possible, including a landscape buffer between Building No. 3 and Fourth Street, additional landscape buffers are provided to provide screening of the parking areas and the

building.

Project Open Space

Section 17.08.050(A)(5) requires the proposed project to provide a minimum of 64 square feet of private open space for all units above the first floor and 100 square feet for ground floor units. Each unit will have a 64 square foot balcony.

Section 17.04.040(D)(3) requires common open space to be provided in multi-family developments. The total required to be provided is 500 square feet of private and common open space per unit. To meet these requirements, the development includes a landscape park area at the north of the property which includes a play structure, grassy area, and picnic tables. Roof top gardens will be provided on all three buildings and will include seating, landscaping, and games areas. Additionally, a fitness center will be provided for residents only. The park area meets the requirements for a major amenity as required by Section 17.04.040(D)(3)(d).

Total private and common space required for this development is 60,000 square feet and the total space provided in the development is 60,003 square feet. The project provides adequate private space and meets the requirements of the Zoning Ordinance.

Architecture:

Design requirements for projects located in the West Gateway Zoning District can be found in Section 17.08.030 and 17.08.050 of the Zoning Ordinance.

Fourth Street – Building 2 (Sheet A4.1a)

On Fourth Street, the dominant view will be of Building No. 2. As shown in Figure 3, the building is designed with a focal point at the corner of Fourth Street and Graf Road. This focal point includes enhanced building materials, first floor commercial space (which activates the street), and outdoor dining or patio space.

The remainder of the building is attractively designed and meets the design requirements of the Zoning Ordinance for mixed-use buildings. The massing of the building is broken up by the varying roof heights, building projection and recesses, windows, balconies, and enhanced materials. The building features stucco siding in three colors with stone veneer and wood cladding used as accents. Additional materials include metal railings and sunshades.

Figure 3 – Building No. 2



Fourth Street – Building 3 (Sheet A4.1b)

The side of Building 3 will be visible from Fourth Street. This building is set back further from Fourth Street than Building 2 and is set back 30 feet from the property line and the setback area will be planted with trees and shrubs.

This elevation is articulated and well designed. Elements are included to match the design of Building 3 and include windows, varying roof heights, wall projections, balconies, and varied colors.

Figure 4 – Building No. 3 Side Facing Elevation at Fourth Street



Interior Elevations (Sheets A4.1 – A4.4)

All buildings and elevations within the development include the details, articulation, massing, colors, and materials of the buildings facing Fourth Street. Each elevation is well designed, promotes an attractive atmosphere for residents, and meets the requirements of our Zoning Ordinance.

Parking:

The required parking for multi-family developments can be found in Section 17.18.030 of the Zoning Ordinance and the requirements are summarized below.

Table 1 - Parking Requirements (Residential)

Unit Type	Required Off-Street Parking
1 Bedroom	1.5 Parking Space
2 Bedrooms	1.5 Parking Spaces
3 + Bedrooms	2 Parking Spaces
Guest Parking	.25 Parking Spaces per unit

The project is proposing to provide the following parking for the residential dwellings.

Table 2 – Parking Provided for Residents

Unit Type	Number of Units Provided	Required Off-Street Parking	Proposed Parking Spaces
1 Bedroom	61	92 Spaces	1.5 per unit
2 Bedrooms	71	107	1.5 per unit
3 Bedrooms	0	0	0
Guest Parking (on-street)	.25 per unit	33	33
Total Required			254
Total Proposed			254

Parking for the residential dwellings will be located throughout the development as surface parking and covered in a garage beneath the residential dwellings.

The parking requirement for commercial uses varies based on use type. The Hollister Municipal Code does not include a parking requirement for mixed-use developments. For the purposes of calculating the number of parking spaces required for the commercial space, the applicant used the parking requirement for retail space (one space per 250 square feet). This would require a total of 22 parking spaces to support retail uses. The proposed project will provide a total of 276 parking spaces (for the residential and commercial space) which exceeds our requirements by 22 parking spaces. This could allow part of the commercial space to be used for a restaurant.

Total commercial space (interior) is 5,259 square feet and there is additional space in the form of outdoor dining or patio space. To encourage the use of the commercial and outdoor dining space, Staff is recommending that the Planning Commission approve a reduced parking requirement in accordance with Section 17.18.090 for the commercial space. This reduction would be to allow retail or restaurant uses to be located in the commercial space, with the number of parking spaces proposed for the site determined as adequate to support those two uses or uses with a similar parking required of one space per 100 square feet (requirement for restaurants).

A parking reduction is warranted for this project. The site is a mixed-use development and residents can walk to the commercial space without needing to drive. Additionally, with the approval of the project

across the street and the existing apartment complex next door, pedestrian trips to the commercial space is more likely. In order to ensure that adequate parking remains available to the commercial space, Staff has included Condition of Approval No. 145 which requires the developer to post signs at the rear of Building 3 for 22 of the parking spaces which limits parking to a 3-hour maximum during the hours of 8:00 AM to 8:00 PM.

California Environmental Quality Act:

The Project is categorically exempt from the California Environment Quality Act pursuant to Section 15332 Class 32 (infill Development) due to the size of the site (less than five acres), the project is consistent with the requirements of the Municipal Code and General Plan, and the project site is surrounded by existing development.

General Plan Compliance:

The proposed project is designated as West Gateway in the General Plan and the proposed project is a mixed-use development. The proposed project is well designed, is attractive, and includes adequate common and private space. The proposed project will bring needed multi-family residential units to the City and commercial services to the neighborhood. The development will enhance the existing site, provide a unique architectural design in the area, and will be compatible with the surrounding area as required by General Plan Policy LU 8.3.

CONCLUSION:

The Applicant is proposing to construct a new mixed-use development with multi-family residential and commercial space in the West Gateway. The proposed project is an attractive addition to the neighborhood and includes additional multi-family units for the City. The proposed buildings are well designed, include enhanced architectural features, and are well articulated. The commercial space is well designed and will activate the street and surrounding area. Commercial space within the West Gateway enhances the walkability of this neighborhood. The design and layout of the development meets the requirements of the Municipal Code and the General Plan.

PLANNING COMMISSION OPTIONS:

The Planning Commission can choose one of the following options:

1. Adopt a Resolution approving Tentative Map 2023-02 and a Resolution approving Site and Architectural Review 2023-04.
2. Adopt a Resolution approving Tentative Map 2023-02 and a Resolution approving Site and Architectural Review 2023-04, with Conditions of Approval modified by the Planning Commission;
3. Deny the Proposed Project; or

4. Continue the hearing and direct Staff to provide additional information or clarification.

Staff recommends the Planning Commission select Option 1 for this Item.

GENERAL INFORMATION

APPLICANT: Mike Dunn
 San Juan Crossings LLC
 15700 Winchester Boulevard
 Los Gatos, CA 95030

PROPERTY OWNER: Mike Dunn
 San Juan Crossings LLC
 15700 Winchester Boulevard
 Los Gatos, CA 95030

LOCATION: Corner of Fourth Street and Graf Road

ASSESSOR PARCEL NUMBER: APN 052-360-001, -002, -003, -004, and -005

GENERAL PLAN DESIGNATION: West Gateway

ZONING DISTRICT: WG (West Gateway Mixed-Use)

SURROUNDING USES:

Location	Zoning Designation	General Plan Land Use	Current use of Property
Project Site	WG	West Gateway	Vacant
North	R1	Low Density Residential	Single Family Residences
South	WG	West Gateway	Vacant. Future multi-family development (approved)
East	WG	West Gateway	Vista de Oro Apartments
West	R1	Low Density Residential	Single Family Residences

PLANNING COMMISSION RESOLUTION NO. 2024-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HOLLISTER APPROVING TENTATIVE
MAP 2023-02 TO MERGE THE EXISTING FIVE (5) LOTS INTO THREE (3) LOTS ON AN APPROXIMATELY
3.9 ACRE SITE LOCATED AT THE NORTHEAST CORNER OF FOURTH STREET AND GRAF ROAD
SAN JUAN CROSSINGS LLC
APN 052-360-001, -002, -003, -004, and -005**

WHEREAS, the Applicant, San Juan Crossings LLC, has submitted an application for Tentative Map 2023-02 to merge the existing five (5) lots into three (3) lots on an approximately 3.9-acre site located on the northeast corner of Fourth Street and Graf Road, further identified as San Benito County Assessor Parcel Numbers (APN) 052-360-001, -002, -003, -004, and -005; and

WHEREAS, the Applicant has additionally submitted an application for Site and Architectural Review 2023-04 to construct a mixed-use development with 132 multi-family dwelling units and 5,259 square feet of commercial space; and

WHEREAS, the Applicant has submitted a complete application for the requested entitlements prepared by LPMD Architects and MH Engineering Co. received by the Planning Division on May 16, 2024; and

WHEREAS, under the provisions of Section 17.24.060 of the Hollister Municipal Code, the City Planning Division received the Applicant's plans and forwarded the request to the Development Review Committee (DRC) to assess the proposal for compliance with all relevant regulations; and

WHEREAS, the Development Review Committee considerations were presented to the Planning Commission as part of the Staff Report and the Conditions of Approval for the project; and

WHEREAS, a Staff Report was submitted to the Planning Commission of the City of Hollister recommending approval of a Tentative Map; and

WHEREAS, under the provisions of Section 16.36.070 of the Hollister Municipal Code, the Planning Commission is charged with receiving, investigating, and taking action on Tentative Maps; and

WHEREAS, the Planning Commission held a duly noticed public hearing on May 23, 2024 to consider Vesting Tentative Map 2023-02, review the City staff report, and receive written and oral testimony for and against the proposal; and

WHEREAS, after closing the Public Hearing, the Planning Commission determined that the project qualifies as Categorically Exempt as an in-fill development project pursuant to Section 15332, Class 32, of the California Environmental Quality Act (CEQA) because the project is consistent with the General Plan Land Use Designation of West Gateway, the Zoning Designation of West Gateway (WG), the project is located within the City Limits of Hollister on property with urban services, and the total project area is less than five acres.

WHEREAS, after closing the public hearing, the Planning Commission deliberated and determined to grant the applicant's request in accordance with Section 16.36.070 of the City of Hollister Municipal Code, and based on the facts as presented, and the code requirements as plainly stated; and

NOW THEREFORE BE IT RESOLVED that the Planning Commission of the City of Hollister does hereby make the following findings and determinations regarding the proposed Tentative Map (TM 2023-02):

- A. The project as proposed is consistent with the City of Hollister General Plan.
 - 1. The project site has a land use designation of West Gateway and the proposed project includes commercial and residential uses which are consistent with this designation.
- B. The project meets the criteria of the Title 17, Zoning, and Title 16, Subdivisions, of the Municipal Code.
 - 1. The subdivision has been reviewed to ensure compliance with the requirements of Title 16, Subdivisions.
 - 2. The project site is zoned West Gateway which allows 20-35 dwelling units per acre and the proposed 132 dwelling units falls within the allowed density of the site.
- C. The design of the subdivision proposed by the Vesting Tentative Map will not cause substantial environmental damage or result in any significant environmental effects.
 - 1. The project is categorically exempt from review under CEQA (Section 15332, Class 32). The project has been reviewed to ensure that the project will not result in any significant environmental impacts.
- D. The proposed project will not be detrimental to the health, safety and welfare of persons residing or working in the neighborhood or to the general welfare of the City.
 - 1. The proposed layout of the site has been reviewed to ensure adequate on-site and off-site circulation. The development meets the requirements of the Municipal Code and General Plan.

**Conditions of Approval
 TM 2024-02**

No.	Condition of Approval	Responsible Department	Required Prior To:
General Conditions			
1	Approval. This Tentative Map approval is for the residential development located at 4th Street and Graf (TM 2023-2). The proposed development shall be in - substantial conformance to project plans prepared by LPMD Architects and MH Engineering Co. and dated "Received, on May 16, 2024" on file with the Planning Division, and other plans, text and diagrams relating to this Tentative Map, except as modified by the following conditions. The improvements shall strictly adhere to the approved set of plans unless prior approval is granted by Director of Development Services for changes.	Planning	On-going
2	Permit Expiration. In accordance with Section 17.24.130(E)(1) of the Municipal Code, this Site and Architectural Review approval shall expire two (2) years from the date of approval unless a Building Permit is obtained.	Planning	May 24, 2026
3	Conditions of Approval S&A 2023-7. The project and Parcel Map shall also comply with all Conditions of Approval for S&A 2023-3.	Planning	Ongoing
4	Time Extension. In accordance with Chapter 16.36 of the Municipal Code, the Planning Commission may extend the time for an approved permit to be exercised upon the Applicant(s) written request for an extension of approval at least 30 (thirty) days prior to expiration of the permit together with the filing fee. If the Director determines that the permittee has proceeded in good faith and has exercised due diligence in complying with the conditions in a timely manner, the Director may renew the permit for up to two additional years.	Planning	30 days prior to expiration

5	Appeal Period. The building permit plan check package will be accepted for submittal after the completion of the 15-day appeal period for the project, unless the Director of Development Services authorizes the project developer to submit a signed statement acknowledging that the plan check fees will be forfeited in the event that the approval is overturned on appeal or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued until the appeal period has expired or a final action is taken on appeal.	Planning	15 days following approval
6	Indemnification. The Applicant/Developer shall defend, indemnify, and hold harmless the City of Hollister and its agents, officers, employees, advisory board from any claim, action, or proceeding against the City of Hollister or its agents, officers, or employees to attack, set aside, void or annul an approval of the City of Hollister or its advisory agency, appeal board, Planning Commission, City Council, Director of Development Services or any other department, committee, or agency of the City related to this project to the extent that such actions are brought within the time period required by Government Code Section 66499.37 or other applicable law; provided, however that the Applicant/Developer's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant/Developer of any claim against the City and shall cooperate in the defense.	Planning	On-going
7	Maps. Developer shall prepare map(s) and/or other documents to create all easements necessary to serve the site, including emergency vehicle access easements, utility easements, and other easements required by the City Engineer to the satisfaction of the City Engineer.	Engineering	On-going
8	Dedication of Improvements and/or Property. City Engineer will determine the improvements and property that the City will accept dedication.	Engineering	Parcel Map

9	Clarification of Conditions. In the event that there needs to be clarification to the Conditions of Approval, the Director of Development Services and the City Engineer have the authority to clarify the intent of these Conditions of Approval to the Developer without going to a public hearing. The Director of Development Services and City Engineer also have the authority to make minor modifications to these conditions without going to a public hearing in order for the Developer to fulfill needed improvements or mitigations resulting from impacts to this project.	Planning and Engineering	On-going
10	Map Submittal Package. Prior to issuance of any permits, the developer shall submit a Parcel Map package for review and approval by the City Engineer and City Council for the subdivision. The submittal shall be in complete form and accompanied by the traverse sheets, map checking fees and all other items required by Hollister Municipal Code Chapter 16.	Engineering	Parcel Map
11	Private Utility Services. Developer shall make arrangements for PG&E, AT&T, or any other utilities authorized to operate in the City of Hollister and shall subsequently provide the City Engineer with each utility's easement needs as part of the initial submittal. Developer shall provide said utility companies with a copy of the final entitlement plans. All such utility work shall be done in accordance with Joint Utility requirements as well as the City of Hollister Specifications and Details.	Engineering	Parcel Map
12	Roads on Tentative Map. The internal project streets as shown on the Tentative Map in their alignments and dimensions shown are to be private roadways designed per the sections on the approved Tentative Map.	Engineering	Parcel Map
13	Final Inspection/Occupancy. The applicant shall call the Planning Division 30 days prior to requesting a Final Inspection or Occupancy. All Conditions of Approval are required to be met in order to issue a Temporary Certificate of Occupancy, Occupancy or Final Inspection.	Engineering	Parcel Map

14	Annotated Conditions. The applicant shall include an annotated copy of these Conditions of Approval with the application for a Building Permit. The annotated conditions shall include a response from the applicant on how the conditions have been met, which plan set shows compliance with the condition, or an agreement that the condition will be completed as required.	Engineering	Parcel Map
16	Subdivision Improvement Agreement. Prior to approval of the Improvement Plans, a signed and notarized Subdivision Improvement Agreement, and all required material necessary to present the development to the City Council, shall be submitted to the City Engineer at least 30 days prior to the Council meeting. The material shall be submitted in a form satisfactory to the City Engineer.	Engineering	Parcel Map and Improvement Plans
17	Design. Developer shall design improvements in accordance with City Design Standards, Standard Specifications, and Standard Plans (collectively referred to as "City Standards"), applicable codes and ordinances, geotechnical recommendations, and industry best practices to the satisfaction of the City Engineer.	Engineering	Parcel Map
18	Fire Hydrants. Developer shall coordinate the location of fire hydrants with the City of Hollister Fire Department. The Fire Chief, or his designees shall approve the location of fire hydrants. Developer shall show the fire hydrants at the approved locations on the Improvement Plans.	Engineering and Fire	Parcel Map
19	Connections to Existing City Utilities. Developer shall construct a minimum of two connections to the water distribution system. Developer shall replace existing storm water and sanitary sewer manholes at the point of connection as required by the City Engineer.	Engineering	Parcel Map
20	Sanitary Sewer and Storm Drain Capacity Analysis and Water. Developer shall provide a storm drain system, water distribution system, and sanitary sewer collection system capacity study related to the project point of connection prior to the submittal of improvement plans or filing a parcel map as required by the City Design Standards.	Engineering	Parcel Map

21	Utility Meters. Each dwelling unit shall be metered separately for electricity, gas, water, and sewer services. Water meters shall be Radio Read Meters; for details, contact the Community Services Department Utilities Division at (831) 636-4377. Water for irrigation shall be separately metered.	Engineering	Parcel Map
22	AutoCAD and GIS. An electronic copy of the approved design improvements shall be submitted to the Engineering Department in both AutoCAD and GIS format, prior to Improvement or Grading Plan approval, as applicable.	Engineering	Parcel Map
23	Bicycle Lanes. Bicycle lanes shall meet City standards and shall be designed in accordance with the West Gateway Beautification Plan and San Benito County Bikeway and Pedestrian Master Plan. Bicycle lanes shall be shown on the improvement plans, which shall be submitted to the City Engineer for review prior to Parcel Map approval.	Engineering	Parcel Map
24	Sanitary Sewer and Storm Drain Capacity Analysis and Water. Developer shall provide a storm drain system, water distribution system, and sanitary sewer collection system capacity study related to the project point of connection prior to the submittal of improvement plans or filing a parcel map. City Engineer shall determine if any offsite improvements are necessary and may require Developer to construct off-site improvements.	Engineering	Parcel Map
25	Water Supply. Prior to filing of the finals map and Subdivision Improvement Agreement, the developer shall provide to the Engineering Department, water calculations based on recent hydrant tests showing sufficient water supply for domestic & fire suppression use.	Engineering	Parcel Map
26	Improvement on Right-of-Way. Developer shall improve and guarantee by bond full frontage improvements on Fourth Street and Graf Road as shown on the approved Tentative Map in full conformance with all applicable City standards: street lighting, street trees, sanitary sewer, water lines, storm drainage, gas, electrical, telephone, cable TV, fiber optic conduits; and all other necessary improvements. All existing overhead utilities shall be undergrounded.	Engineering	Parcel Map

27	Community Facilities District. Prior to the issuance of a Building Permit, the Property Owner shall cooperate with the City to facilitate the annexation of the entire project into Community Facilities Districts 4 and 5. The entire project shall be included within the boundaries of the community facilities districts formed pursuant to the Mello-Roos Community Facilities Act of 1982, as amended (California Government Code 53311 et seq.) and be subject to a special tax levied hereunder. The special tax shall be in an amount that is subject to an annual increase in accordance with the designated consumer price index as a January 1 of each year. The property owner shall cooperate with the City to accomplish the inclusion of the project in the community facilities district, either through annexation to an existing district or through the formation of a new district. Such cooperation shall include, but not be limited to, executing and filing with the City Clerk, in a form acceptable to the City Attorney, any approval, consent, or waiver required by the City in order to expedite the inclusion of the project in such a district.	Engineering	Parcel Map
----	---	-------------	------------

PASSED AND ADOPTED, at a regular meeting of the City of Hollister Planning Commission held on this 31st day of August 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairperson of the Planning Commission
of the City of Hollister

ATTEST:

Christine Hopper, Secretary

Please Note

It is the sole responsibility of the project applicant to comply with the conditions as approved, modified, or added by the Planning Commission. It is recommended that the applicant review these conditions carefully and if any questions arise as to compliance with the conditions, please do not hesitate to contact the staff planner. Also, if you do not agree with the proposed conditions, you have an opportunity to present your case to the City Council at their meeting. In addition, the City provides for a 15-day appeal period.



San Juan Crossings

Notes:

Flood Zone: This project lies entirely within Zone X, areas determined to be outside the 0.2% annual chance floodplain according to the FEMA FIRM 06069C0185D 4/16/2009.

Seismic Zone: No portion of this project lies within any seismic special study zone according to State of California Special Studies Zone Map, Hollister Quadrangle, 1/1/1982.

Basis of Bearings: The bearings shown on this plan set are based on the north line of Parcel 1 as found and monumented and recorded as South 86° 53' 10" East on that Map of Tract No 332, Vista De Oro Subdivision, Book 16 of Maps, Page 1 San Benito County Records.

Benchmark: Elevations shown on this plan set are based on the top of curb at the existing curb inlet in the north line of Fourth Street immediately east of the project entrance, ELEVATION = 272.90 (NAVD 88)

Underground Utility Note: Observed surface evidence of utility lines including facilities, appurtenances and markings where used in depicting the locations of underground utilities. However, lacking excavation, the exact location and depth of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

Topography Note: Topography shown is from preliminary field surveys conducted by MH engineering in April of 2022

Boundary Note: The boundary and easement information shown on these plans is based information contained within the Preliminary Report by Old Republic Title Company Order No. 0616021631-SL dated 2/15/2022

Soils Report: Geotechnical Investigation, San Juan Crossings by Stevens Ferrone & Bailey, SFB Project No. 969-2 dated August 30, 2023.

Project Information:

Applicant: San Juan Crossings LLC
15700 Winchester Boulevard
Los Gatos, CA 95030
408.221.8870 / dans@lgservicing.com
831.902.5187 / buildingent@razzalink.com

Owner: San Juan Crossings LLC
15700 Winchester Boulevard
Los Gatos, CA 95030
408.221.8870 / dans@lgservicing.com
831.902.5187 / buildingent@razzalink.com

Engineer: MH engineering Co.
Allen Andrade
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381 / allena@mhengineering.com

Architect: LPMD Architects
1288 Kifer Rd. Suite 206
Sunnyvale, CA 94086
408.859.2845 / Anthony@LPMD-architects.com

Project Address: ____ Fourth Street (aka San Juan Hollister Road)
Hollister, CA 95023

(note parcels involved do not have address assigned at this time)
(project is at northeast corner of Graf/Fourth St Intersection)

APNs: 052-360-001, 002, 003, 004, & 005

Project Description:

Proposed new construction of 3 buildings on APNs 052-360-001, 002, 003, 004, & 005 (Lots 1,2,3,4&5 of Book 16 of Maps Page 1) lots to be merged such that there are 3 lots (1 for each building) with reciprocal easements for access, parking, drainage, utilities, open space, and landscaping over a total area of 3.871 acres. Project totals are 54,114 sf of building footprint, 132 residential units, a management office, fitness center, 5,259 sf of commercial space, and 276 parking stalls with specifics detailed within this plan set.

Project Statistics:

APNs: 052-360-001, 002, 003, 004, & 005
Zoning: (WG) West Gateway
General Plan: Mixed Use

Building Footprint:
Lot Coverage: Parcel 1 - 72,191sf lot / 25,184sf building = 34.9%
Parcel 2 - 55,216sf lot / 21,292sf building = 38.6%
Parcel 3 - 41,222sf lot / 7,638sf building = 17.9%
Total - 168,630sf lots / 53,844 sf building = 31.9%

Total Open Space: 66,038 sf / 168,630sf lots = 39.2%
Total Vegetated Areas: 20,225sf / 168,630sf = 12.0% (vegetated landscaped areas)
Commercial Area: 5,259 sf

Max. Allowed Height: 50 ft.
Max. Proposed Height: 39'-4" above grade for primary structures (note, underground parking) (also note that the top of roof level stair/elevator enclosures are at 49')

Building Data:

Building #1:
footprint = 25,184sf (67'x375'-11")
Garage Level = 70 parking stalls [FF 269.00]
2nd Level = 22 residential units (10 1-bdrm / 12 2-bdrm) [FF 280.00]
3rd Level = 23 residential units (11 1-bdrm / 12 2-bdrm)
4th Level = 23 residential units (11 1-bdrm / 12 2-bdrm)
Roof Level = 6,500 sf roof deck
Total = 68 residential units (32 1-bdrm / 36 2-bdrm)

Building #2:
footprint = 21,292sf (67'x220")
Garage Level = 33 parking stalls [FF 269.00]
1st Level = 5,259sf commercial [FF 276.00] & 900sf management Office [FF 276.85]
2nd Level = 11 residential units (4 1-bdrm / 7 2-bdrm) [FF 280.00]
3rd Level = 18 residential units (8 1-bdrm / 10 2-bdrm)
4th Level = 18 residential units (8 1-bdrm / 10 2-bdrm)
Roof Level = 6,500 sf roof deck
Total = 5,259 sf commercial / 47 residential units (20 1-bdrm / 27 2-bdrm)

Building #3:
footprint = 7,638sf (67'x114)
Garage Level = 14 parking stalls [FF 269.00]
2nd Level = 5 residential units (3 1-bdrm / 2 2-bdrm) * 1,140sf fitness center [FF 280.00]
3rd Level = 6 residential units (3 1-bdrm / 3 2-bdrm)
4th Level = 6 residential units (3 1-bdrm / 3 2-bdrm)
Roof Level = 1,700 sf roof deck
Total = 17 residential units (9 1-bdrm / 8 2-bdrm)

Residential Unit Totals: 132 units (61 1-bedroom, 71 2-bedroom)
Commercial Space Totals: 5,259 sf
Management Office: 900 sf
Fitness Center: 1,140 sf

Open Space Requirements: 500sf per unit including a minimum of 64sf per unit private open space
Total Requirement: 500sf/unit * 132 units = 66,000 sf
Open Space Amenities: tot lot, management office, fitness center

Open Space Provided:
Common Open Space:
Outdoor: 40,850 sf
Indoor: (management office+fitness center) 2,040 sf

Private Open Space:
Unit deck (64 sf) = 132 units * 64 sf = 8,448 sf
Building #1 Roof Deck (residents only) = 6,500 sf
Building #2 Roof Deck (residents only) = 6,500 sf
Building #3 Roof Deck (residents only) = 1,700 sf

Total Open Space Provided = 66,038 sf

Parking:

Parking Required: (COH Municipal Code Section 17.18)
Residential: 1-bedroom = 1.5 spaces/unit * 61 units = 92 spaces
2-bedroom = 1.5 spaces/unit * 71 units = 107 spaces
3-bedroom = 2.0 spaces/unit * 0 units = 0 spaces
Commercial: 1 space per 250 sf = 5,259 sf / 250 = 22 spaces
Guest Parking: 0.25 spaces per res. unit = 132 units * 0.25 = 33 spaces
Total Parking Required: 254 spaces

Parking Provided:
Building #1 Garage: 70 spaces (4 ADA, 44 EV)
Building #2 Garage: 33 spaces (2 ADA, 18 EV)
Building #3 Garage: 14 spaces (2 ADA, 8 EV)
Open/Shared Parking: 159 spaces (9 ADA, 10 EV)
Total: 276 spaces (17 ADA, 80 EV)

Parking & Loading space dimensions: 9' x 18' standard, 8'x16' compact
Bicycle Parking (required 10% of req. auto parking) = 254*0.10 = 26 bicycle spaces provided

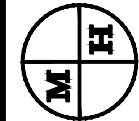
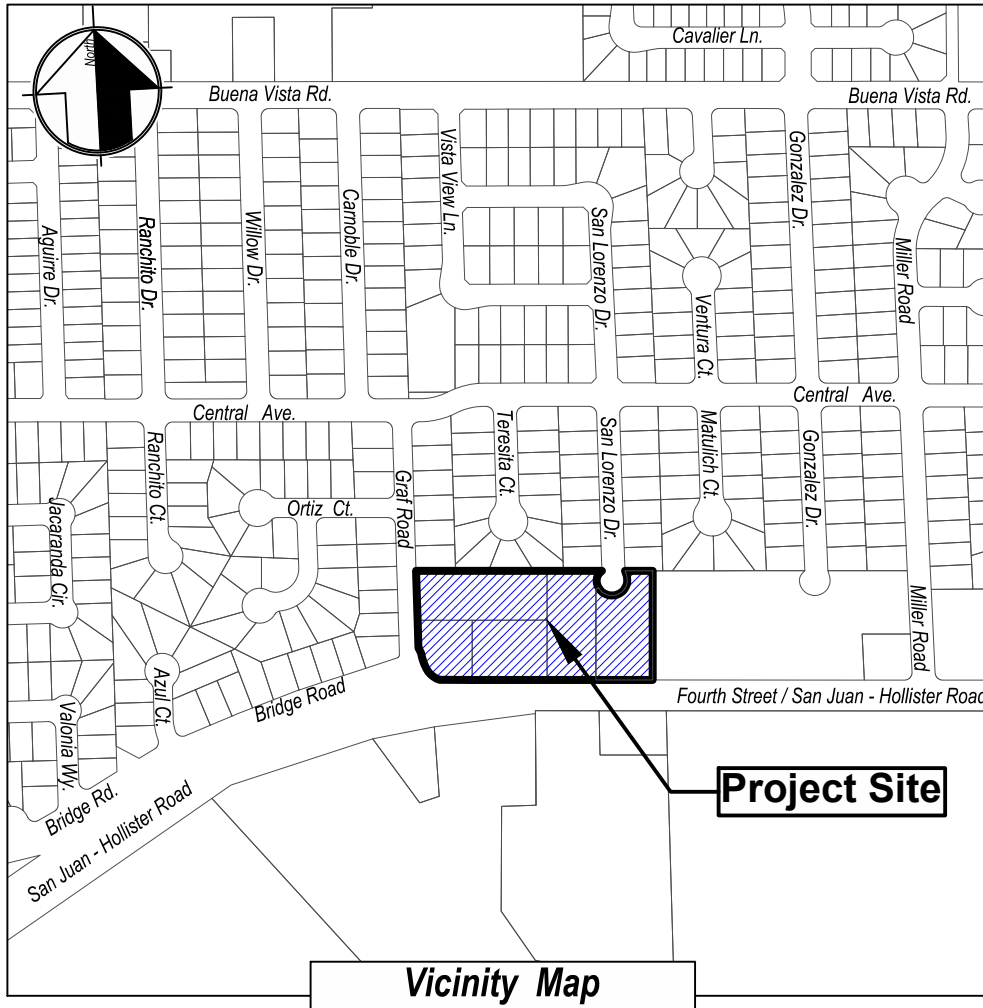
Notes:
1. 22 excess vehicle spaces provided to ensure flexibility for possible potential future uses of commercial space and to ensure that project has no impact on existing neighborhood parking)
2. EV (electric vehicle charging stations) shown are conceptual to show the intent to comply with applicable codes. Final design plans shall revise this count and locations as required for direct compliance with the EV requirements.

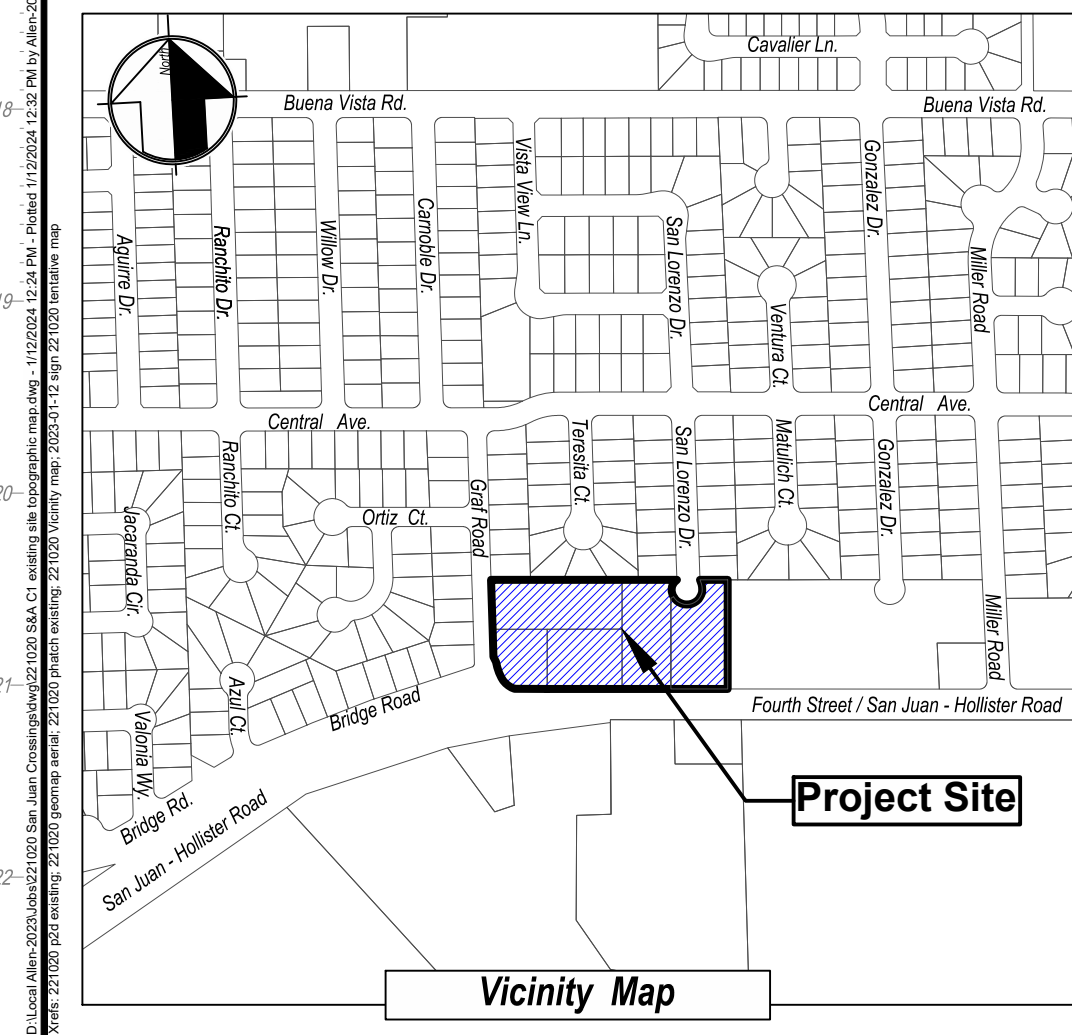
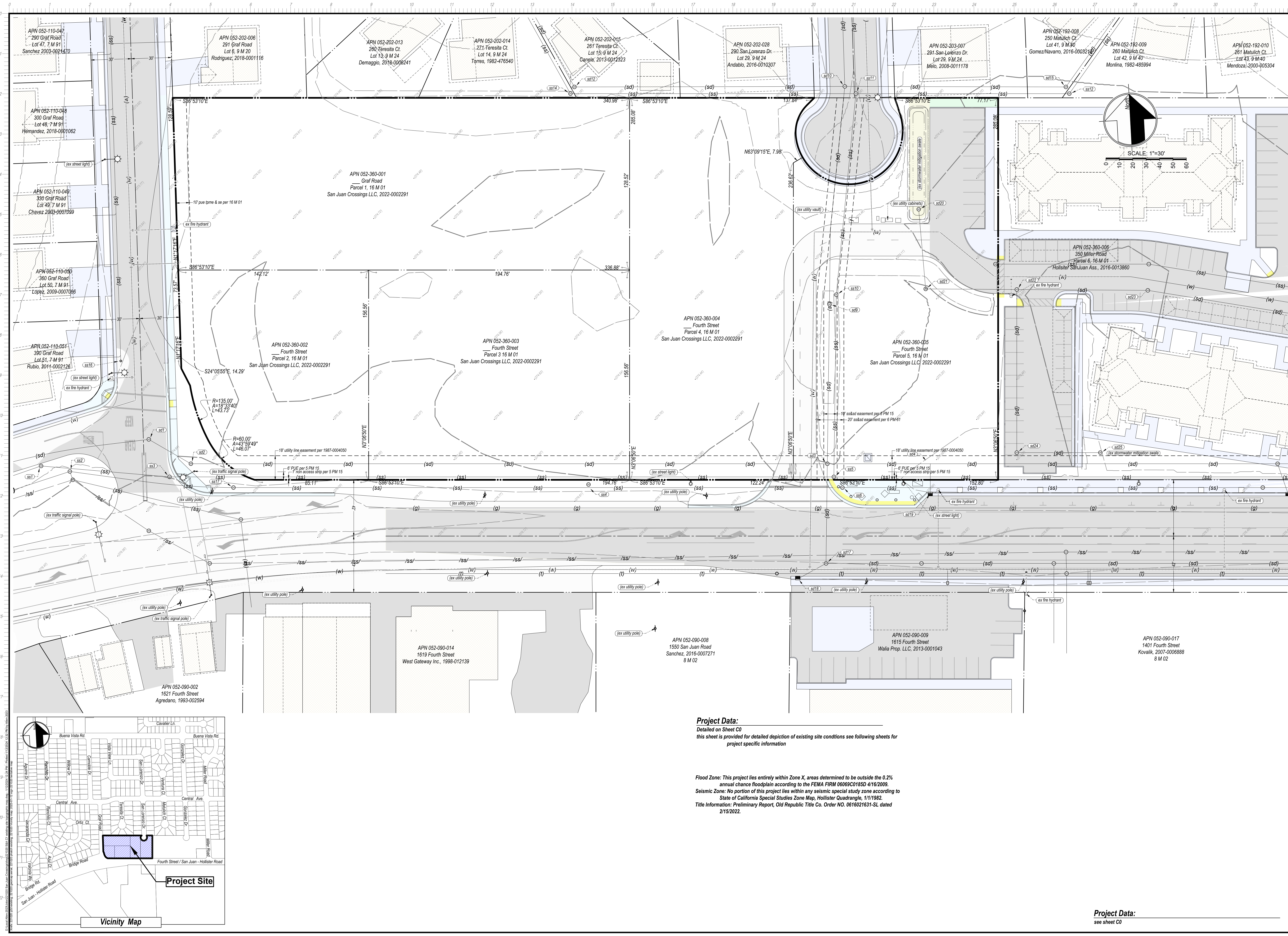
Civil Sheet Index:

C0 Cover
C1 Existing Site
C2 S&A Site Plan & Project Information
C3 Tentative Map
C4 S&A Utility Plan
C5 S&A Grading Plan
C6 S&A Site & Drainage Details
C7.1 S&A Landscape Plan
C7.2 S&A Landscape Details

Architectural Sheet Index:

A2.1 Building 1 Floor Plans
A2.2 Building 2 Floor Plans
A2.3 Building 3 Floor Plans
A3 Building Sections
A4.1 Building #1 Elevations
A4.1a Building #2 Elevations
A4.1b Building #3 Elevations
A4.2 Building 1 Exterior Perspective
A4.3 Building 2 Exterior Perspective
A4.4 Building 3 Exterior Perspective
A5.1 Unit Plans
A5.2 Unit Plans
A6.1 Color Material Board





Project Data:
Detailed on Sheet C0
this sheet is provided for detailed depiction of existing site conditions see following sheets for project specific information

Flood Zone: This project lies entirely within Zone X, areas determined to be outside the 0.2% annual chance floodplain according to the FEMA FIRM 06069C0185D 4/16/2009.
Seismic Zone: No portion of this project lies within any seismic special study zone according to State of California Special Studies Zone Map, Hollister Quadrangle, 1/1/1982.
Title Information: Preliminary Report, Old Republic Title Co. Order NO. 0616021631-SL dated 2/15/2022.

Project Data:
see sheet C0

01/12/2024 12:34 PM
FOR PLANNING ONLY

REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRE
C58384
STATE OF CALIFORNIA
EXP. 12-31-2024

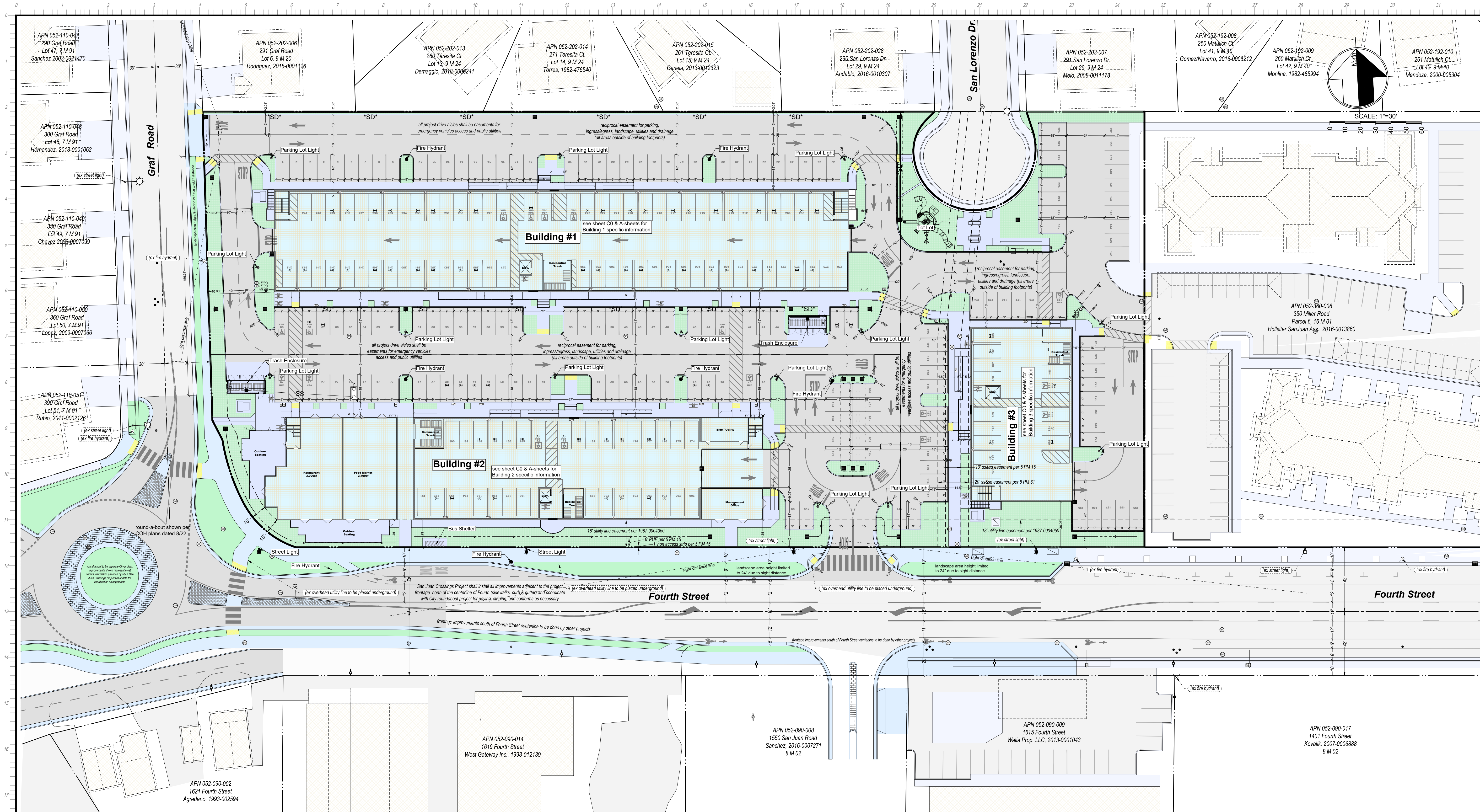
NOT FOR CONSTRUCTION
1/12/2024

MH

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Existing Site
San Juan Crossings

DATE: 2024-01-12	JOB NO: 221020	SHEET: C1
SCALE: 1"=30'	DRAWN BY: AS	OF: 1
CHECKED BY: md		

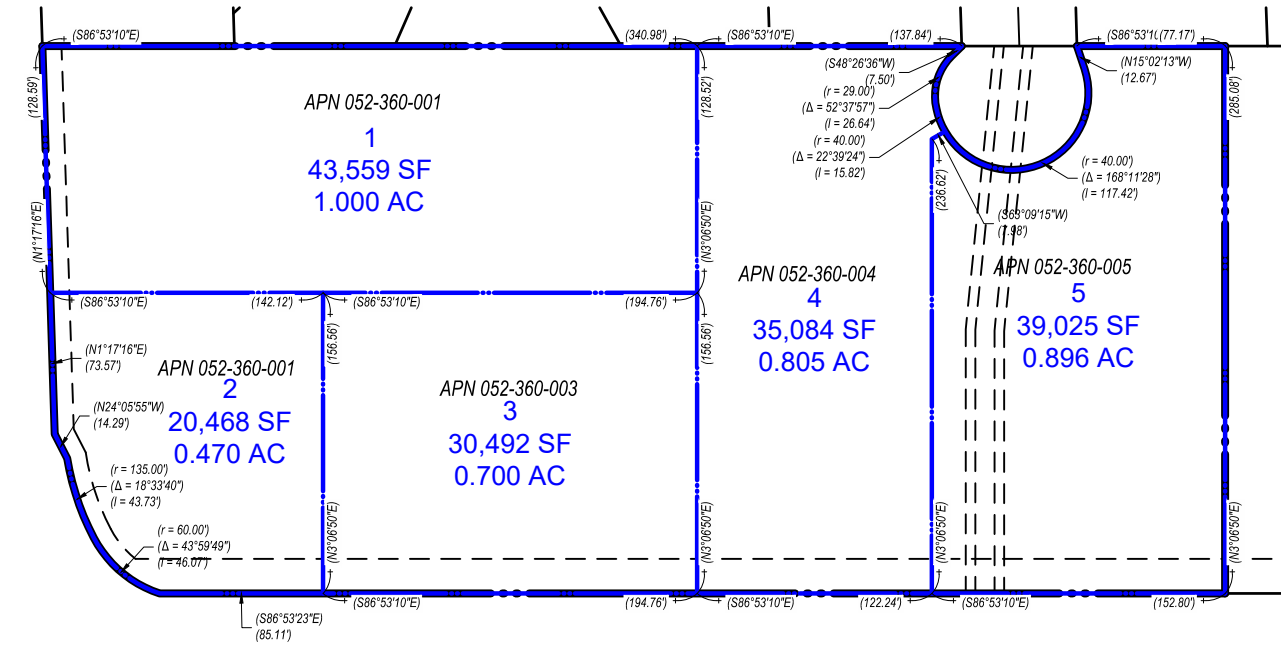


Flood Zone: This project lies entirely within Zone X, areas determined to be outside the 0.2% annual chance floodplain according to the FEMA FIRM 06069C0185D 4/16/2009.

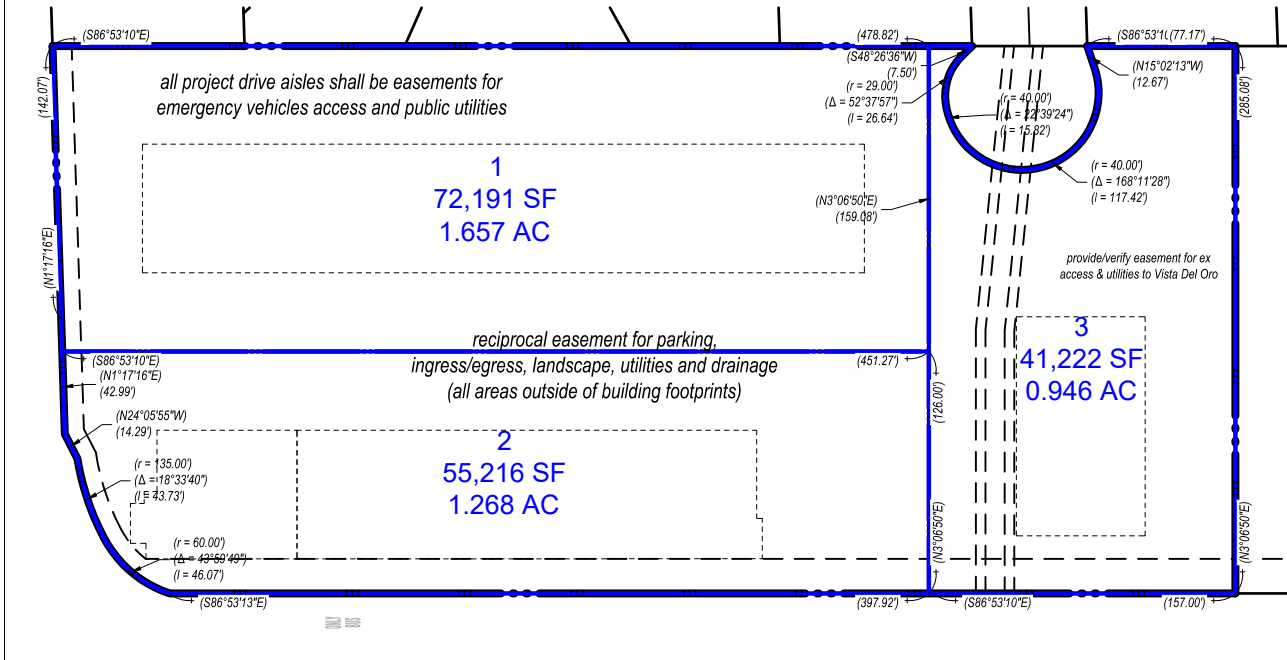
Seismic Zone: No portion of this project lies within any seismic special study zone according to State of California Special Studies Zone Map, Hollister Quadrangle, 1/1/1982.

General Pedestrian, Bicycle & Parking Regulations: project design complies with all elements of COH Code section 17.18.030

Existing Property Lines
per 16 M 01



Post Project Property Lines
lot line adjustment & parcel merger



Symbols

- | | | | |
|----------|------------------------|-----|----------------------------|
| existing | symbol | new | |
| ○ | storm drain manhole | ● | new storm drain manhole |
| ⊙ | curb inlet | ⊙ | new curb inlet |
| ○ | sanitary sewer manhole | ⊙ | new sanitary sewer manhole |
| ● | water valve | ● | new water valve |
| ⊙ | fire hydrant | ⊙ | new fire hydrant |
| ⊙ | water meter | ⊙ | new water meter |
| ⊙ | electrical service | ⊙ | new electrical service |
| ⊙ | utility pole | ⊙ | new utility pole |
| ⊙ | City std. street light | ⊙ | new City std. street light |
| ⊙ | 4th St. street light | ⊙ | new 4th St. street light |
| ⊙ | parking lot light | ⊙ | new parking lot light |
| ⊙ | EV charging station | ⊙ | new EV charging station |
| ⊙ | Bike Parking Bollard | ⊙ | new Bike Parking Bollard |

note: labels that are in italics and parenthesis represent existing information while standard font is new information.

Hatch Legend

- | | |
|--|-----------------------------------|
| | existing structure to remain |
| | existing ac pavement to remain |
| | existing pcc (concrete) to remain |
| | Proposed Structure |
| | Proposed AC pavement |
| | Proposed PCC (concrete) |
| | Proposed vegetation areas |

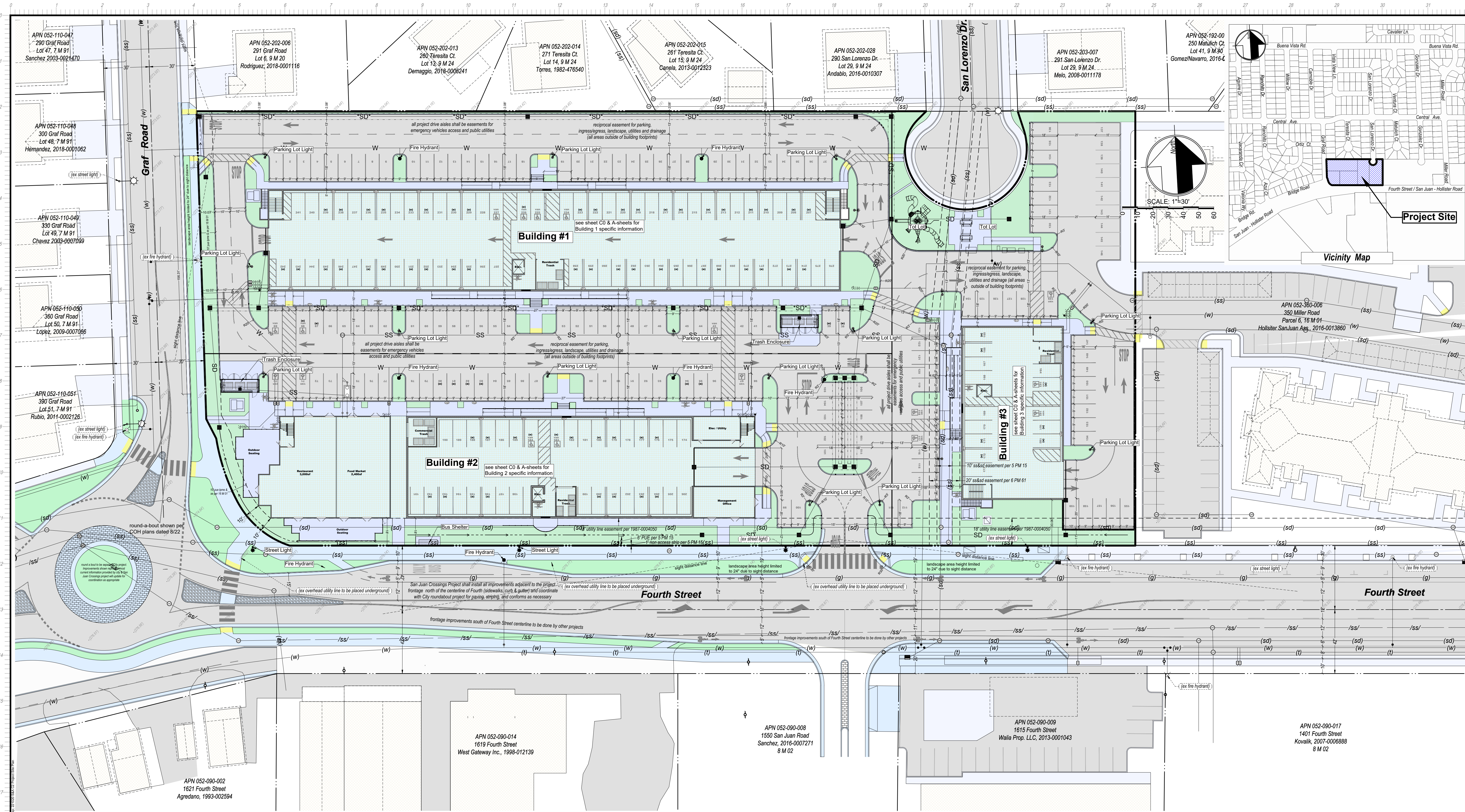
Project Data:
see sheet C0



MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

\$&A Project Site Plan & Project Information
San Juan Crossings

DATE: 2024-01-12
SCALE:
DRAWN BY: As
CHECKED BY: md
JOB NO
221020
SHEET
C2
OF



01/12/2024 12:30 PM
FOR PLANNING ONLY
REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRADE
C58384
STATE OF CALIFORNIA
EXP. 12-31-2024
NOT FOR CONSTRUCTION
1/16/2024

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Tentative Map
San Juan Crossings

Flood Zone: This project lies entirely within Zone X, areas determined to be outside the 0.2% annual chance floodplain according to the FEMA FIRM 06060C01850 4/16/2009.
Seismic Zone: No portion of this project lies within any seismic special study zone according to State of California Special Studies Zone Map, Hollister Quadrangle, 1/1/1982.
General Pedestrian, Bicycle & Parking Regulations: project design complies with all elements of COH Code section 17.18.030

Note: Tentative Map is being provided because Lot Line Adjustment & Parcel Merger involves 5 Parcels

existing	symbol	new
	storm drain manhole	
	sanitary sewer manhole	
	fire hydrant	
	electrical service	
	City std. street light	
	parking lot light	
	Bike Parking Bollard	

note: labels that are in italics and parenthesis represent existing information while standard font is new information.

APNs: 052-360-001, 002, 003, 004, & 005
Parcel Description: Parcels 1, 2, 3, 4, & 5 Tract 332, 16 M 01
Parcel Size: 3.871 acres
Address: none assigned
Location: northeast corner of Fourth St / Graf Rd. intersection
Zoning Designation: WG
General Plan: Mixed Use
Description of Proposed Use: Mixed Use Development.

16.36.030 - Data required.
A. Name of the proposed subdivision San Juan Crossings
B. Names, addresses and telephone numbers of the record owner and subdivisor: See Project Information, this sheet
C. Name and address of the registered civil engineer: See Project Information, this sheet
D. A vicinity map: See top right of this sheet
E. Scale, date, north arrow, provided
F. Adjoining subdivisions, improvements, etc.: as shown on this sheet.
G. Existing elevations, vegetation, watercourses, etc.: shown and as supplemented for clarity on sheet C1 existing site topographic map in S&A set.
H. The boundary of the tract and proposed increments of development: as shown on this sheet.
I. Proposed streets: Proposed new streets are only new private drive aisles with parking and sidewalks as shown on this sheet. These will be within reciprocal easements for use by all project parcels, as well as for use by the existing Vista Del Oro project to the east which uses the current drive aisle.
J. Walks and walkways: provided along drive aisles and parking as well as within open space parcels to provide pedestrian access to and from all units through the project to the public streets.
K. Proposed land uses: Mixed use with 136 residential units, 5,400 sf of commercial space, drive aisles, parking, and open space on existing vacant parcels in the WG zone.
L. Recreation areas: open space, scenic or open space easements: Recreation areas and open space provided as shown on all areas that are not buildings or drive aisles this includes the lot tot and landscaped areas. All will be within reciprocal easements for the project parcels.
M. Rights-of-way and easements including width and purpose: Project

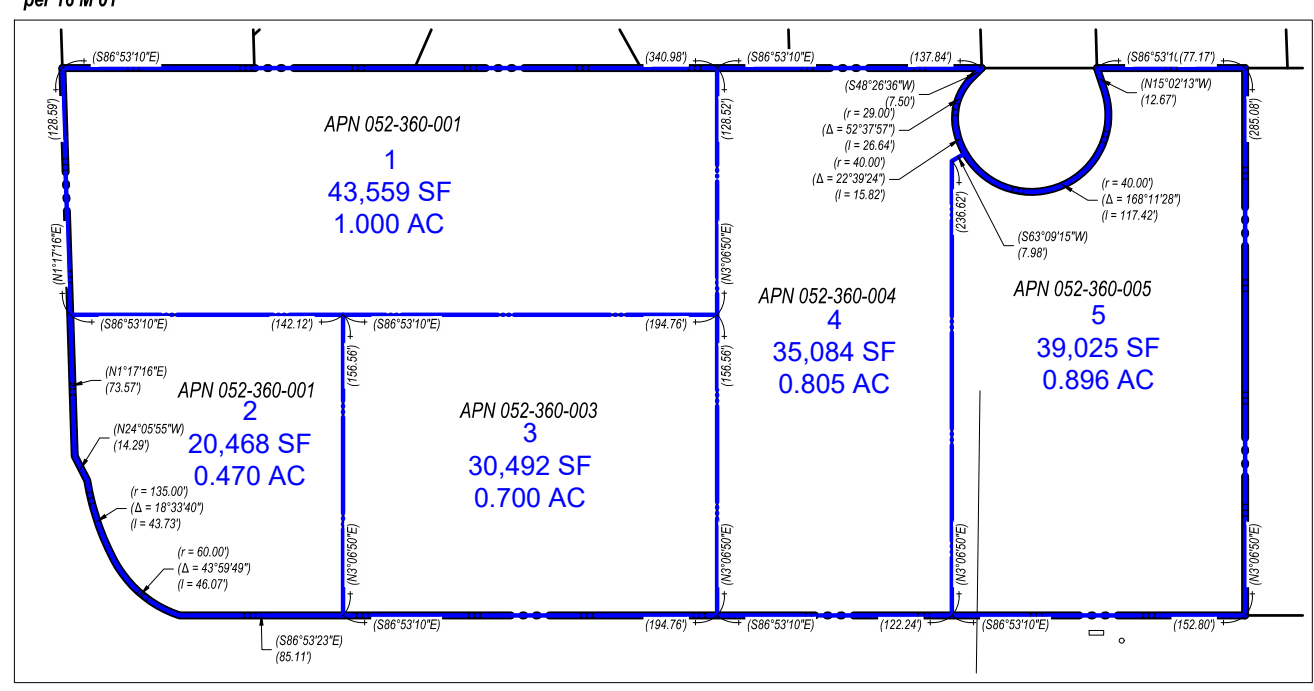
parcels will include reciprocal easements for all areas that are not buildings for ingress/egress/parking/utilities/drainage/landscape all be managed by the Homeowners Association and each will have defined rights to allow the necessary rights via the owners statement on the parcel map.
N. Lot & Block Numbers: Parcels 1, 2, & 3 as detailed on the Post Project Property Lines inset on this sheet.
O. Lot dimensions: as shown on Post Project inset this sheet. Setback lines: standard per zoning (zero feet allowed per 17.08.050 A.3.a) - dimensioned on this sheet.
P. Non-access strips or other controls: Non-vehicular access strip to be provided along the entire right of way along Fourth Street and Graf Road excepting the two project driveways.
Q. Proposed traffic control signs: modification of signs along Fourth Street and Graf Road to be implemented as required based on feedback provided during Tentative Map review process, integrated with the City Round-A-Bout project and documented by project conditions of approval.
R. Proposed sanitary sewer, water and storm drainage systems: as shown on this sheet with symbols and lines as well as an accompanying S&A utility plan in more detail.
S. Proposed Development of these parcels is as shown on this Tentative Map Site Plan.
T. By tabulation:
168,530sf (3.871ac) = Total Project Area
3 = Number of Lots
1.29 ac = average lot size
0.916 ac = minimum lot size
25,949 sf = open space area
136 units / 3,871 ac = 35.1 dwelling units/acre = Density

16.36.040 - Accompanying material required.
A. Old Republic Title Co. Order, Number 0616021631-SL attached to this tentative map submittal.
B. Utilities Report: Utility mains are existing in the frontage of this project for connection per city standards.
C. Supplemental Information shall be provided upon review & request by the City planning department if the intentions are not clearly shown on this tentative map & accompanying S&A plan set, in regard to any aspect of

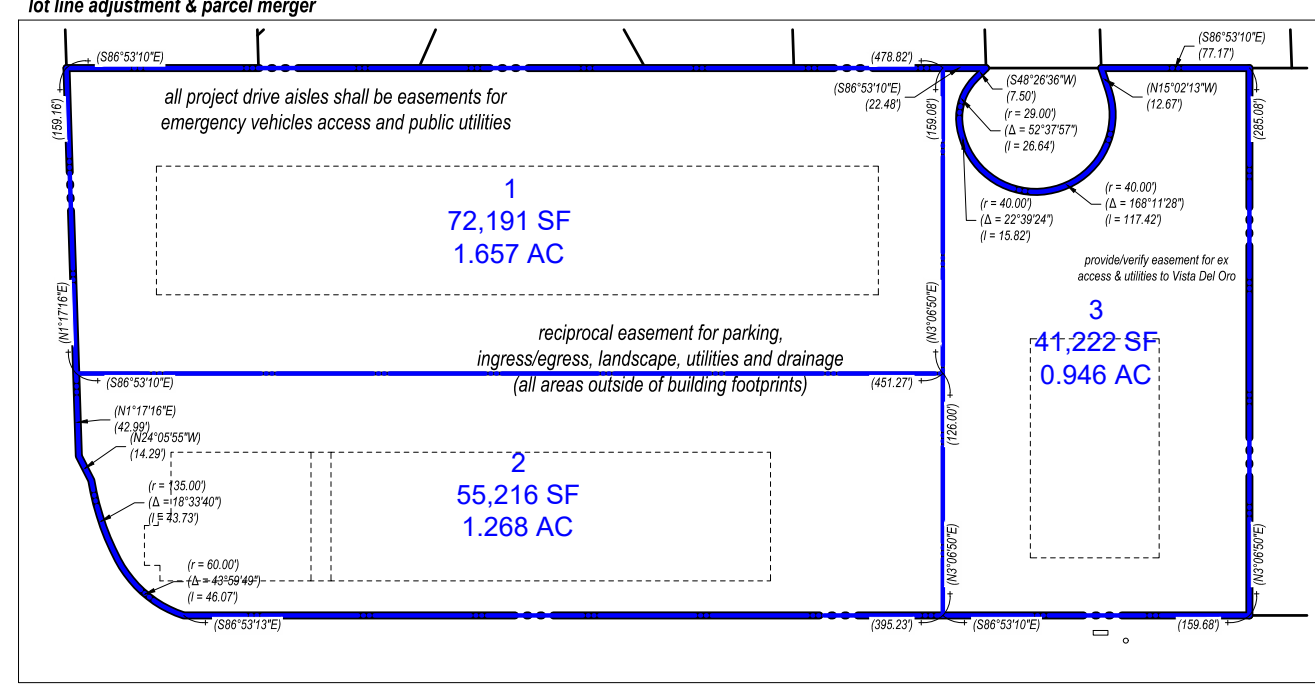
this proposed project. This item shall be updated to include list these supplements when they are requested and prepared.
D. This tentative map shall be supplemented with additional details and exhibits to clarify any complex technical considerations the City Council and City Planning Commission feel are warranted. This item shall be updated to include list these supplements when they are requested and prepared.
E. Filing fee shall be provided with this map as required.

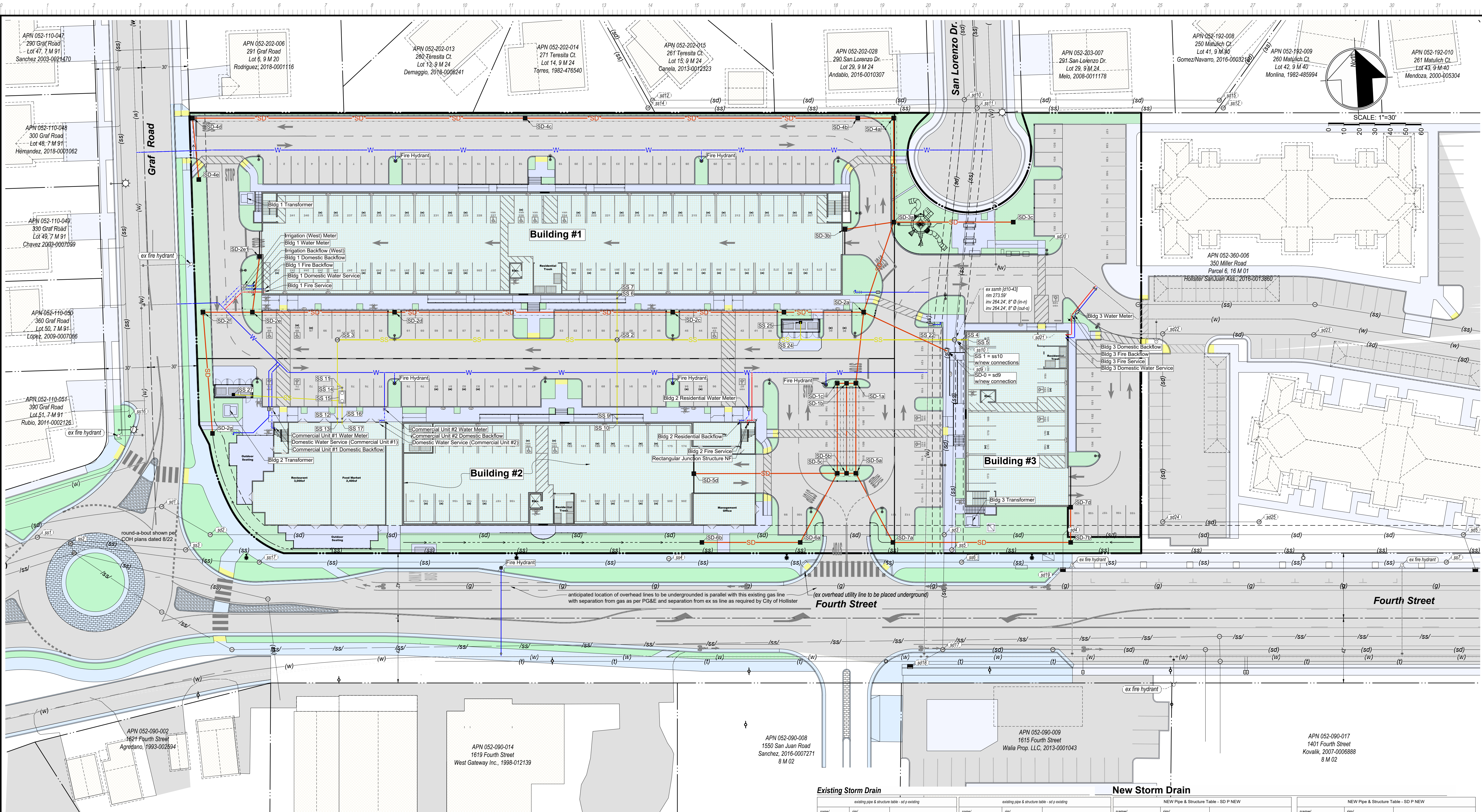
Project Information:
Applicant: San Juan Crossings LLC
15700 Winchester Boulevard
Los Gatos, CA 95030
408.221.8870 / dans@gservicing.com
831.902.5187 / buildingent@razzlink.com
Owner: San Juan Crossings LLC
15700 Winchester Boulevard
Los Gatos, CA 95030
408.221.8870 / dans@gservicing.com
831.902.5187 / buildingent@razzlink.com
Engineer: MH engineering Co.
Allen Andrade
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381 / allen@mhengineering.com
Architect: LPMD Architects
1288 Kifer Rd. Suite 206
Sunnyvale, CA 94086

Existing Property Lines



Post Project Property Lines





Existing Sanitary Sewer

name / description	rim / inv (depth)	connected pipe details
ss1 ex ssmh	rim=273.55 inv=260.13 (13.42)	30" inv=260.13, in=151 (F @ 0.30%) 30" inv=260.13, out=138 (F @ 0.20%)
ss2 ex ssmh	rim=274.39 inv=260.38 (13.91)	27" inv=260.38, in=123 (F @ 0.18%) 30" inv=260.38, out=108 (F @ 0.15%)
ss3 ex ssmh	rim=274.97 inv=260.32 (14.65)	30" inv=260.32, in=150 (F @ 0.30%) 30" inv=260.32, out=138 (F @ 0.20%)
ss4 ex ssmh	rim=275.74 inv=261.21 (14.54)	30" inv=261.21, in=150 (F @ 0.30%) 30" inv=261.21, out=138 (F @ 0.20%)
ss5 ex ssmh	rim=276.26 inv=261.22 (14.05)	30" inv=261.22, in=150 (F @ 0.30%) 30" inv=261.22, out=138 (F @ 0.20%)
ss6 ex ssmh	rim=276.48 inv=261.51 (13.97)	30" inv=261.51, in=150 (F @ 0.30%) 30" inv=261.51, out=138 (F @ 0.20%)
ss7 ex ssmh	rim=276.07 inv=261.07 (14.00)	30" inv=261.07, in=150 (F @ 0.30%) 30" inv=261.07, out=138 (F @ 0.20%)
ss8 ex ssmh	rim=276.30 inv=261.30 (13.99)	30" inv=261.30, in=150 (F @ 0.30%) 30" inv=261.30, out=138 (F @ 0.20%)
ss9 ex ssmh	rim=276.30 inv=261.30 (13.99)	30" inv=261.30, in=150 (F @ 0.30%) 30" inv=261.30, out=138 (F @ 0.20%)

New Sanitary Sewer

name / description	rim / inv (depth)	connected pipe details
SS 1 Adjust Ex ssmh rim	rim=278.28 inv=262.42 (15.86)	6" inv=262.42, in=151 (F @ 0.30%) 6" inv=262.42, out=138 (F @ 0.20%)
SS 2 SSMH	rim=276.62 inv=267.02 (8.40)	6" inv=267.02, in=151 (F @ 0.30%) 6" inv=267.02, out=138 (F @ 0.20%)
SS 3 SSMH	rim=274.76 inv=266.35 (8.41)	6" inv=266.35, in=151 (F @ 0.30%) 6" inv=266.35, out=138 (F @ 0.20%)
SS 4 SSMH	rim=276.30 inv=267.02 (8.72)	6" inv=267.02, in=151 (F @ 0.30%) 6" inv=267.02, out=138 (F @ 0.20%)
SS 5 SSMH	rim=276.30 inv=267.02 (8.72)	6" inv=267.02, in=151 (F @ 0.30%) 6" inv=267.02, out=138 (F @ 0.20%)
SS 6 SSMH	rim=276.30 inv=267.02 (8.72)	6" inv=267.02, in=151 (F @ 0.30%) 6" inv=267.02, out=138 (F @ 0.20%)
SS 7 SSMH	rim=276.30 inv=267.02 (8.72)	6" inv=267.02, in=151 (F @ 0.30%) 6" inv=267.02, out=138 (F @ 0.20%)
SS 8 SSMH	rim=276.30 inv=267.02 (8.72)	6" inv=267.02, in=151 (F @ 0.30%) 6" inv=267.02, out=138 (F @ 0.20%)
SS 9 SSMH	rim=276.30 inv=267.02 (8.72)	6" inv=267.02, in=151 (F @ 0.30%) 6" inv=267.02, out=138 (F @ 0.20%)
SS 10 SSMH	rim=276.30 inv=267.02 (8.72)	6" inv=267.02, in=151 (F @ 0.30%) 6" inv=267.02, out=138 (F @ 0.20%)
SS 11 SSMH	rim=276.30 inv=267.02 (8.72)	6" inv=267.02, in=151 (F @ 0.30%) 6" inv=267.02, out=138 (F @ 0.20%)

Existing Storm Drain

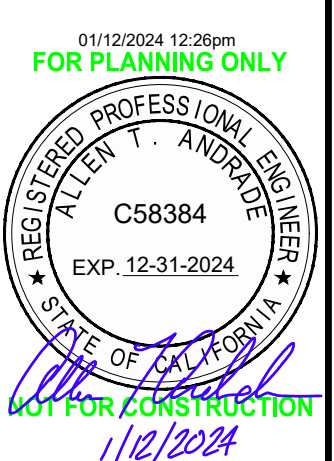
name / description	rim / inv (depth)	connected pipe details
sd1 ex ssmh	rim=274.69 inv=262.19 (12.50)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)
sd2 ex ssmh	rim=275.22 inv=262.19 (13.04)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)
sd3 ex ssmh	rim=275.10 inv=262.19 (13.04)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)
sd4 ex ssmh	rim=275.10 inv=262.19 (13.04)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)
sd5 ex ssmh	rim=275.10 inv=262.19 (13.04)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)
sd6 ex ssmh	rim=275.10 inv=262.19 (13.04)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)
sd7 ex ssmh	rim=275.10 inv=262.19 (13.04)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)
sd8 ex ssmh	rim=275.10 inv=262.19 (13.04)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)
sd9 ex ssmh	rim=275.10 inv=262.19 (13.04)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)
sd10 ex ssmh	rim=275.10 inv=262.19 (13.04)	6" inv=262.19, in=151 (F @ 0.30%) 6" inv=262.19, out=138 (F @ 0.20%)

New Storm Drain

name / description	rim / inv (depth)	connected pipe details
SD-0 SD Inlet	rim=279.32 inv=262.11 (17.21)	6" inv=262.11, in=151 (F @ 0.30%) 6" inv=262.11, out=138 (F @ 0.20%)
SD-1a SD Inlet	rim=273.82 inv=262.37 (11.45)	6" inv=262.37, in=151 (F @ 0.30%) 6" inv=262.37, out=138 (F @ 0.20%)
SD-1b SD Inlet	rim=273.82 inv=262.37 (11.45)	6" inv=262.37, in=151 (F @ 0.30%) 6" inv=262.37, out=138 (F @ 0.20%)
SD-1c SD Inlet	rim=273.82 inv=262.37 (11.45)	6" inv=262.37, in=151 (F @ 0.30%) 6" inv=262.37, out=138 (F @ 0.20%)
SD-2a SD Inlet	rim=272.75 inv=262.60 (10.15)	6" inv=262.60, in=151 (F @ 0.30%) 6" inv=262.60, out=138 (F @ 0.20%)
SD-2b SD Inlet	rim=272.75 inv=262.60 (10.15)	6" inv=262.60, in=151 (F @ 0.30%) 6" inv=262.60, out=138 (F @ 0.20%)
SD-2c SD Inlet	rim=272.75 inv=262.60 (10.15)	6" inv=262.60, in=151 (F @ 0.30%) 6" inv=262.60, out=138 (F @ 0.20%)
SD-2d SD Inlet	rim=272.75 inv=262.60 (10.15)	6" inv=262.60, in=151 (F @ 0.30%) 6" inv=262.60, out=138 (F @ 0.20%)
SD-2e SD Inlet	rim=272.75 inv=262.60 (10.15)	6" inv=262.60, in=151 (F @ 0.30%) 6" inv=262.60, out=138 (F @ 0.20%)
SD-2f SD Inlet	rim=272.75 inv=262.60 (10.15)	6" inv=262.60, in=151 (F @ 0.30%) 6" inv=262.60, out=138 (F @ 0.20%)

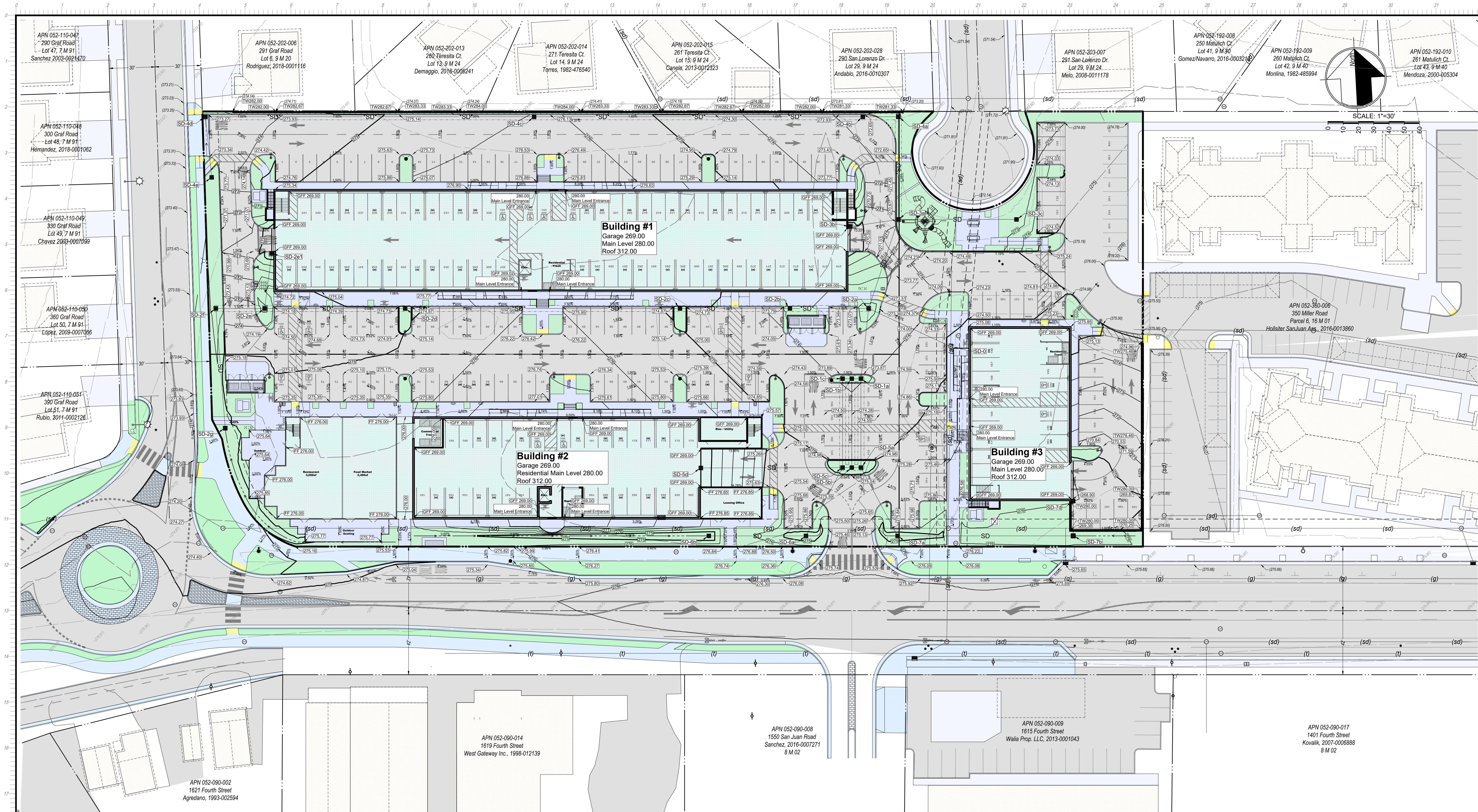
NEW Pipe & Structure Table - SD P NEW

name / description	rim / inv (depth)	connected pipe details
SD-4a SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)
SD-4b SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)
SD-4c SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)
SD-4d SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)
SD-4e SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)
SD-4f SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)
SD-4g SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)
SD-4h SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)
SD-4i SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)
SD-4j SD Inlet	rim=272.69 inv=263.34 (11.65)	6" inv=263.34, in=151 (F @ 0.30%) 6" inv=263.34, out=138 (F @ 0.20%)

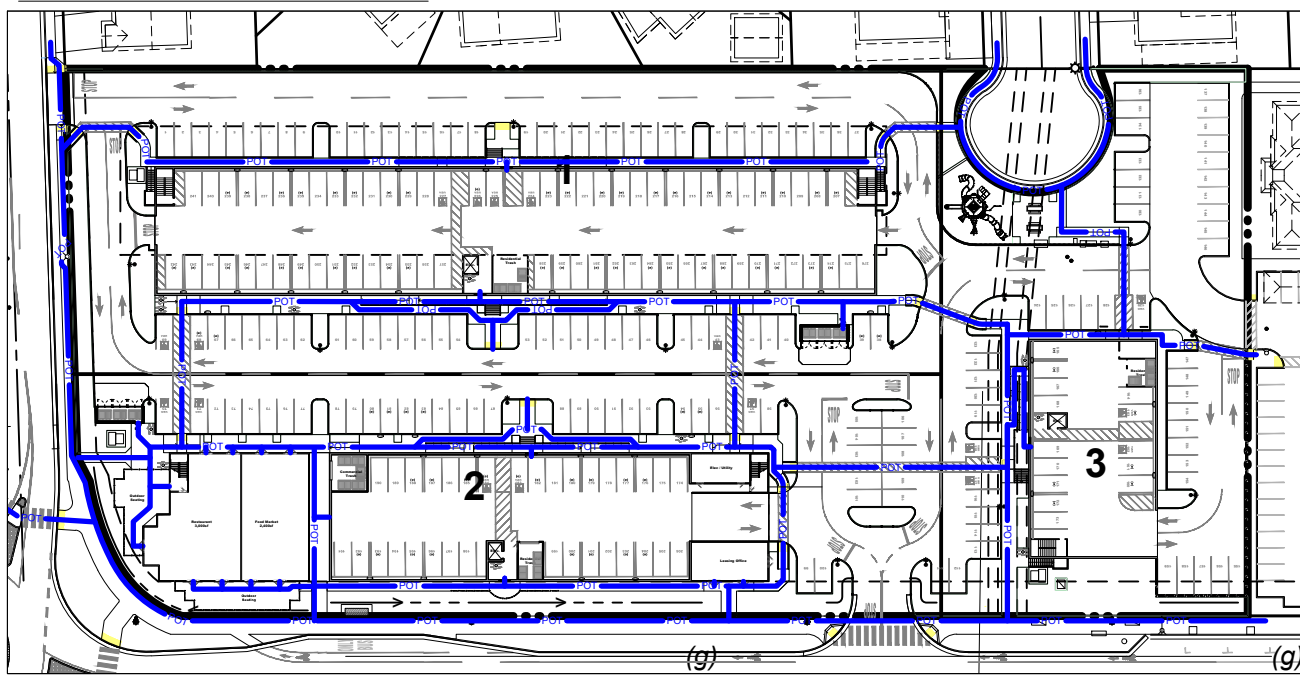


M.H. Engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

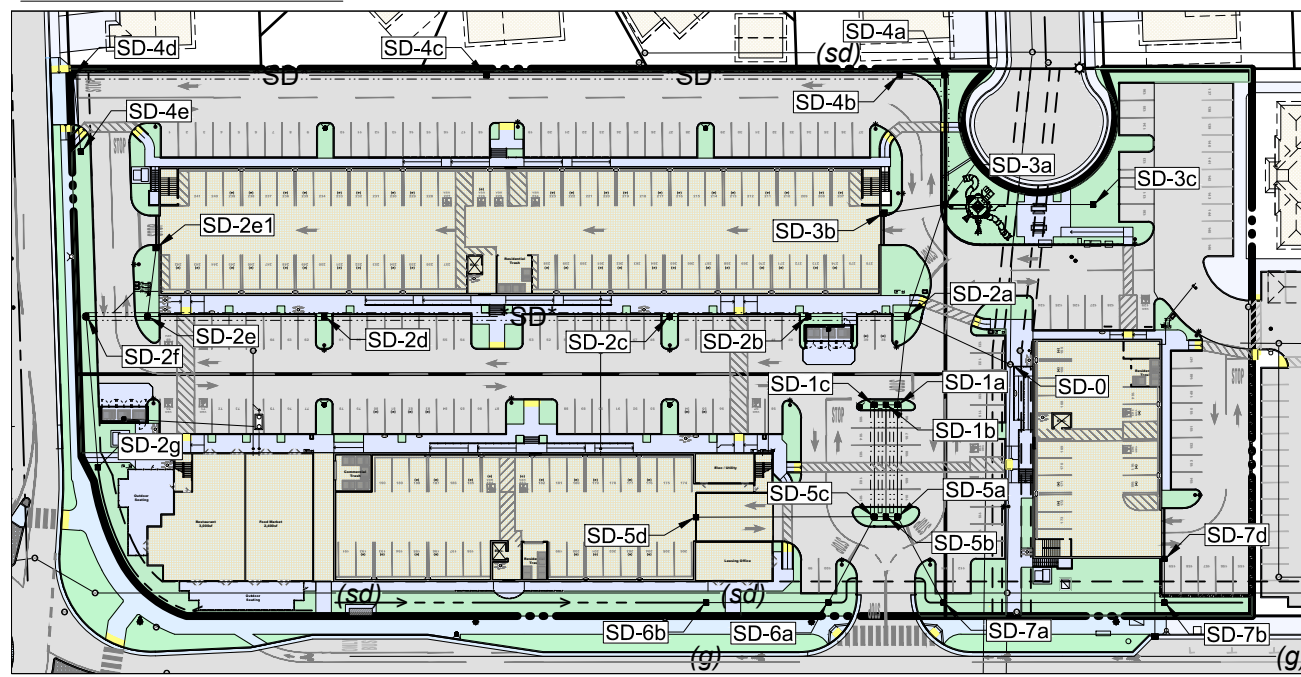
S&A Utility Plan
San Juan Crossings



Accessible Paths of Travel



Storm Drain Network



(281.65) existing spot elevation
280.68 design spot elevation
note: labels that are in italics and parenthesis represent existing information while standard font is new information.

01/12/2024 12:31 PM
FOR PLANNING ONLY
REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRE
C58384
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
1/12/2024

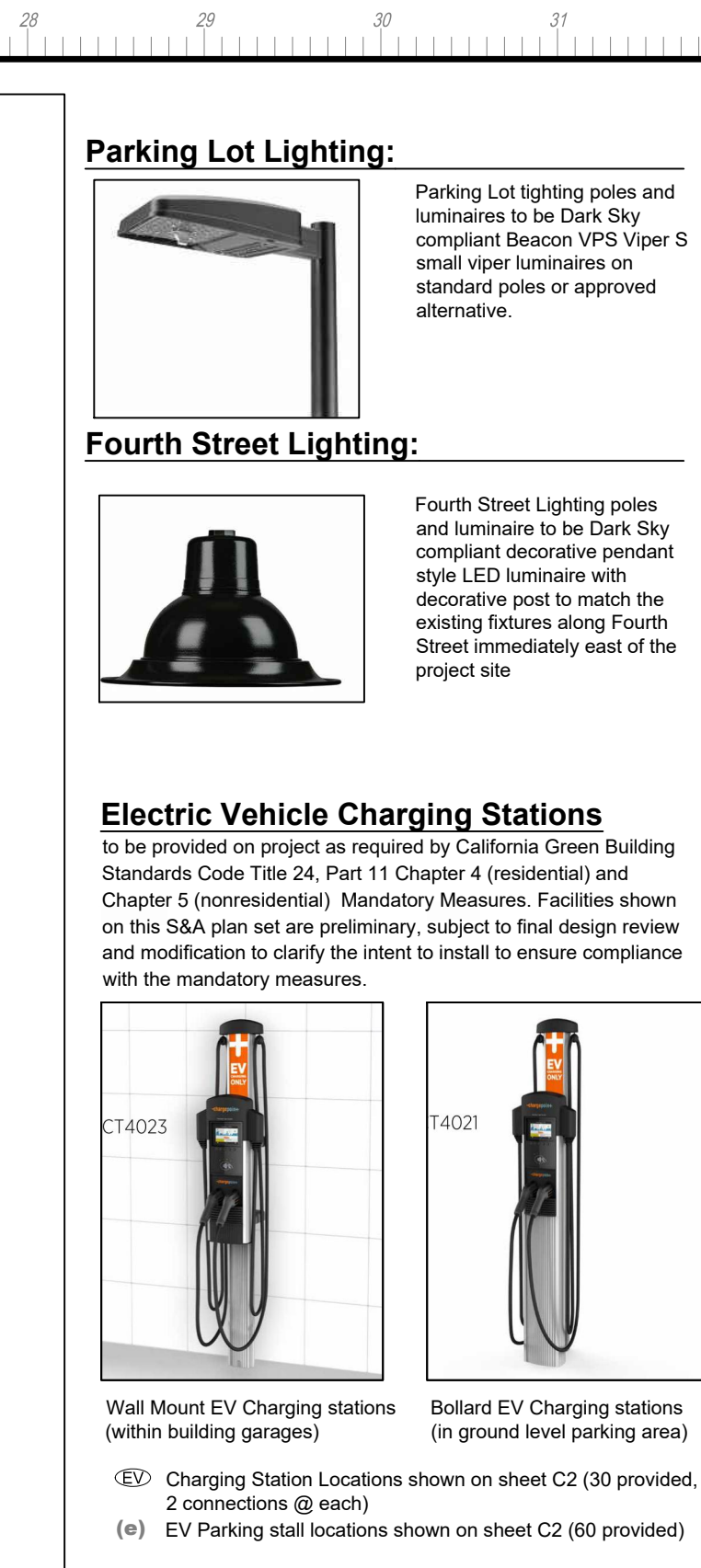
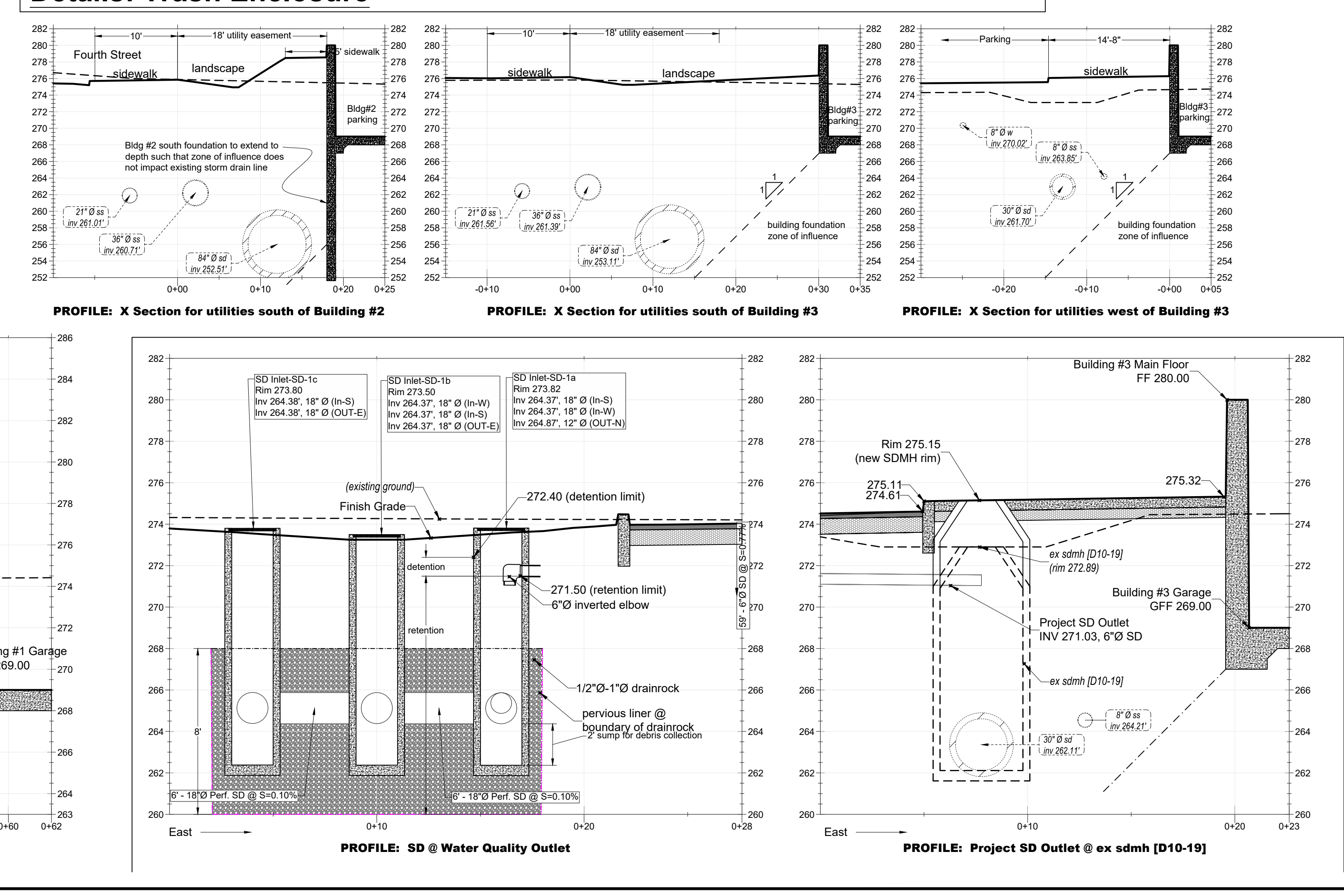
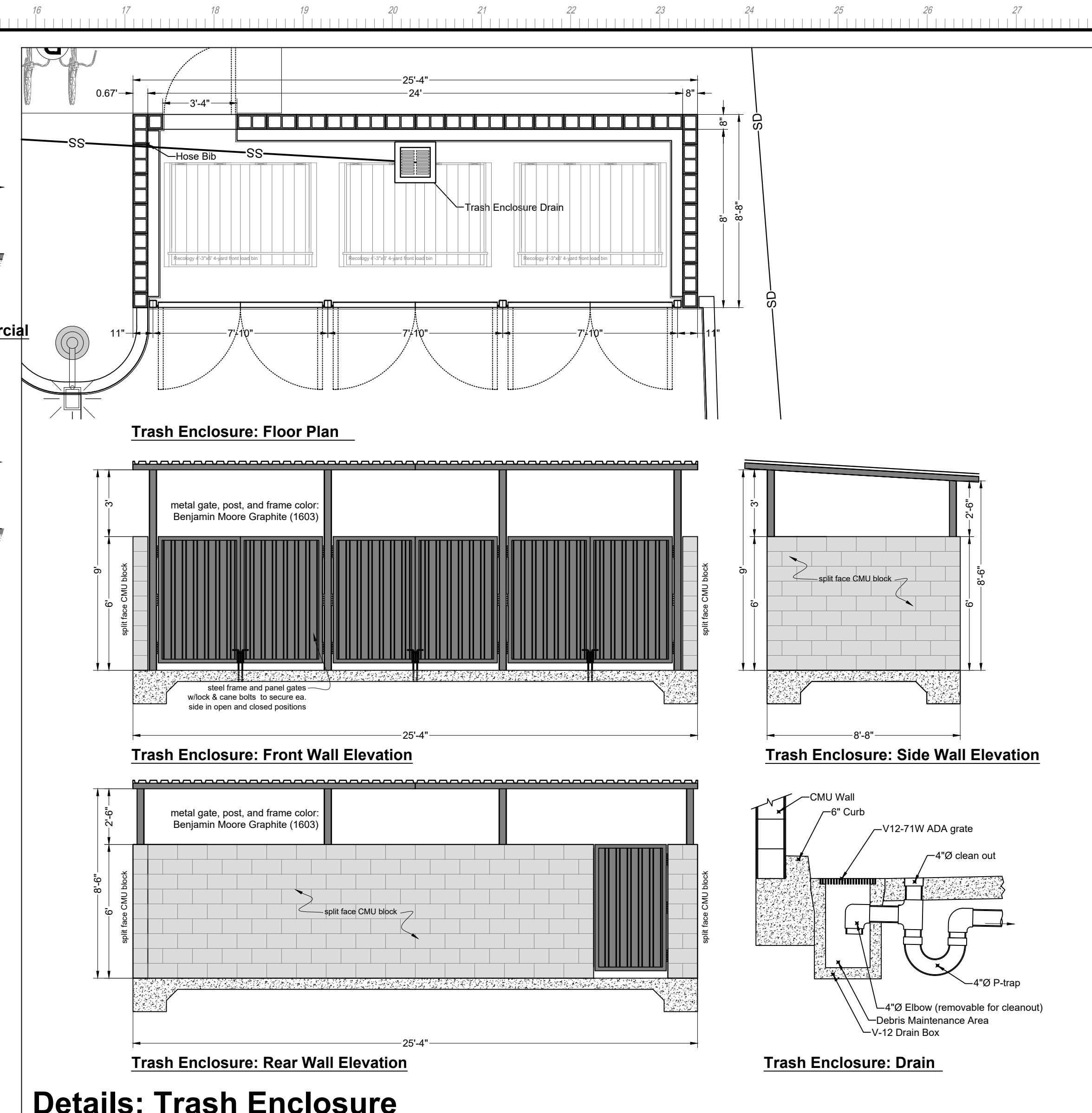
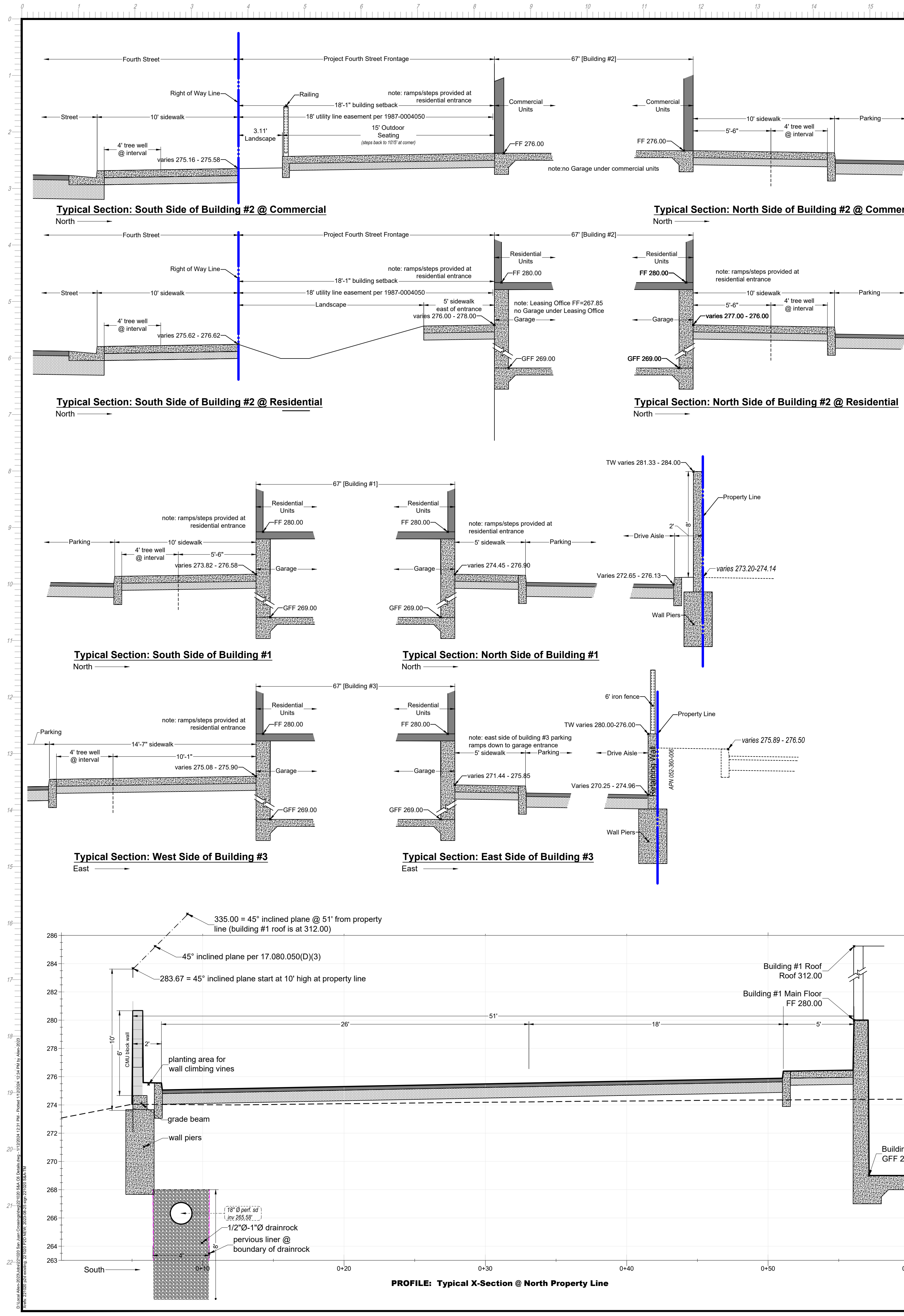
MH engineering Co.

16075 Vineyard Boulevard
Morgan Hill, CA 95037

S&A Grading & Drainage
San Juan Crossings

DATE: 2024-01-12
SCALE: 1"=30'
JOB NO: 221020
SHEET C5
OF 1

DRAWN BY: AS
CHECKED BY: MD



01/12/2024 12:31 PM
FOR PLANNING ONLY

REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDRE
C56384
STATE OF CALIFORNIA
EXP. 12-31-2024

NOT FOR CONSTRUCTION
1/12/2024

MH engineering Co.

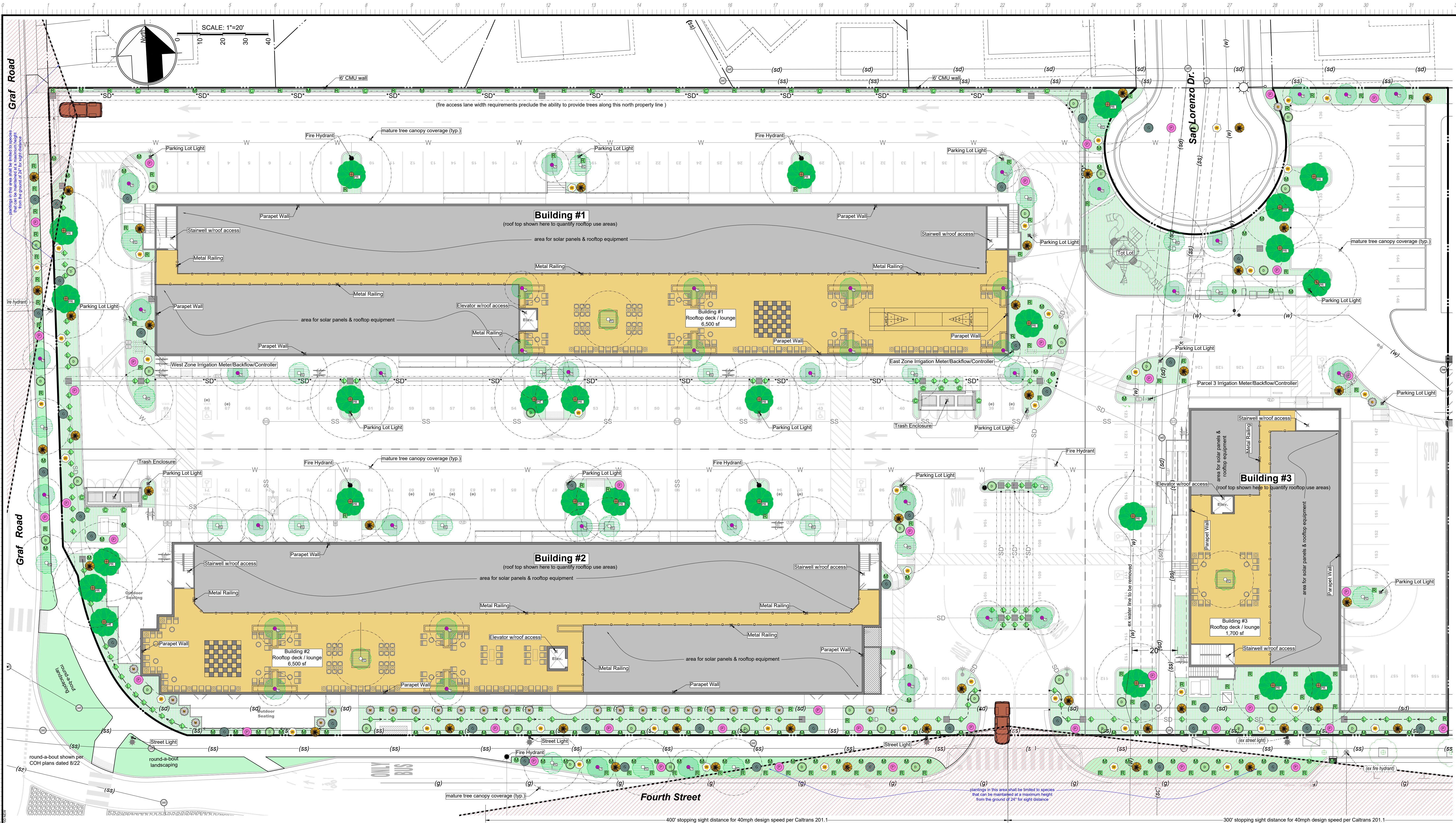
16075 Vineyard Boulevard
Morgan Hill, CA 95037

S&A Details

San Juan Crossings

DATE: 2024-01-12
SCALE:
JOB NO:
221020
SHEET
C6
OF

DRAWN BY: AS
CHECKED BY: md



Landscape Irrigation watering schedule

Low Water Use | Clay Loam | Drip 1.0 gal/hour

Month	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
Start Times/week	1	2	2	2	2	2	2	2	2	2	1	1
Hours per week	4	4	6	7	8	10	10	8	6	4	4	

Specific Notes

- All irrigation hydrozones are low water use.
- Irrigation source existing landscape water service as shown on plan below
- provide 1 gallon per hour emitters to all plants. 1 per 1gc and 2 per 5gc
- COH approved backflow preventer and weather station type irrigation controller to be used locations as shown on plan

Landscape Plant List

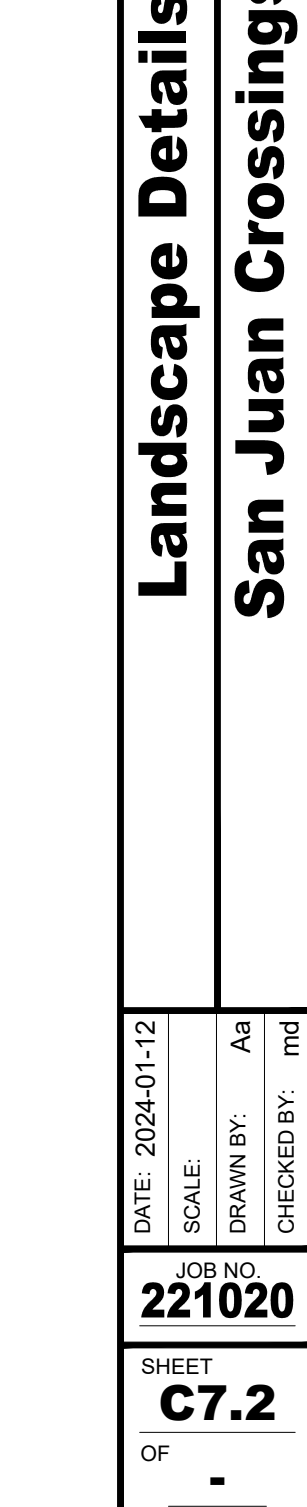
type	Botanical Name	Common Name	Size	Qty.	Water Use
Tree	Plantanus Racemosa	Western Sycamore	15 gc std.	7	Moderate
			24"/48" box	13 / 4	
	Lagerstroemia	Crape Myrtle	15 gc std.	13	Low
Tree	Natchez, Muskogee, Tuscarora		24" box	15	
	Pyrus calleryana	Ornamental Pear	15 gc std.	10	Low
			24" box	14	
Shrub	Cistus hydridus	White Rockrose	5gc/1gc	20/20	Low
Shrub	Cistus purpureus	Orchid Rockrose	5gc/1gc	20/20	Low
Shrub	Arctostaphylos D.	Manzanita	5gc/1gc	20/20	Low
Shrub	Dietes bicolor	Yellow Fortnight Lily	5gc/1gc	20/20	Low
Shrub	Grevillia 'Noeli'	Grevillia	5gc/1gc	20/20	Low
Shrub	Nandina compacta	Heavenly Bamboo	5gc/1gc	1/2	Low
Vine	Macfadynena unguis	Cats Claw Vine	5gc		Low
GC	Lomandra longifolia	Mat Rush (swales)	1gc	14ksf	Low
GC	Myoporum parvifolium	Myoporum 'white'	1gc		Low
GC	Rosmarinus prostratus	Dwarf Rosemary	1gc	16ksf	Low
Ground Cover: (shall provide 100% coverage within 1 year)					

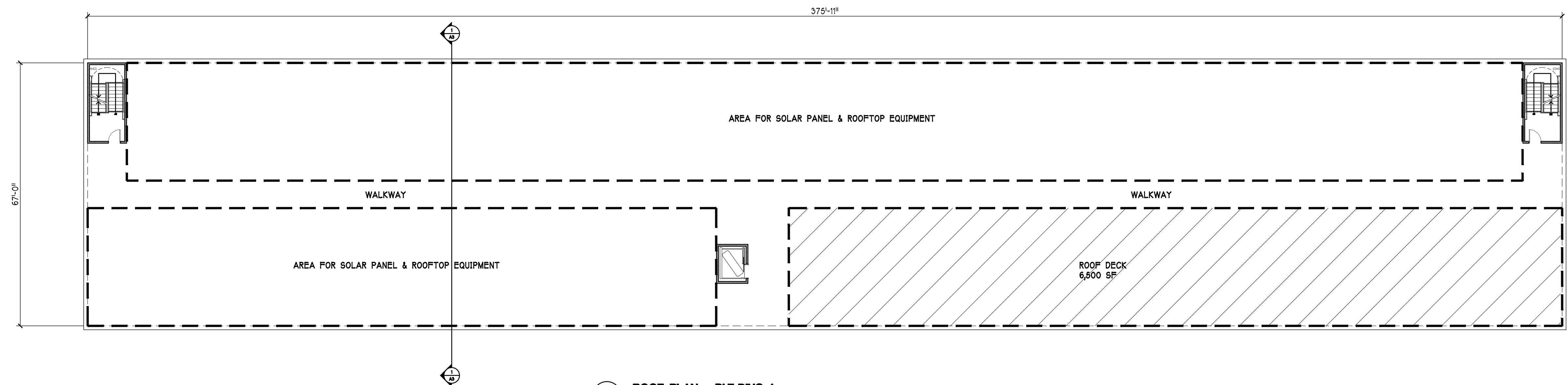
01/12/2024 12:31 PM
FOR PLANNING ONLY
REGISTERED PROFESSIONAL ENGINEER
ALLEN T. ANDREDE
C58384
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
1/12/2024

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

S&A Landscape Plan
San Juan Crossings

DATE: 2024-01-12
SCALE: 1" = 20'
JOB NO: 221020
SHEET C7.1
DRAWN BY: AS
CHECKED BY: MD

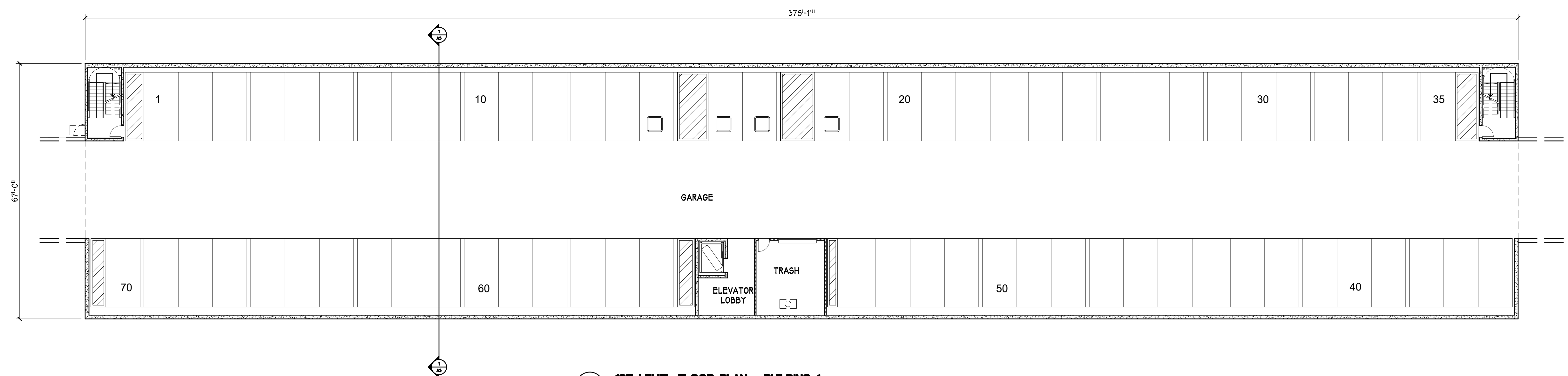




3 ROOF PLAN - BUILDING 1
1/16" = 1'-0"



2 2ND, 3RD, 4TH LEVEL FLOOR PLAN - BUILDING 1
1/16" = 1'-0"



1 1ST LEVEL FLOOR PLAN - BUILDING 1
1/16" = 1'-0" GROSS AREA = 25,184 SF

SAN JUAN CROSSINGS COMMERCIAL & RESIDENTIAL

FOURTH STREET & GRAF ROAD
Hollister - California

Date: _____
Scale: _____
Revisions: _____

Drawing Title:
Building 1
Floor Plans
Sheet No:
A2.1

LPMD
Architects
1288 Kifer Road, Suite 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



SAN JUAN CROSSINGS

COMMERCIAL & RESIDENTIAL

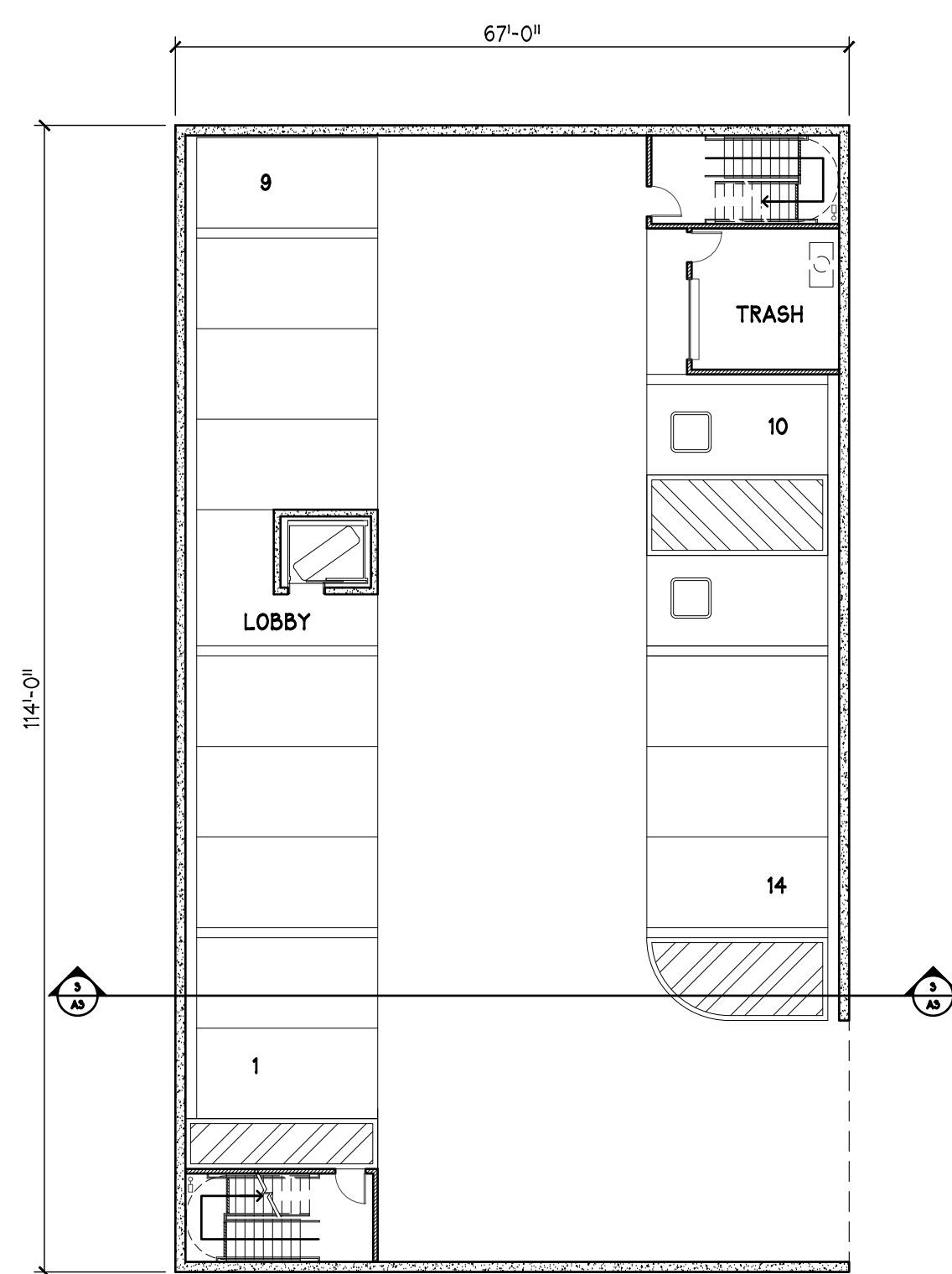
FOURTH STREET & GRAF ROAD
Hollister - California

Date: _____
Scale: _____
Revisions: _____

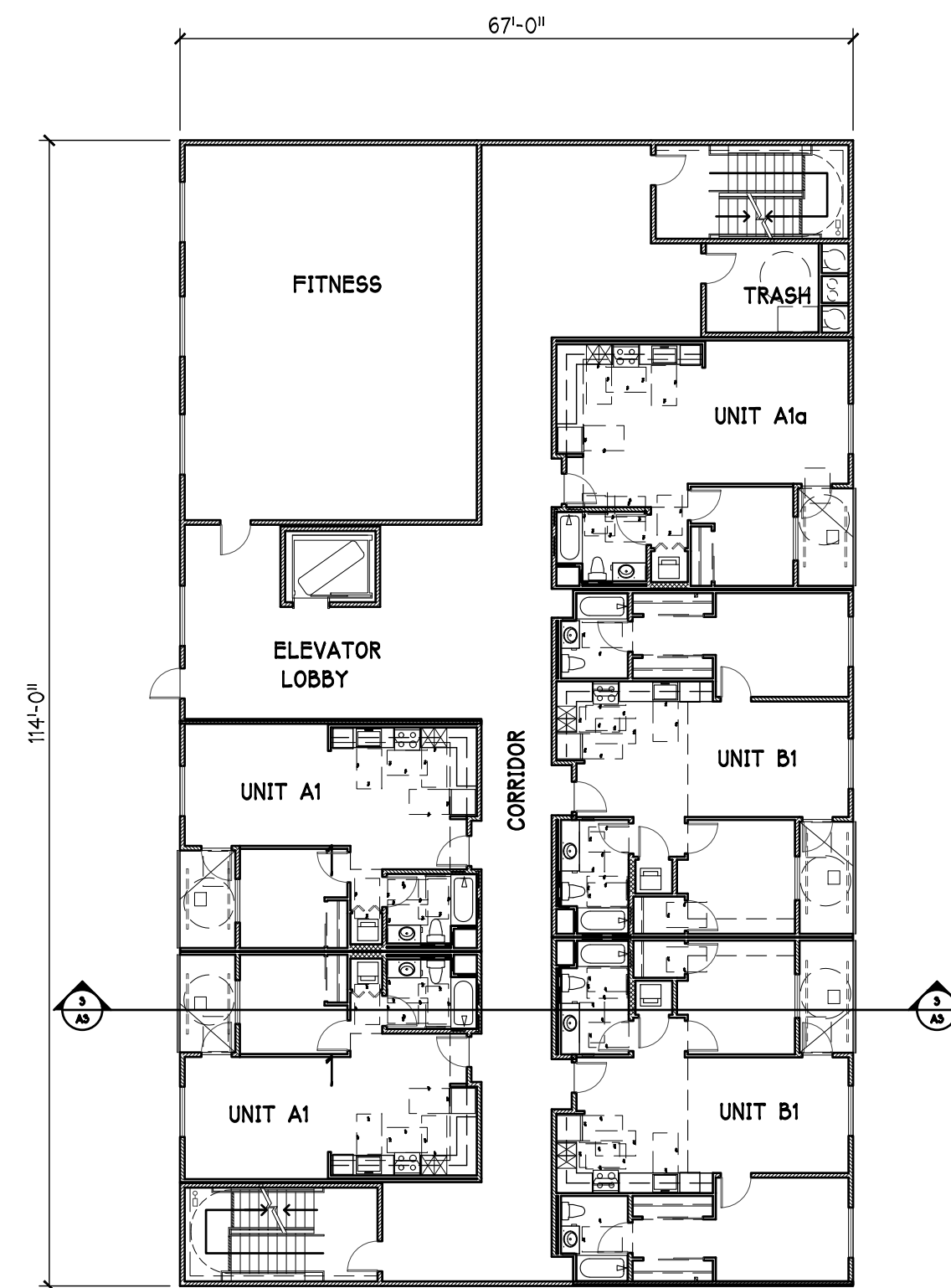
Drawing Title:
Building 2
Floor Plans
Sheet No:
A2.2

LPMD
Architects

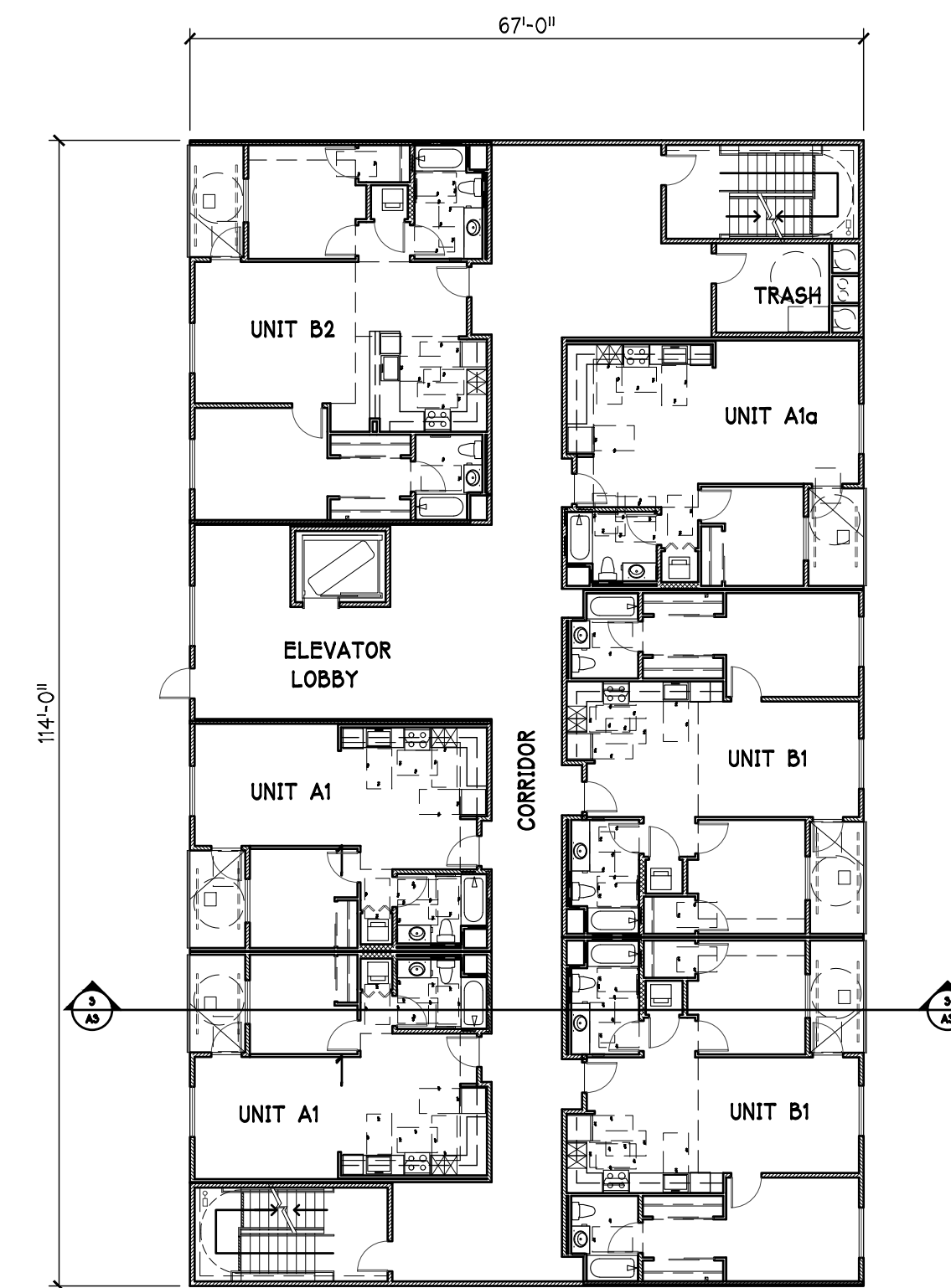
1288 Kifer Road, Suite 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



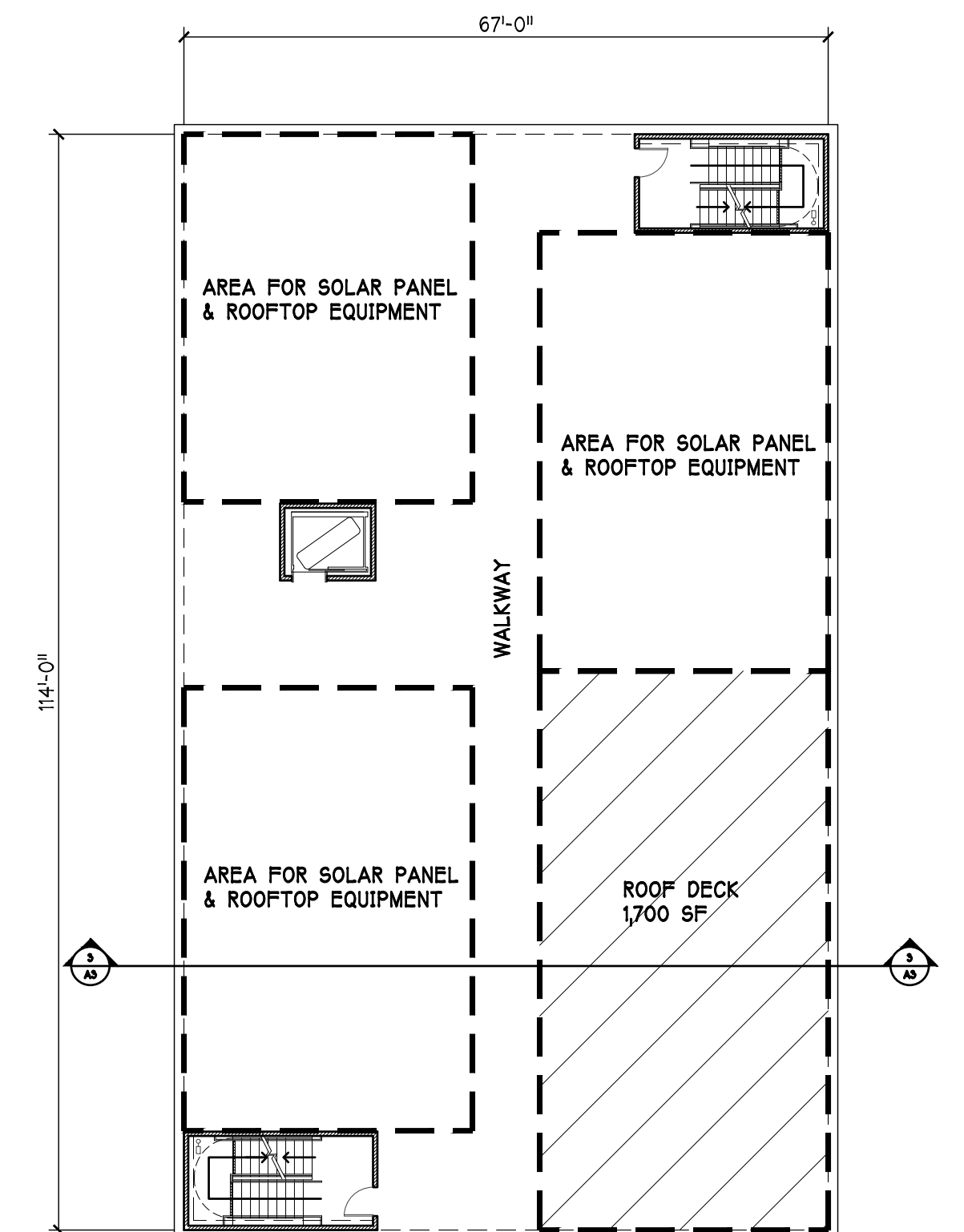
1 1ST LEVEL FLOOR PLAN - BUILDING 3
 1/16" = 1'-0" GROSS AREA = 7,638 SF



2 2ND LEVEL FLOOR PLAN - BUILDING 3
 1/16" = 1'-0"



3 3RD, 4TH LEVEL FLOOR PLAN - BUILDING 3
 1/16" = 1'-0"



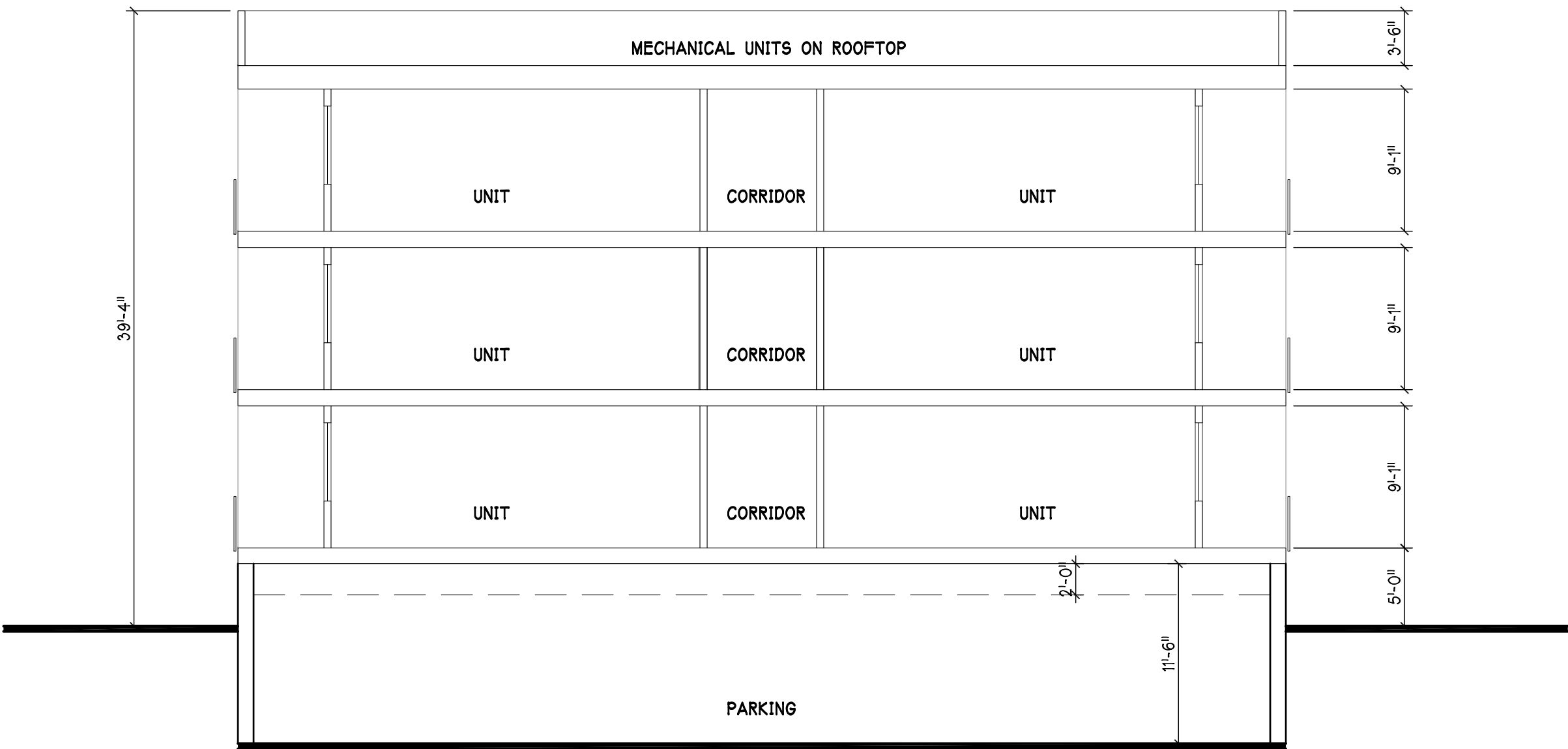
4 ROOF PLAN - BUILDING 3
 1/16" = 1'-0"

SAN JUAN CROSSINGS COMMERCIAL & RESIDENTIAL

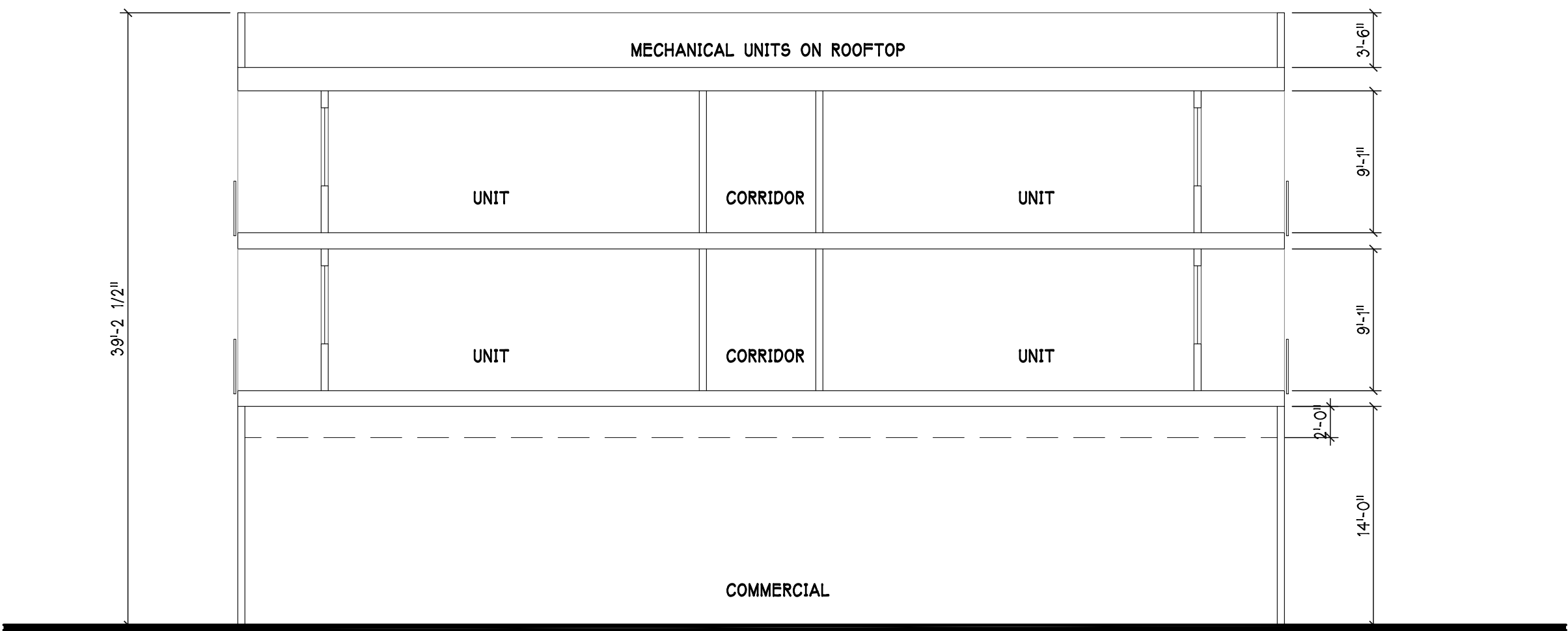
FOURTH STREET & GRAF ROAD
 Hollister - California

Date:	Drawing Title:
Scale:	Building 3
Revisions:	Floor Plans
	Sheet No:
	A2.3

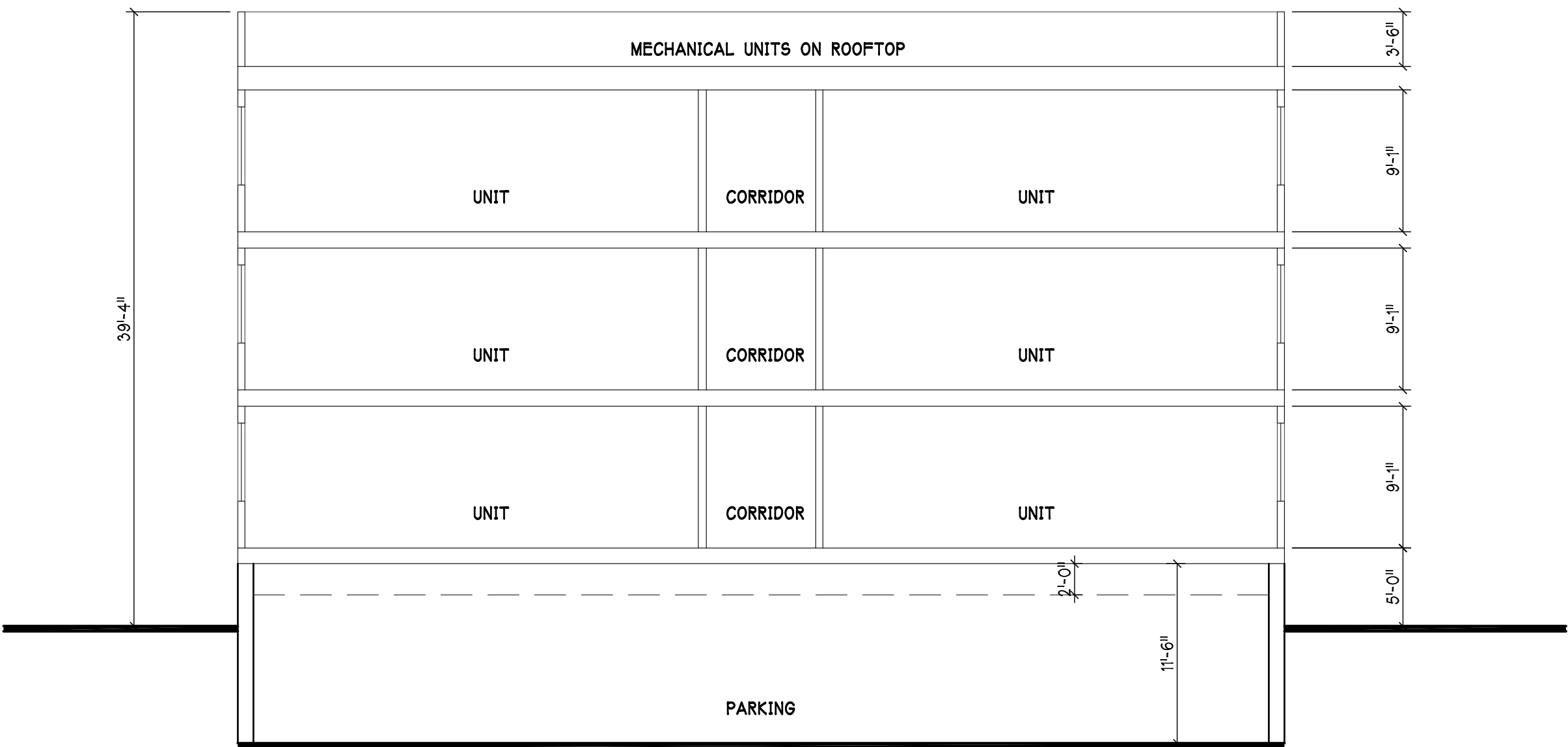
LPMD
Architects
 1288 Kifer Road, Suite 206
 Sunnyvale, CA 94086
 Telephone : 408-992-0280
 Fax : 408-992-0281



3 BUILDING 3 SECTION
1/8" = 1'-0"



2 BUILDING 2 SECTION
1/8" = 1'-0"



1 BUILDING 1 SECTION
1/8" = 1'-0"

SAN JUAN CROSSINGS
COMMERCIAL & RESIDENTIAL
FOURTH STREET & GRAF ROAD
Hollister - California



1 BUILDING 1 - FRONT ELEVATION
NTS



2 BUILDING 1 - BACK ELEVATION
NTS



3 BUILDING 1 - WEST SIDE ELEVATION
NTS



4 BUILDING 1 - EAST SIDE ELEVATION
NTS

SAN JUAN CROSSINGS COMMERCIAL & RESIDENTIAL FOURTH STREET & GRAF ROAD Hollister - California

Date: _____
Scale: _____
Revisions: _____

Drawing Title:
BUILDING 1
ELEVATIONS
Sheet No:
A4.1

LPMD
Architects
1288 Kifer Road, Suite 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



1 BUILDING 2 - FRONT ELEVATION
NTS



2 BUILDING 2 - BACK ELEVATION
NTS



3 BUILDING 2 - WEST SIDE ELEVATION
NTS



4 BUILDING 2 - EAST SIDE ELEVATION
NTS

SAN JUAN CROSSINGS **COMMERCIAL & RESIDENTIAL** FOURTH STREET & GRAF ROAD Hollister - California

Date:	_____	Drawing Title:	_____
Scale:	_____	BUILDING 2	_____
Revisions:	_____	ELEVATIONS	_____
	_____	Sheet No:	_____
	_____	A4.1a	_____
	_____		_____

LPMD
Architects
 1288 Kifer Road, Suite 206
 Sunnyvale, CA 94086
 Telephone : 408-992-0280
 Fax : 408-992-0281



1 BUILDING 3 - FRONT ELEVATION
NTS



3 BUILDING 3 - SOUTH SIDE ELEVATION
NTS



2 BUILDING 3 - BACK ELEVATION
NTS



4 BUILDING 3 - NORTH SIDE ELEVATION
NTS

SAN JUAN CROSSINGS COMMERCIAL & RESIDENTIAL FOURTH STREET & GRAF ROAD Hollister - California

Date:	Drawing Title:
Scale:	BUILDING 3
Revisions:	ELEVATIONS
	Sheet No:
	A4.1b

LPMD
Architects
1288 Kifer Road, Suite 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



1 BUILDING 1 - SOUTH EXTERIOR PERSPECTIVE



3 BUILDING 1 - SOUTH WEST EXTERIOR PERSPECTIVE

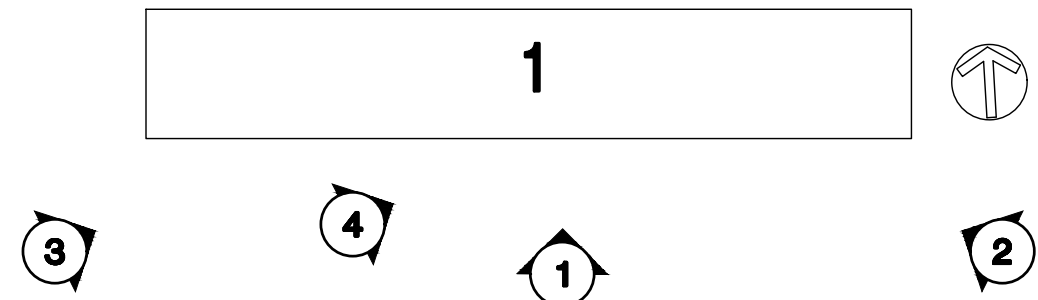


2 BUILDING 1 - SOUTH EAST EXTERIOR PERSPECTIVE



4 BUILDING 1 - SOUTH WEST EXTERIOR PERSPECTIVE

VIEW KEY MAP



SAN JUAN CROSSINGS COMMERCIAL & RESIDENTIAL

FOURTH STREET & GRAF ROAD
Hollister - California

Date: _____
Scale: _____
Revisions: _____

Drawing Title:
**BLDG 1 - EXT.
PERSPECTIVES**
Sheet No:
A4.2

LPMD
Architects
1288 Kifer Road, Suite 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



1 BUILDING 2 - SOUTH EXTERIOR PERSPECTIVE



3 BUILDING 2 - SOUTH WEST EXTERIOR PERSPECTIVE



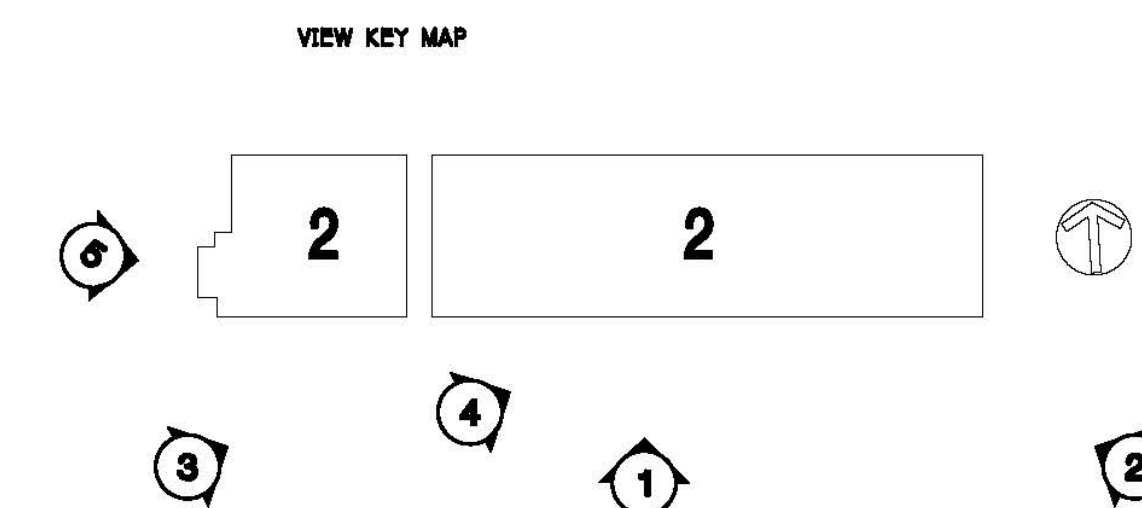
2 BUILDING 2 - SOUTH EAST EXTERIOR PERSPECTIVE



4 BUILDING 2 - SOUTH WEST EXTERIOR PERSPECTIVE



5 BUILDING 2 - SOUTH WEST CORNER PERSPECTIVE



SAN JUAN CROSSINGS COMMERCIAL & RESIDENTIAL

FOURTH STREET & GRAF ROAD
Hollister - California

Date: _____
Scale: _____
Revisions: _____
Sheet No: _____

Drawing Title:
**BLDG 2 - EXT.
PERSPECTIVES**

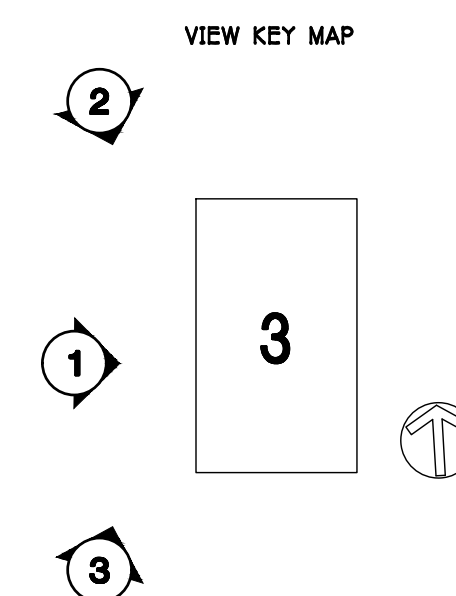
A4.3

LPMD
Architects

1288 Kifer Road, Suite 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



1 BUILDING 3 - WEST EXTERIOR PERSPECTIVE



3 BUILDING 3 - SOUTH WEST EXTERIOR PERSPECTIVE



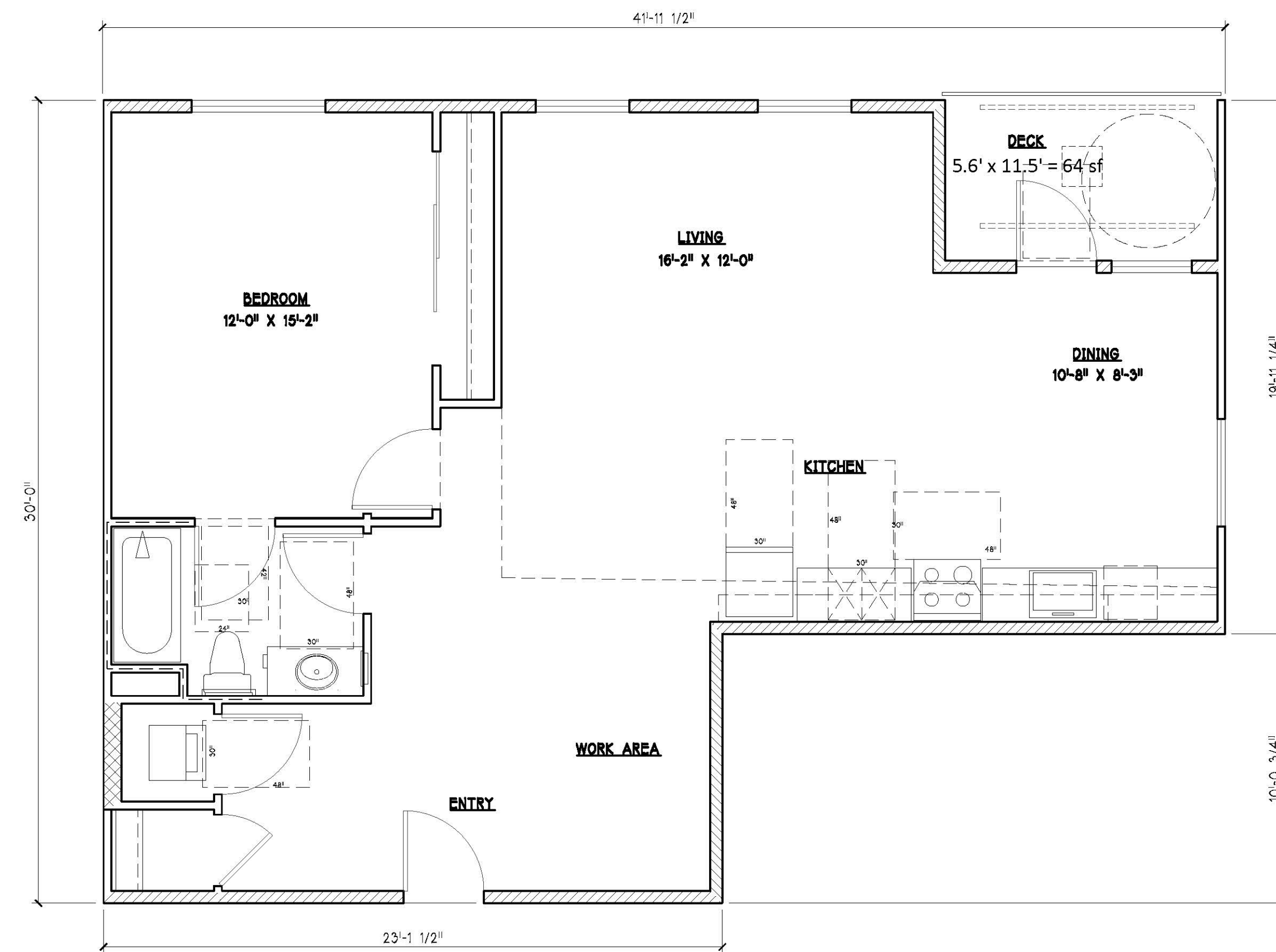
2 BUILDING 3 - NORTH WEST EXTERIOR PERSPECTIVE

SAN JUAN CROSSINGS COMMERCIAL & RESIDENTIAL

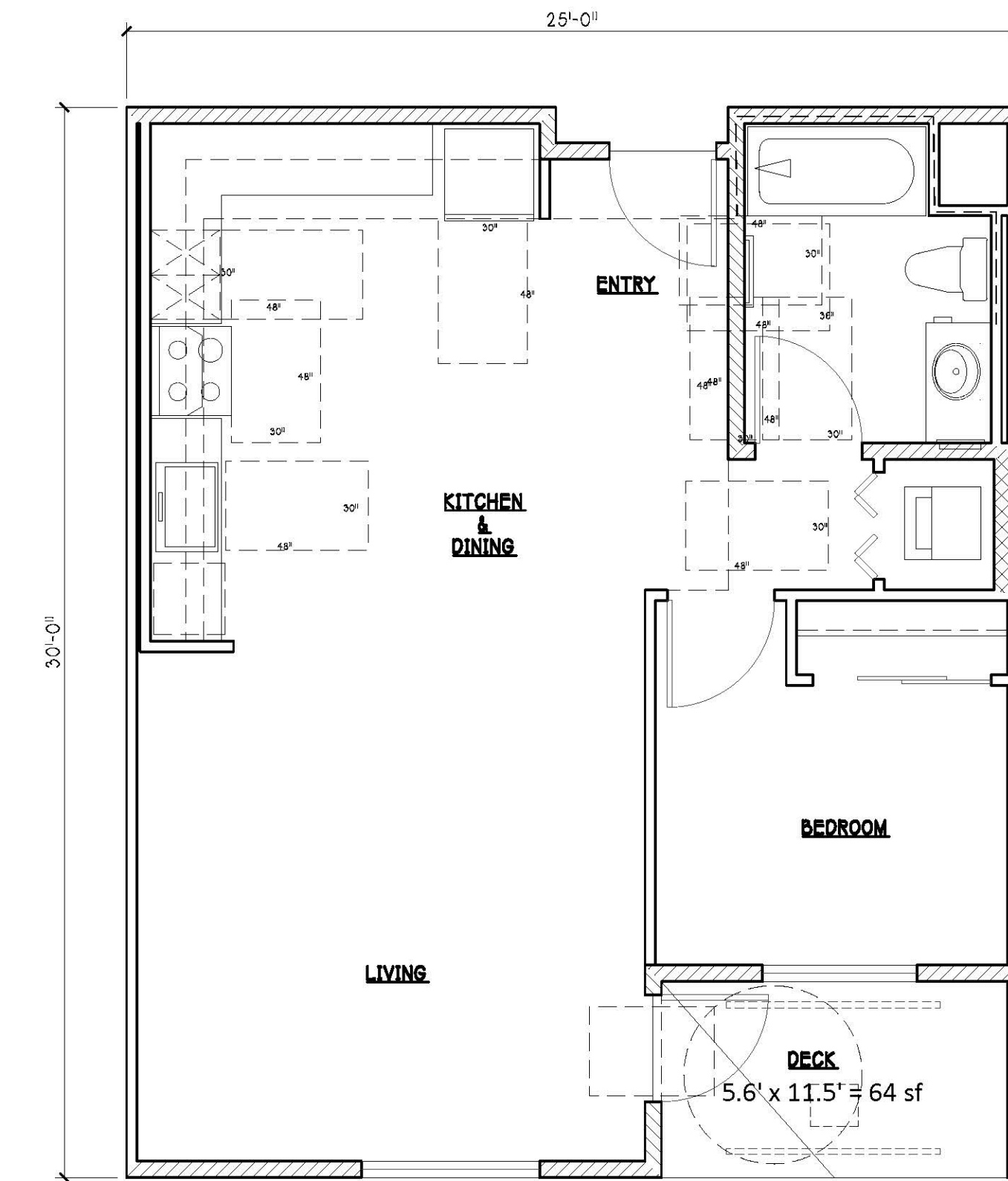
FOURTH STREET & GRAF ROAD
Hollister - California

Date:	Drawing Title:
Scale:	BLDG 3 - EXT.
Revisions:	PERSPECTIVES
	Sheet No:
	A4.4

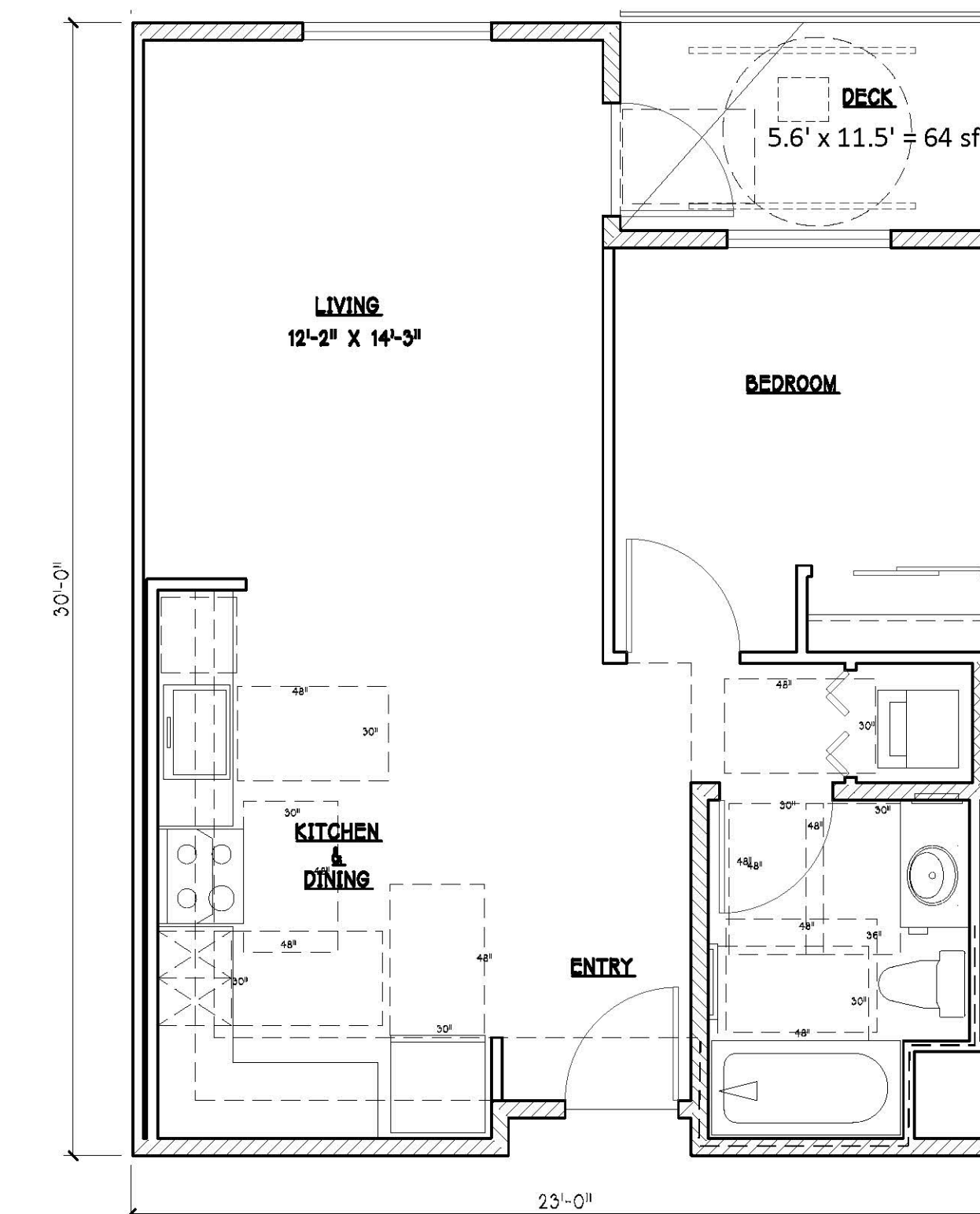
LPMD
Architects
1288 Kifer Road, Suite 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



3 UNIT A3
1/4" = 1'-0" LIVING AREA: 1,007 SF



2 UNIT A1a
1/4" = 1'-0" LIVING AREA: 682 SF

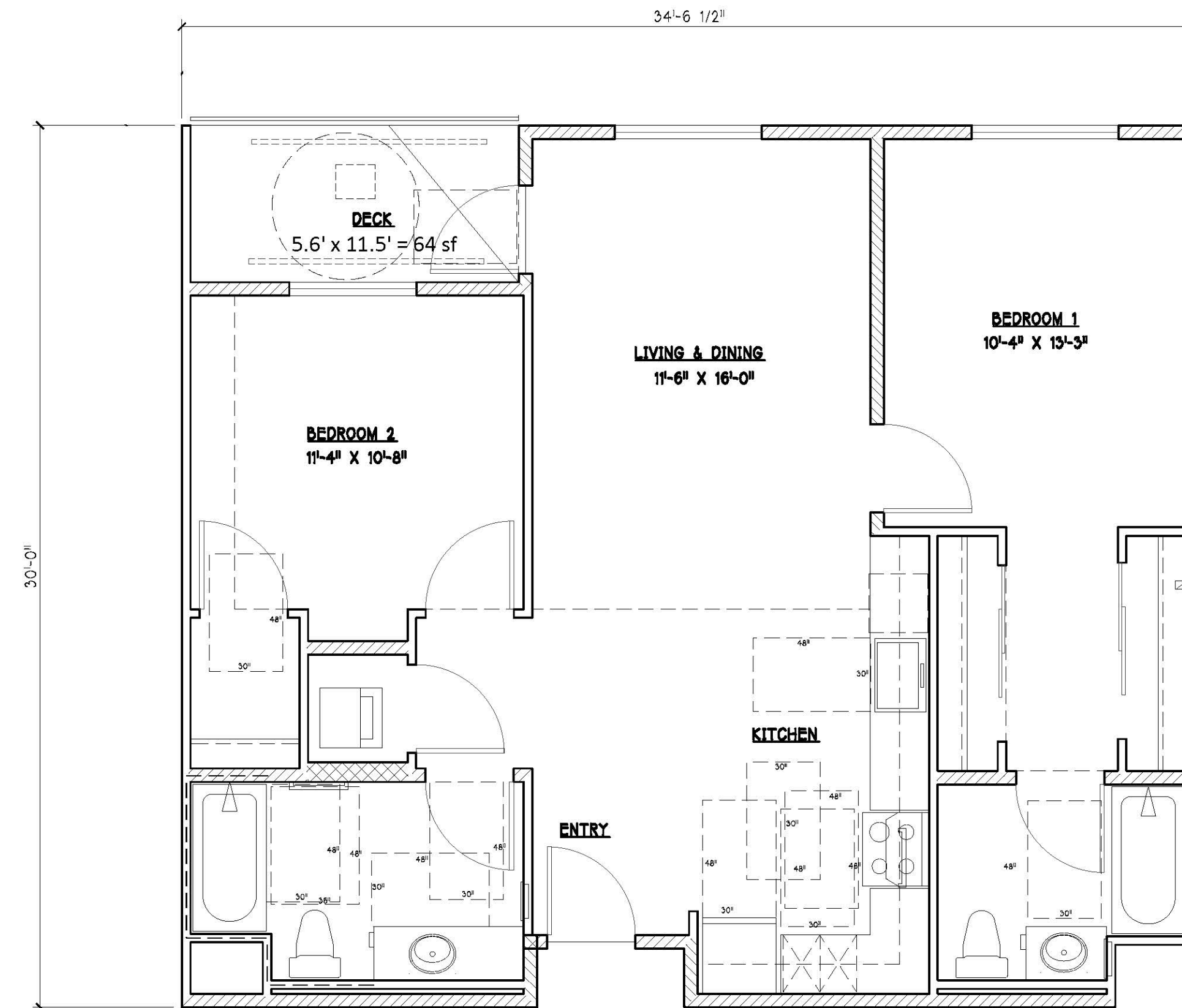
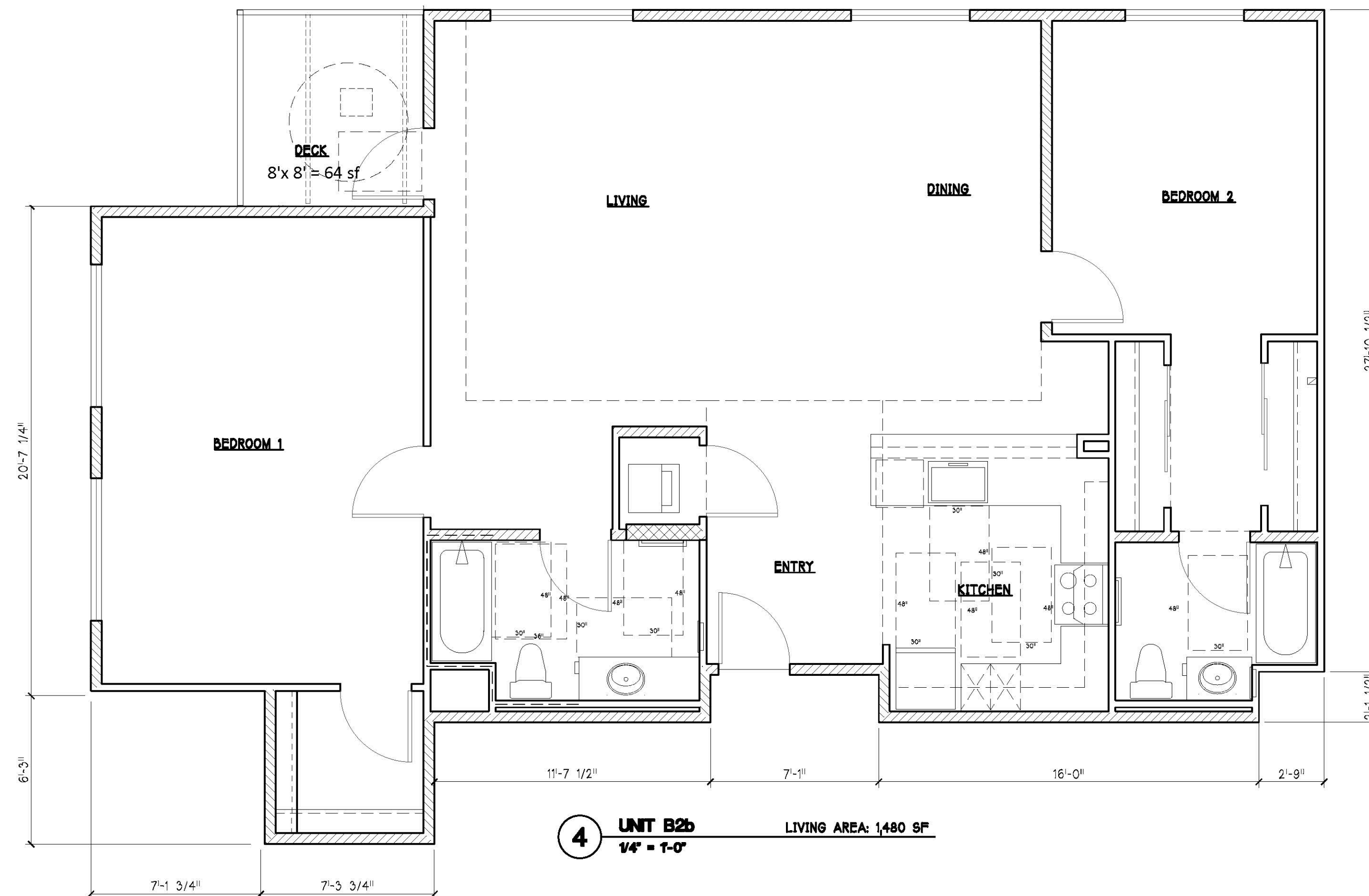
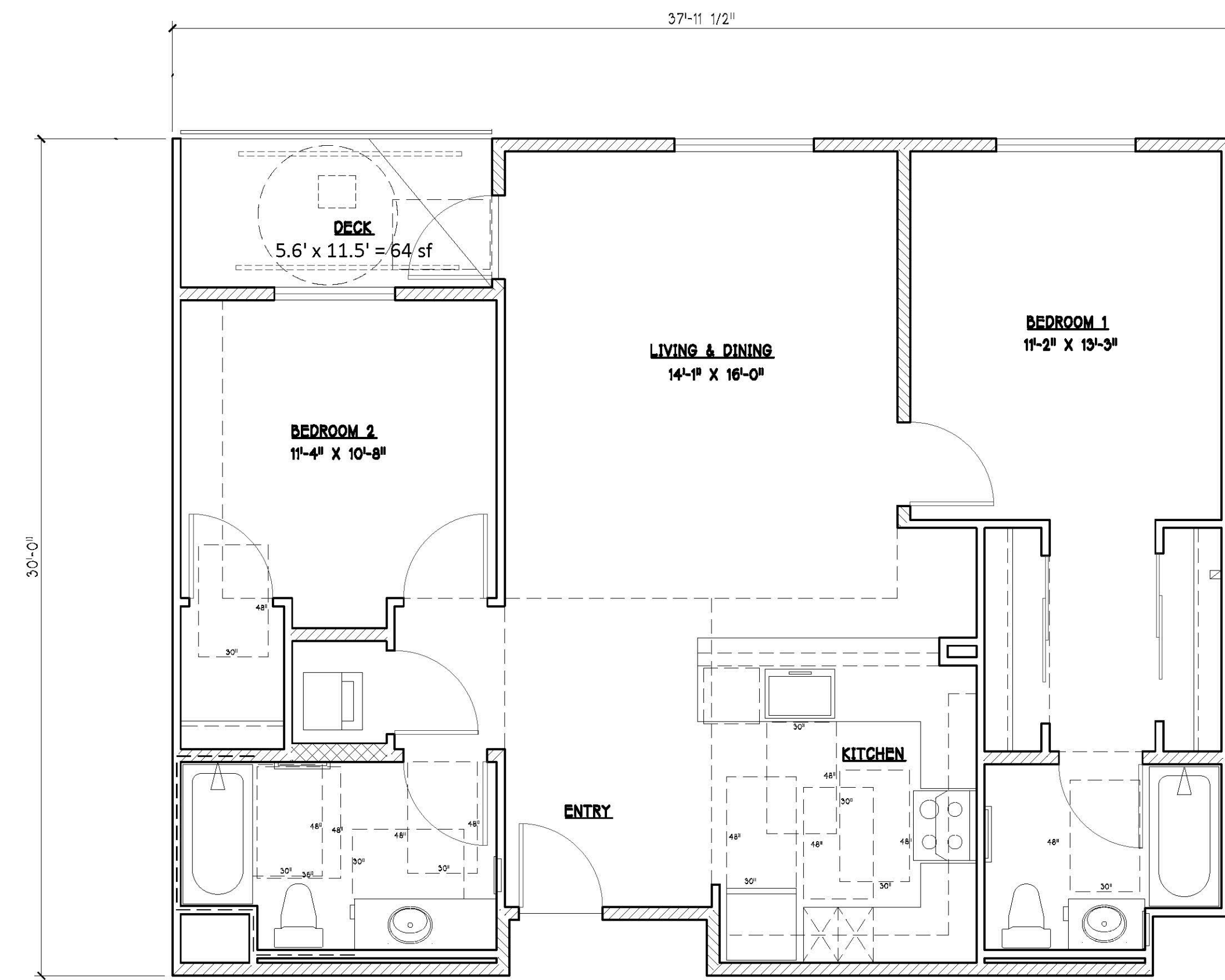
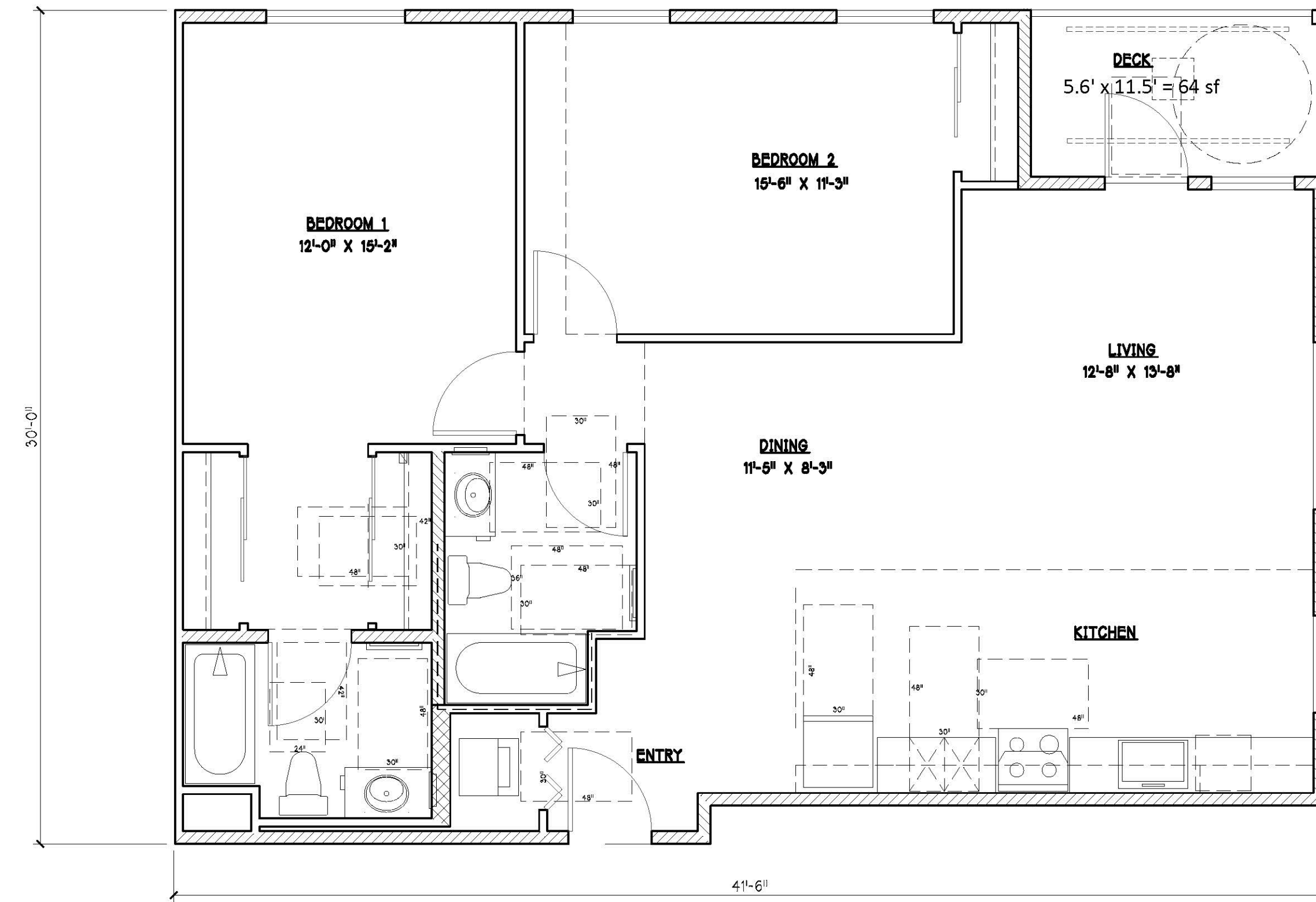


1 UNIT A1
1/4" = 1'-0" LIVING AREA: 630 SF

SAN JUAN CROSSINGS COMMERCIAL & RESIDENTIAL FOURTH STREET & GRAF ROAD Hollister - California

Date:	Drawing Title:
Scale:	UNIT PLANS
Revisions:	Sheet No:
	A5.1

LPMD
Architects
1288 Kifer Road, Suite 206
Sunnyvale, CA 94086
Telephone : 408-992-0280
Fax : 408-992-0281



SAN JUAN CROSSINGS **COMMERCIAL & RESIDENTIAL** FOURTH STREET & GRAF ROAD Hollister - California

Date:	Drawing Title:
Scale:	UNIT PLANS
Revisions:	Sheet No:
	A5.2

LPMD
Architects
 1288 Kifer Road, Suite 206
 Sunnyvale, CA 94086
 Telephone : 408-992-0280
 Fax : 408-992-0281



STUCCO MEDIUM BROWN



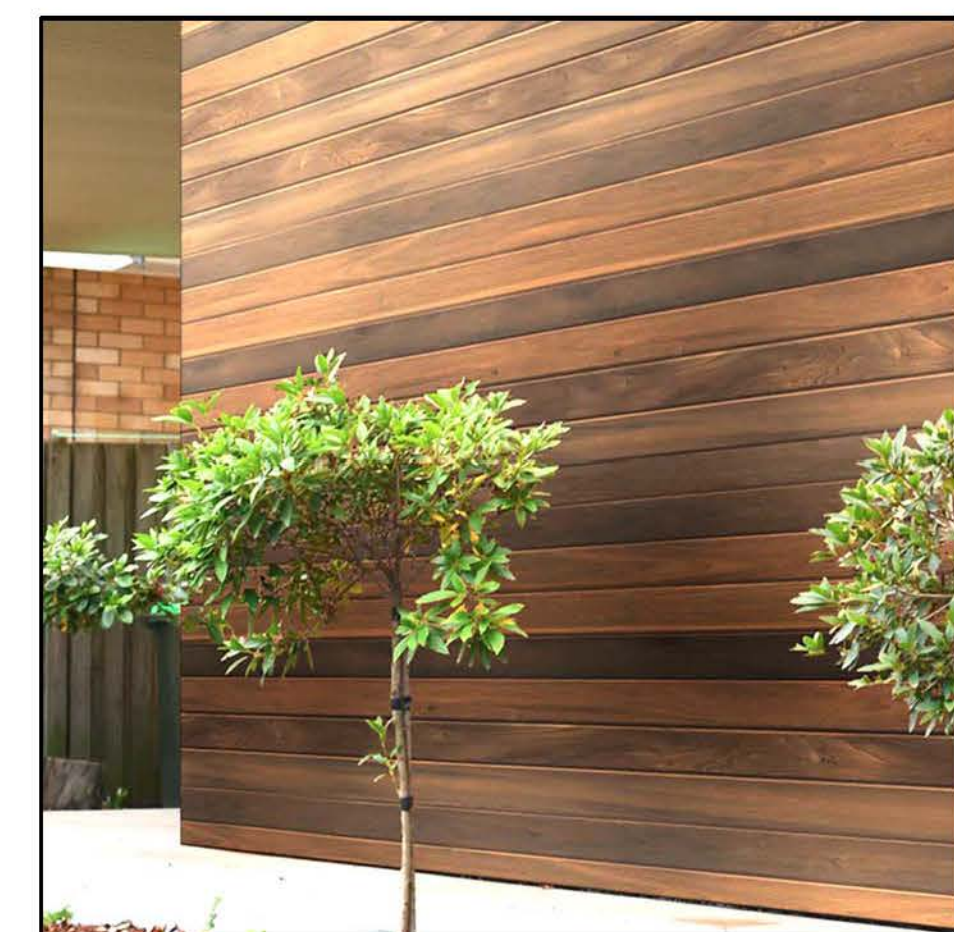
STUCCO MEDIUM GRAY



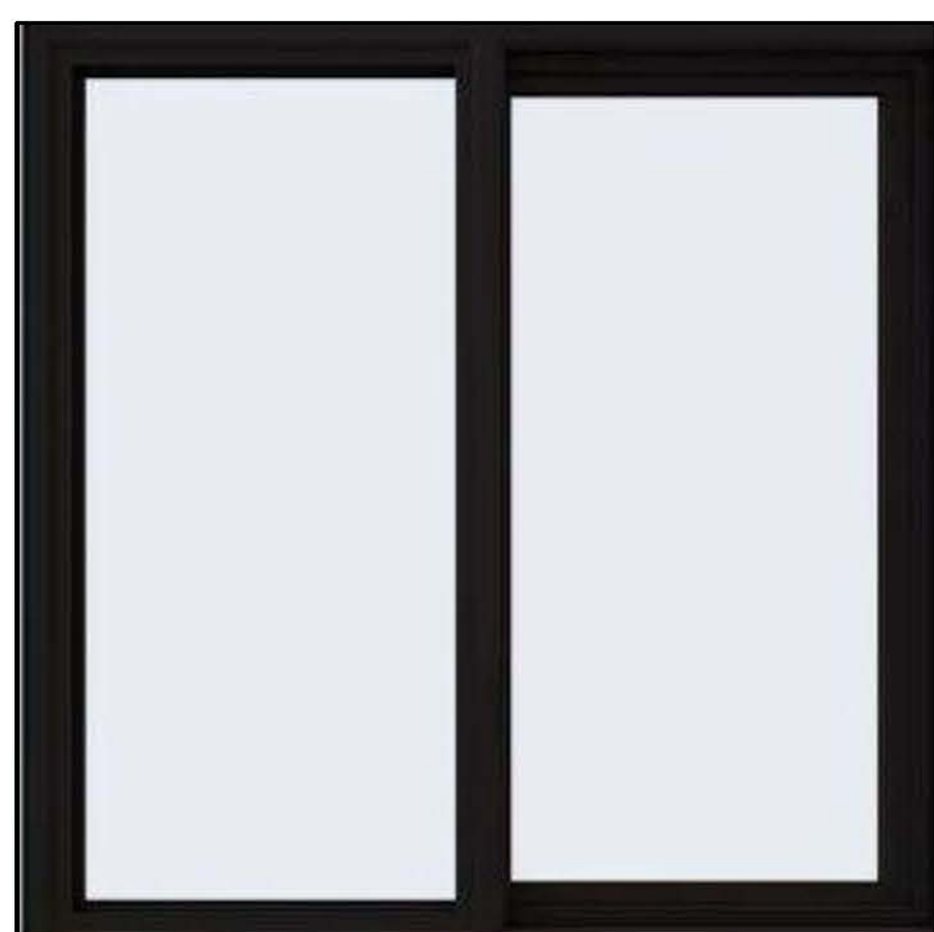
STUCCO OFF WHITE



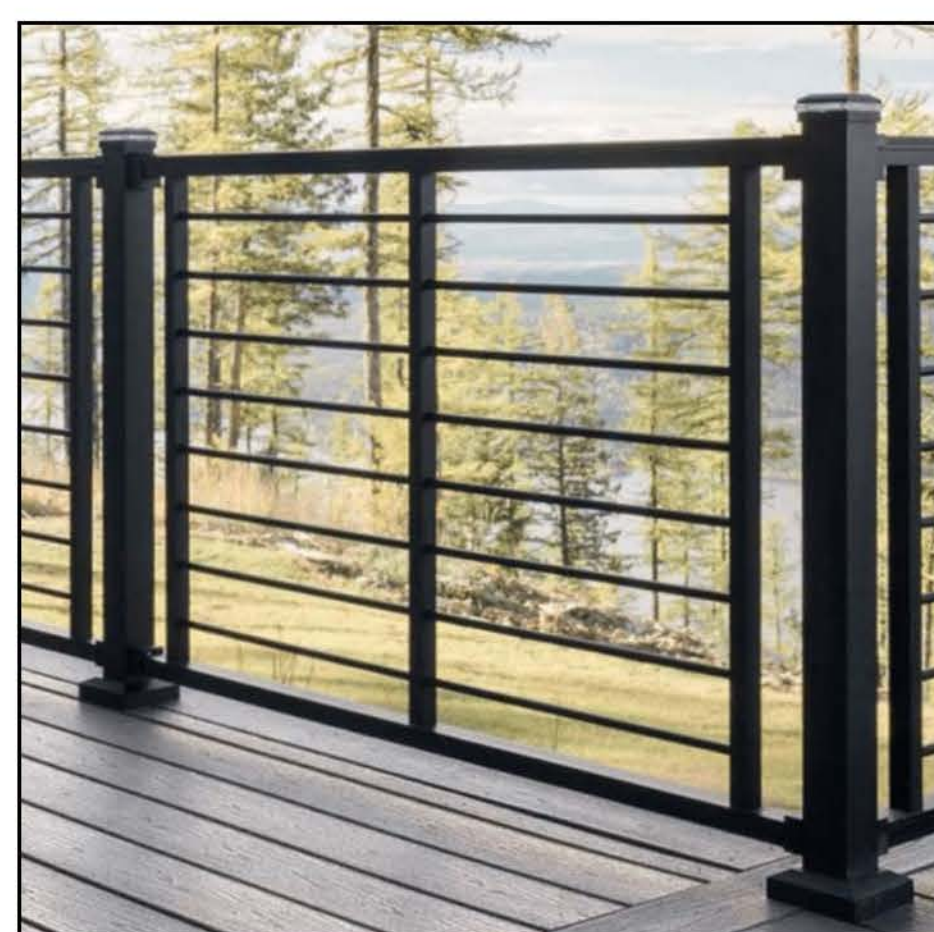
STONE VENEER



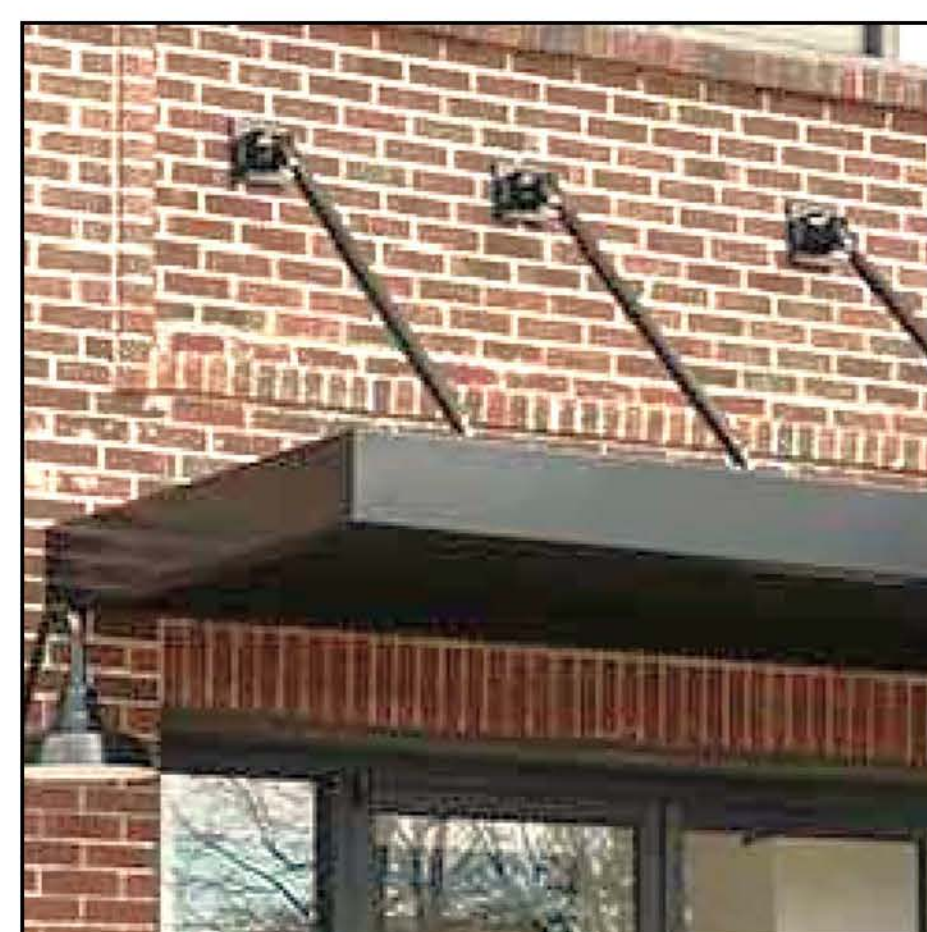
WOOD CLADDING



EBONY VINYL WINDOWS
FOR RESIDENTIAL



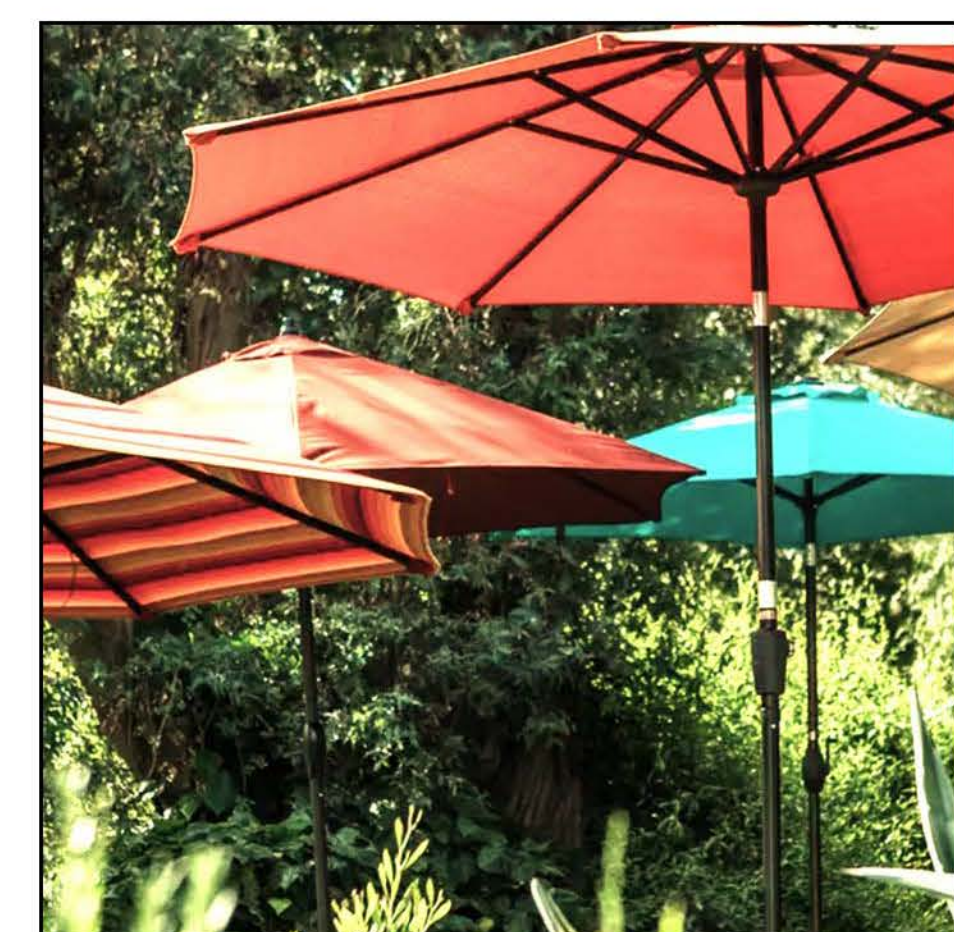
EBONY METAL RAILING



EBONY METAL SUNSHADE



TINTED & REFLECTIVE GLASS
FOR COMMERCIAL



OUTDOOR SITTING UMBRELLAS

SAN JUAN CROSSINGS COMMERCIAL & RESIDENTIAL FOURTH STREET & GRAF ROAD Hollister - California

Date:	Drawing Title:
Scale:	COLOR MATERIAL
Revisions:	BOARD
	Sheet No:
	A6.1
	LPMD Architects
	1288 Kifer Road, Suite 206
	Sunnyvale, CA 94086
	Telephone : 408-992-0280
	Fax : 408-992-0281