



EAST SANTA CLARA STREET MASTER PLAN - PHASE II

SB330 HOUSING PROJECT PRELIMINARY SUBMITTAL

JUNE 2023



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 410 12th Street #350,
: Oakland, California 94607
: (510) 451 - 2850

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EAST SANTA CLARA STREET MASTER PLAN - PHASE II
San Jose, California

EdenCoreESC, LLC
470 South Market Street
San Jose, California

Sheet Title:
COVER PAGE

Job No. 22001
Date: 6/23/2023
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Sheet No.:

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PROJECT SUMMARY

Located on E St John St between N 15th St and N 17th St in San Jose, East Santa Clara Street Master Plan - Phase II project consists of 3 publicly funded developments – a 7-story 100% affordable larger-family housing, a 5-story 100% affordable senior housing, and affordable for-sale townhomes. Situated across multiple parcels totaling approximately 2.78 acres, the project is within the East Santa Clara Street Urban Village Plan. Upon completion, the project will deliver total 213 units of affordable housing units.

The large-family apartments will consist of 113 affordable housing units, including 1 on-site manager's unit. Also provided will be a podium-level courtyard space, laundry rooms, and approximately 8,277 SF of amenity space. 115 parking spaces will be provided with parking structure at ground level, second level, and semi-subterranean level.

The senior apartments will consist of 64 affordable housing units, including 1 one-site manager's unit. Also provided will be a podium-level courtyard space, laundry rooms, an on-grade plaza fronting E St John St, and approximately 10,449 SF of amenity space, including adaptive reuse of the existing "Building 800". 33 parking spaces will be provided with parking structure at ground level.

The affordable for-sale townhomes will consist of 36 affordable townhome units, including 36 resident parking spaces and 6 guest parking spaces. Paseo on site will provide pedestrian walkway as well as outdoor amenity use.

PROJECT TEAM

APPLICANT	ARCHITECT
EdenCoreESC, LLC 470 South Market Street San Jose, CA 95113	Studio T-SQ, Inc. 1970 Broadway, Suite 408 Oakland, CA 94612 Contact: Chek-Fong Tang Email: ctang@studiot-sq.com Phone: (510) 451-2850
Contact: Dixie Lira-Baus Email: Dixie.Lira-Baus@edenhousing.org Phone: (510) 247-8166	Contact: Rich Truempler Email: rich@thecorecompanies.com Phone: (408) 387-4933

SITE SUMMARY

PROJECT ADDRESS:	675 E. SANTA CLARA STREET; 93 N 17TH STREET; 70 N 15TH STREET; 79 N 17TH STREET; 95 N 17TH STREET, SAN JOSE, CA 95112
APN:	467-14-001, 467-14-002, 467-14-003, 467-14-082, 467-14-052, 467-14-087
EXISTING GENERAL PLAN DESIGNATION:	MIXED USE COMMERCIAL (MUC)
EXISTING ZONING DESIGNATION:	PLANNED DEVELOPMENT (A(PD)), LIGHT INDUSTRIAL (LI)
URBAN VILLAGE ZONING DESIGNATION:	MIXED USE COMMERCIAL / 30-250 DU/AC
WITHIN URBAN GROWTH AREA:	YES
WITHIN URBAN VILLAGE:	YES, WITHIN APPROVED EAST SANTA CLARA STREET URBAN VILLAGE
PROPOSED USE:	AFFORDABLE HOUSING
OCCUPANCY:	R-2/ A-3/ S-2/ B
CONSTRUCTION TYPE:	LARGE FAMILY HOUSING TYPE IA (2 LEVELS ABOVE GRADE, 1 LEVEL SEMI-SUBTERRANEAN); TYPE IIIA (5 LEVELS ABOVE TYPE IA)
	SENIOR HOUSING TYPE IA (1 LEVELS AT GRADE); TYPE VA (4 LEVELS ABOVE TYPE IA)
	TOWNHOMES TYPE VA (3 LEVELS AT GRADE)
SPRINKLERED:	YES
SITE AREA:	2.78 ACRES
PROPOSED TOTAL UNIT:	213 UNITS
PROPOSED TOTAL BUILDING AREA:	± 291,053 SF GROSS FLOOR AREA (ABOVE GRADE) (BUILDING 800 INCLUDED) ± 29,895 SF GROSS FLOOR AREA (BELOW GRADE)
PROPOSED DENSITY:	76.6 DU/AC

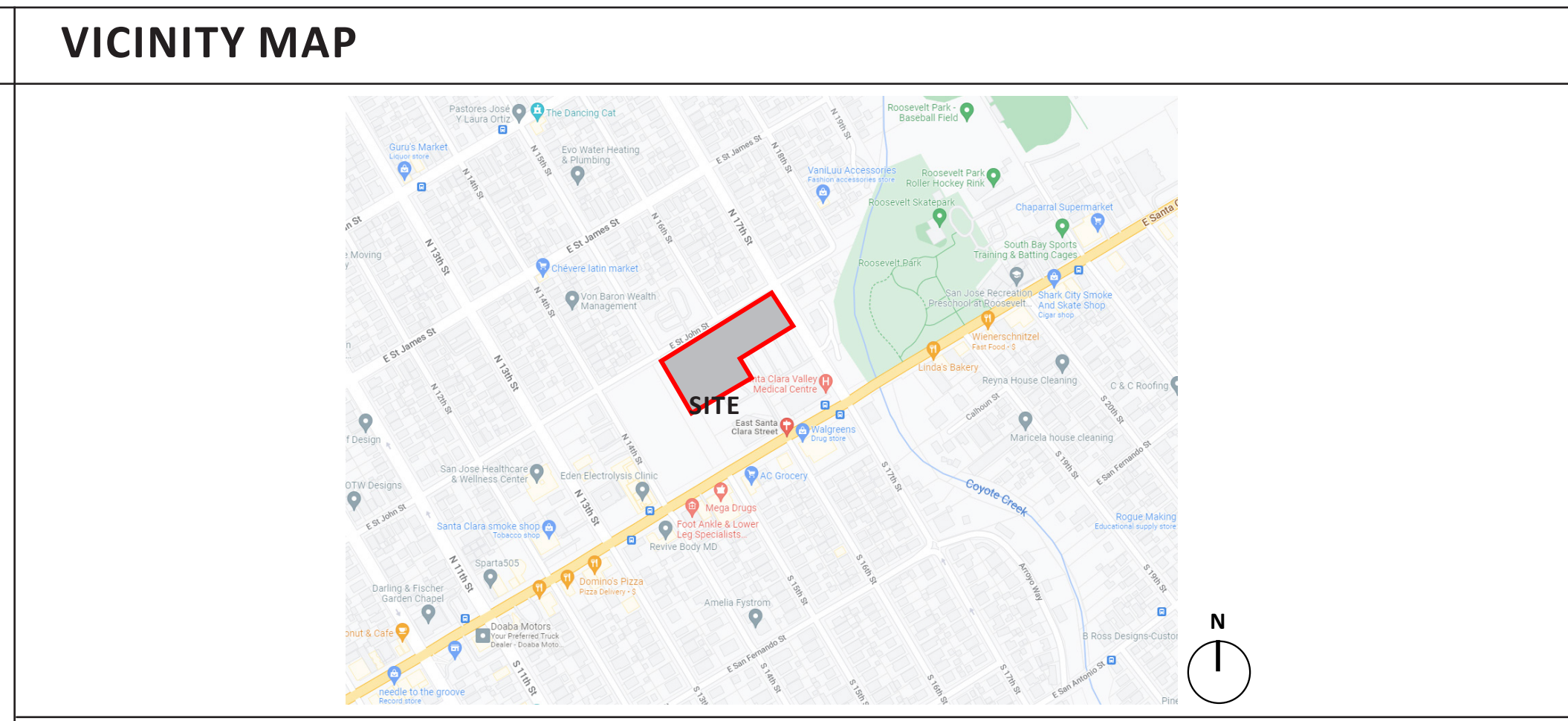
TOTAL	Units	Site Area(SF)	Site Area(AC)
BUILDING A (LARGE FAMILY)	113	35,908	0.82
BUILDING B (SENIOR HOUSING)	64	33,189	0.76
BUILDING C (TOWNHOME)	36	48,145	1.11
PASEO(SOUTH OF TOWNHOMES)		3,794	0.09
TOTAL	213	121,036	2.78

DENSITY & UNIT MIX

BUILDING A (LARGE FAMILY) - RESIDENTIAL PROGRAM					
UNIT TYPE	UNITS	BEDROOM	SF/UNIT	TOTAL SF	% TOTAL
JR. 1 BR	25	1	570	14,250	22%
1A	23	1	620	14,260	21%
2A	32	2	880	28,160	29%
3A	32	3	1,140	36,480	29%
Total / Average	112	208	832	93,150	100%
2A (Manager Unit)	1	2	880	880	
Total Units	113			94,030	
AMENITY PROGRAM					
Amenity on Ground Level				2,221 SF	
Amenity on Other Levels				6,056 SF	
Total Amenity Square Feet				8,277 SF	
PARKING PROVIDED					
Resident / Manager Parking	88	Parking / DU			0.78
County Parking	24				
		Construction Type			III-A OVER I-A
Accessible Parking	3	GSF Approx.			-
Total Parking	115	F.A.R. Approx.			-
DENSITY					
Site Area	35,908 SF			0.82 acres	
Total Units	113	Units / Acre		137 du/ac	

BUILDING B (SENIOR HOUSING) - RESIDENTIAL PROGRAM					
UNIT TYPE	UNITS	BEDROOM	SF/UNIT	TOTAL SF	% TOTAL
1B	63	1	550	34,650	100%
Total / Average	63	63	550	34,650	100%
2B (Manager Unit)	1	2	800	800	
Total Units	64			35,450	
AMENITY PROGRAM					
Amenity on Ground Level				2,418 SF	
Amenity on Other Levels				769 SF	
Building 800 (Adaptive Reuse of Existing Building)				7,262 SF	
Total Amenity Square Feet				10,449 SF	
PARKING PROVIDED					
Resident Parking	30	Parking / DU			0.52
		Construction Type			V-A OVER I-A
Accessible Parking	3	GSF Approx.			-
Total Parking	33	F.A.R. Approx.			-
DENSITY					
Site Area	33,189 SF			0.76 acres	
Total Units	64	Units / Acre		84 du/ac	

BUILDING C (TOWNHOME)					
UNIT TYPE	UNITS	BEDROOM	SF/UNIT	TOTAL SF	% TOTAL
TH 4.1	18	3	1,383	24,892	50.0%
TH 5	6	3	1,408	8,450	16.7%
TH 6	6	3	1,318	7,910	16.7%
TH 7 (MOBILITY)	6	3	1,465	8,788	16.7%
Total / Average	36	108	1,390	50,041	100%
UTILITY PROGRAM					
Utility Box on Ground Level				379 SF	
Total SF				379 SF	
DENSITY					
Site Area	48,145 SF			1.11 acres	
Total Units	36	Units / Acre		32.57 du/ac	
PARKING PROVIDED					
Resident Parking	36	Parking / DU			1.17
Accessible Parking	6	Construction Type			V-A
Guest Parking	6	GSF Approx.			-
Total Parking	42	F.A.R. Approx.			-



SHEET INDEX

GENERAL:			
G0.0	COVER PAGE		
G1.0	PROJECT SUMMARY	A2.1	BUILDING PLAN LEVEL 2
G2.0	EXISTING SITE CONDITION	A2.2	BUILDING PLAN LEVEL 3
		A2.3	BUILDING PLAN LEVEL 4-5
		A2.4	BUILDING PLAN LEVEL 3
CIVIL:		A2.5	BUILDING PLAN LEVEL B1
C1.0	EXISTING CONDITIONS PLAN	A3.0	BUILDING ELEVATIONS
		A3.1	BUILDING ELEVATIONS
		A3.2	BUILDING ELEVATIONS
ARCHITECTURAL:		A4.0	BUILDING SECTIONS
A1.0	SITE PLAN		
A2.0	BUILDING PLAN GROUND FLOOR		

BUILDING AREA SUMMARY

BUILDING A (LARGE FAMILY)		APPROX. SF
GROSS FLOOR AREA		
RESIDENTIAL		96,018
AMENITIES		
	LOBBY	482
	LEASING	928
	MAIL ROOM	811
	BIKE ROOM (ON LEVEL B1)	648
	STORAGE (ON LEVEL B1)	1,163
	LAUNDRY	1,645
	AMENITY ROOM	2,600
CIRCULATIONS (CORRIDOR/ ELEVATOR/ STAIRS ETC.) (INCLUDING 1,109 SF ON LEVEL B1)		19,314
BOH/ SERVICES (ELEC. ROOM/ MECH. ROOM/ TRASH ROOM/ FAN ROOM, ETC.) (INCLUDING 1,100 SF ON LEVEL B1)		3,255
PARKING (INCLUDING 25,875 SF OF PARKING ON LEVEL B1)		56,679
TOTAL (INCLUDING 29,895 SF ON LEVEL B1)		183,543

BUILDING B (SENIOR HOUSING) & BUILDING 800		APPROX. SF
GROSS FLOOR AREA		
RESIDENTIAL		36,237
AMENITIES		
	BUILDING 800 (ADAPTIVE REUSE OF EXISTING BUILDING)	7,262
	LOBBY	882
	BIKE ROOM	549
	LAUNDRY	769
	LEASING	986
CIRCULATIONS (CORRIDOR/ ELEVATOR/ STAIRS ETC.)		15,158
BOH/ SERVICES (ELEC. ROOM/ MECH. ROOM/ TRASH ROOM/ FAN ROOM, ETC.)		2,488
PARKING		12,667
TOTAL		76,998

BUILDING C (TOWNHOME)		APPROX. SF
GROSS FLOOR AREA		
RESIDENTIAL		50,041
BOH/ SERVICES (UTILITY ROOM, ETC.)		379
GARAGE		9,988
TOTAL		60,407

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EAST SANTA CLARA STREET MASTER PLAN - PHASE II

San Jose, California

EdenCoreESC, LLC

470 South Market Street
San Jose, California

Sheet Title:
PROJECT SUMMARY

Job No. 22001
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EAST SANTA CLARA ST. LOOKING NORTH 8



15TH ST. & EAST SAINT JOHN ST. 5



EAST SAINT JOHN ST. & 17TH ST. 3



14TH ST. LOOKING WEST 7



N. 17TH ST. LOOKING AT SITE 2



EAST SAINT JOHN ST. & 14TH ST. 6



EAST SAINT JOHN ST. LOOKING EAST 4



VIEW FROM EAST SANTA CLARA ST. & N. 17TH ST. 1



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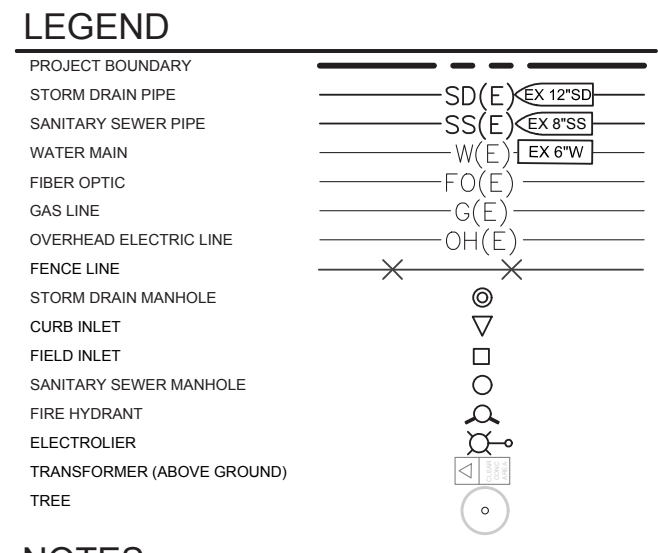
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Sheet Title:
EXISTING SITE
CONDITIONS

Job No. 22001
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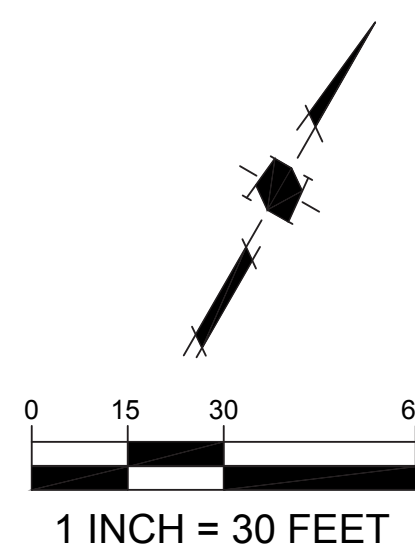
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NOTES

1. EXISTING UTILITIES ARE PLOTTED IN APPROXIMATE LOCATIONS BASED ON RECORD DRAWINGS. POT-HOLING AND A FIELD SURVEY ARE REQUIRED TO DETERMINE EXACT LOCATIONS.

- PROPOSED AFFORDABLE LARGE FAMILY HOUSING SITE
- PROPOSED SENIOR AFFORDABLE HOUSING SITE
- PROPOSED AFFORDABLE FOR SALE TOWNHOMES SITE
- PASEO



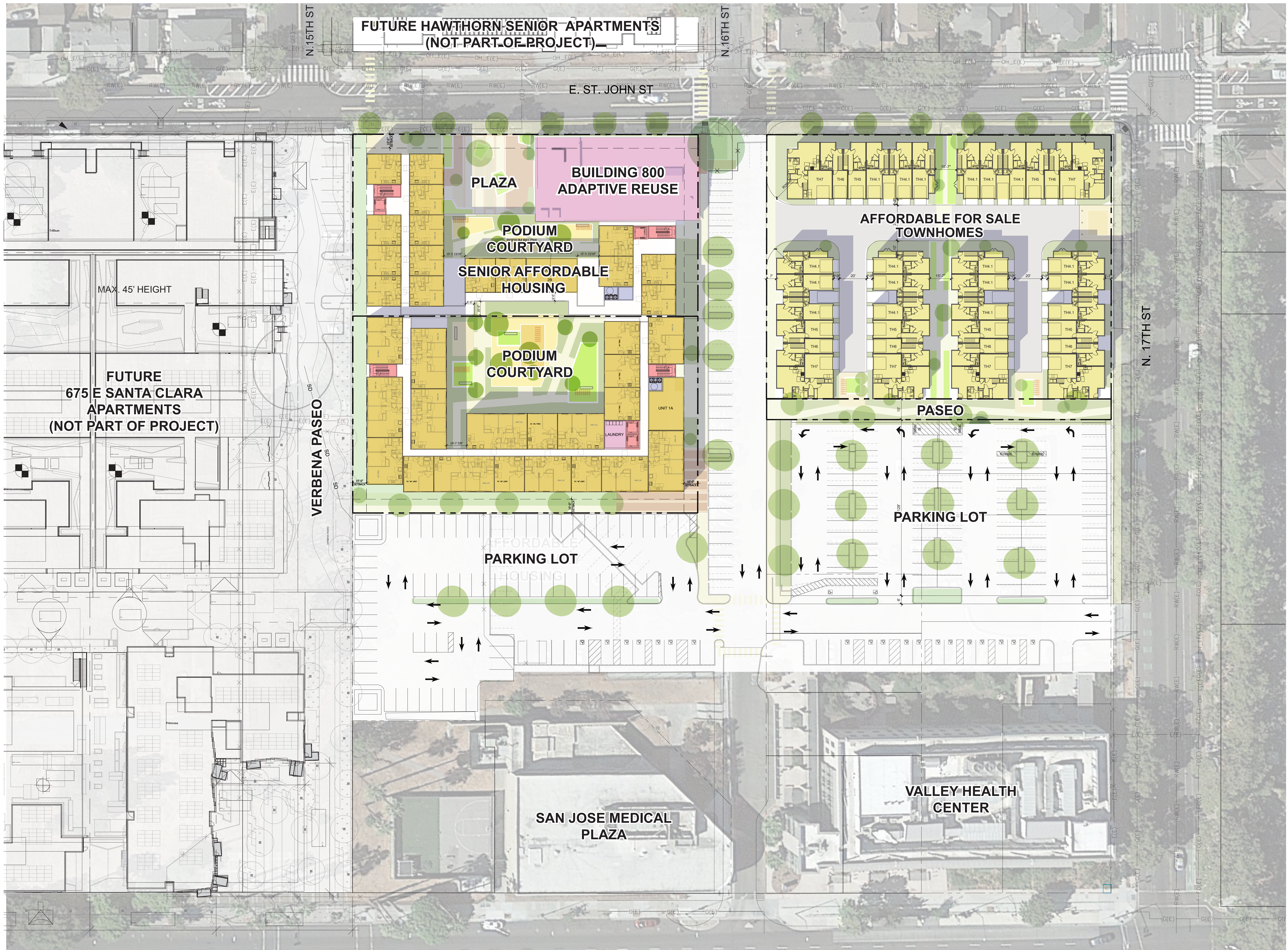
**FUTURE
 675 E SANTA
 CLARA
 APARTMENTS SITE
 (NOT PART OF
 PROJECT)**

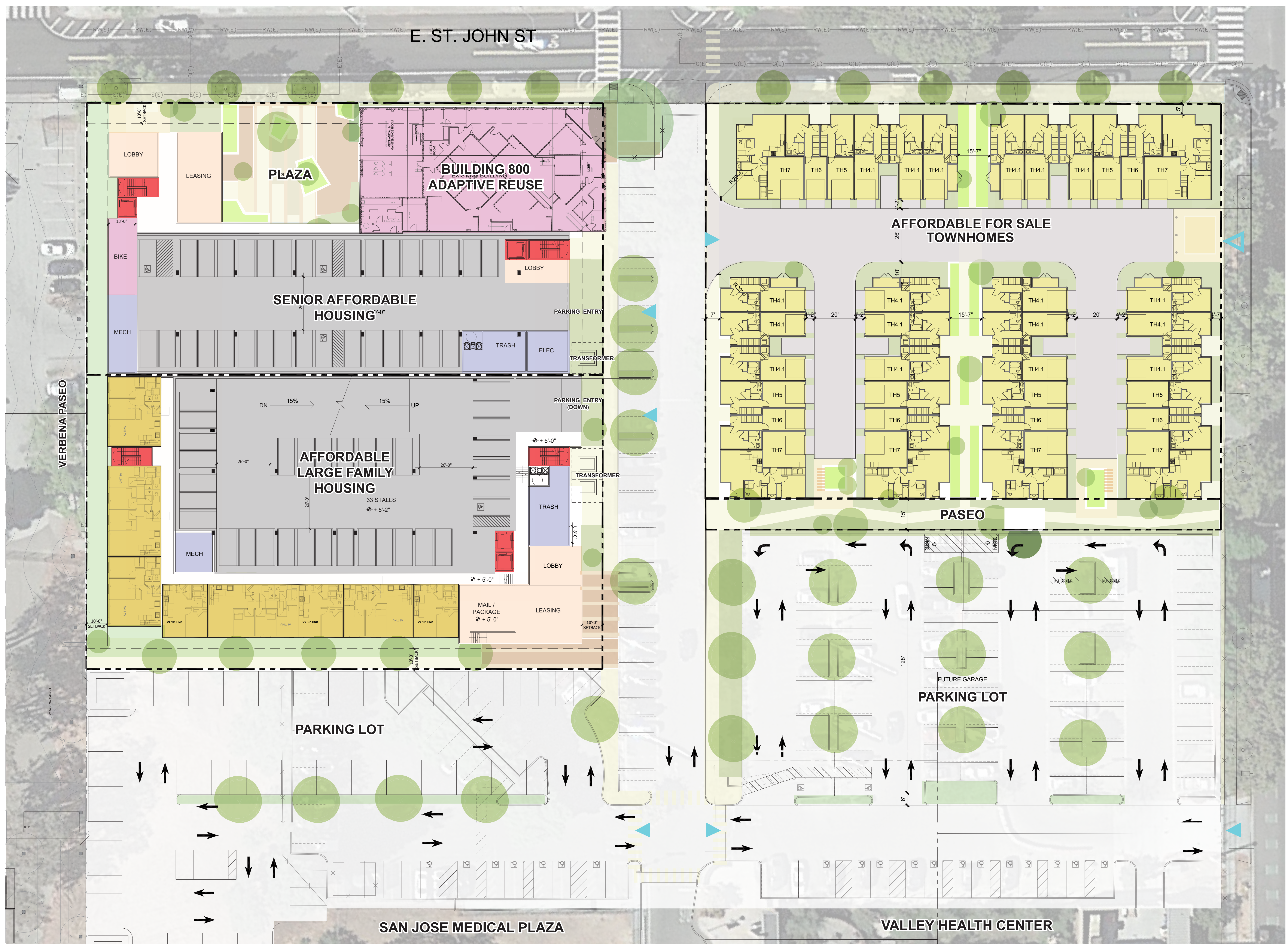
**EAST SANTA CLARA
 777 E SANTA CLARA ST
 SAN JOSE, CALIFORNIA**

DATE	DESCRIPTION
PROJECT NO:	6337.00
CAD DWG NO:	202202 633700 SITE PLAN EXISTING.DWG
DESIGNED BY:	AL
DRAWN BY:	
CHECKED BY:	AL
DATE:	DECEMBER 2, 2022
SCALE:	AS SHOWN
© HMM	

**EXISTING
 CONDITIONS
 PLAN**

C1.0





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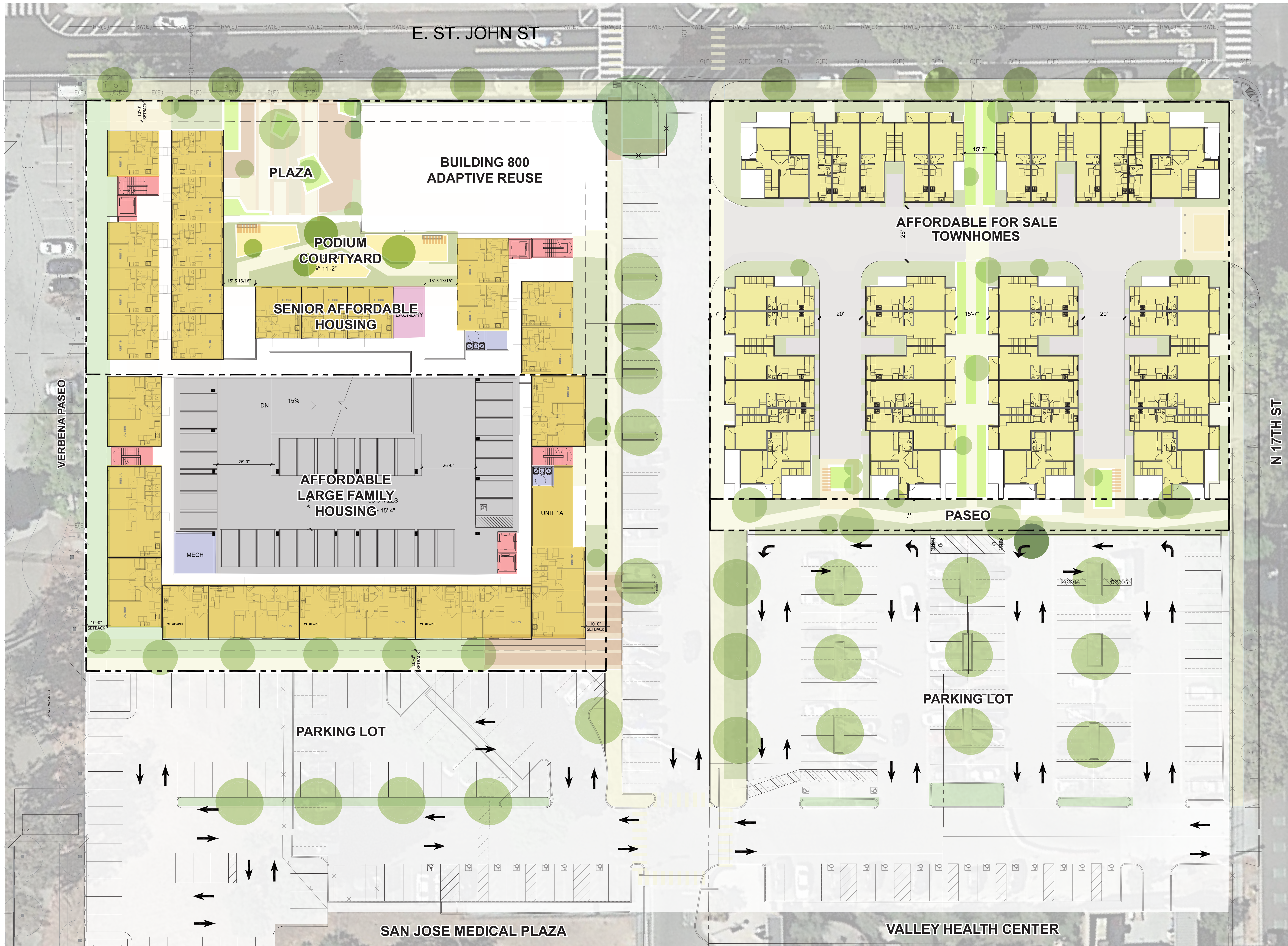
EAST SANTA CLARA STREET MASTER PLAN - PHASE II
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EdenCoreESC, LLC
470 South Market Street
San Jose, California

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**BUILDING PLAN
GROUND FLOOR**

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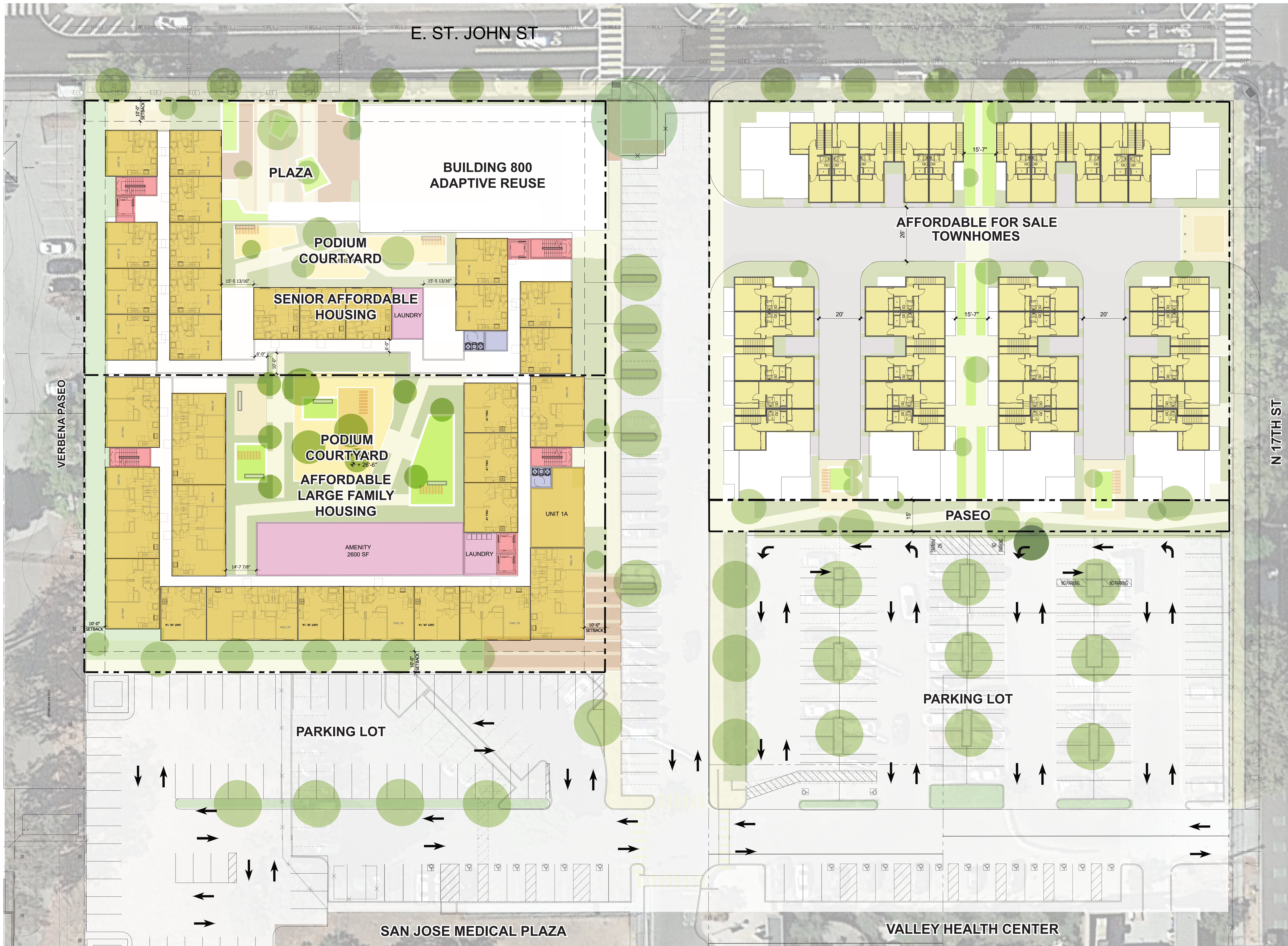
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**BUILDING PLAN
LEVEL 2**

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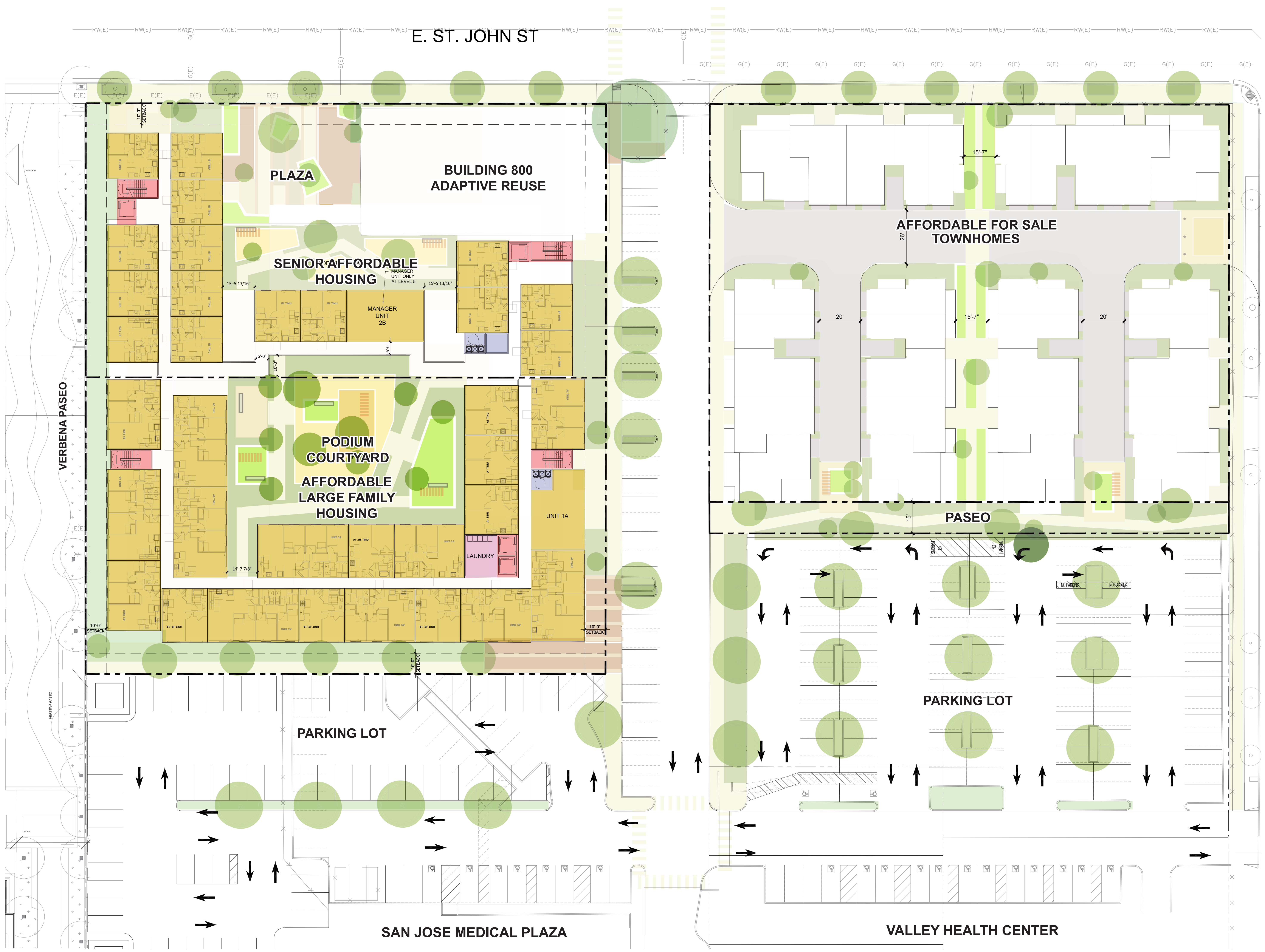
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**BUILDING PLAN
LEVEL 3**

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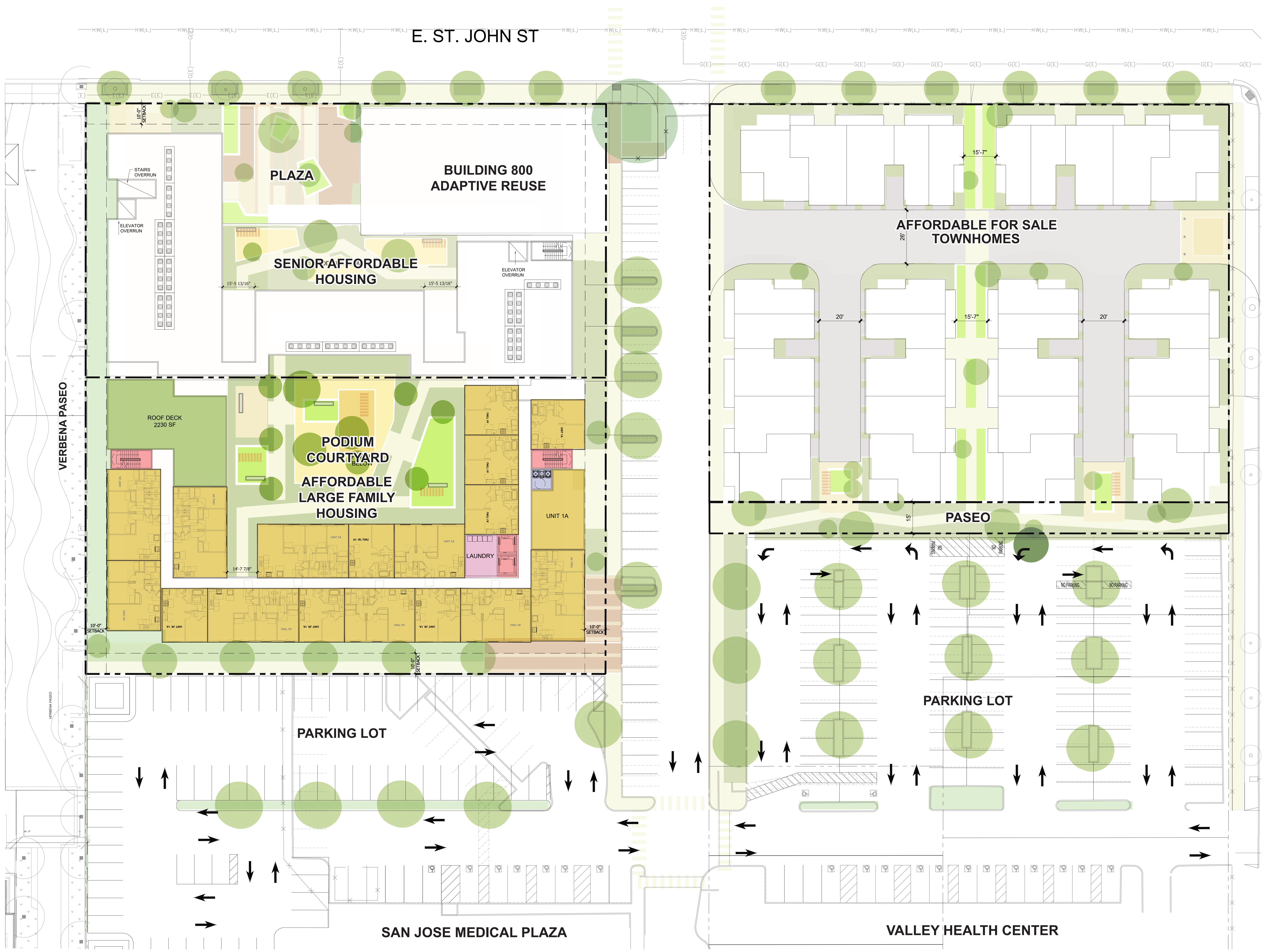
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**BUILDING PLAN
LEVEL 4-5**

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**BUILDING PLAN
LEVEL 6-7**

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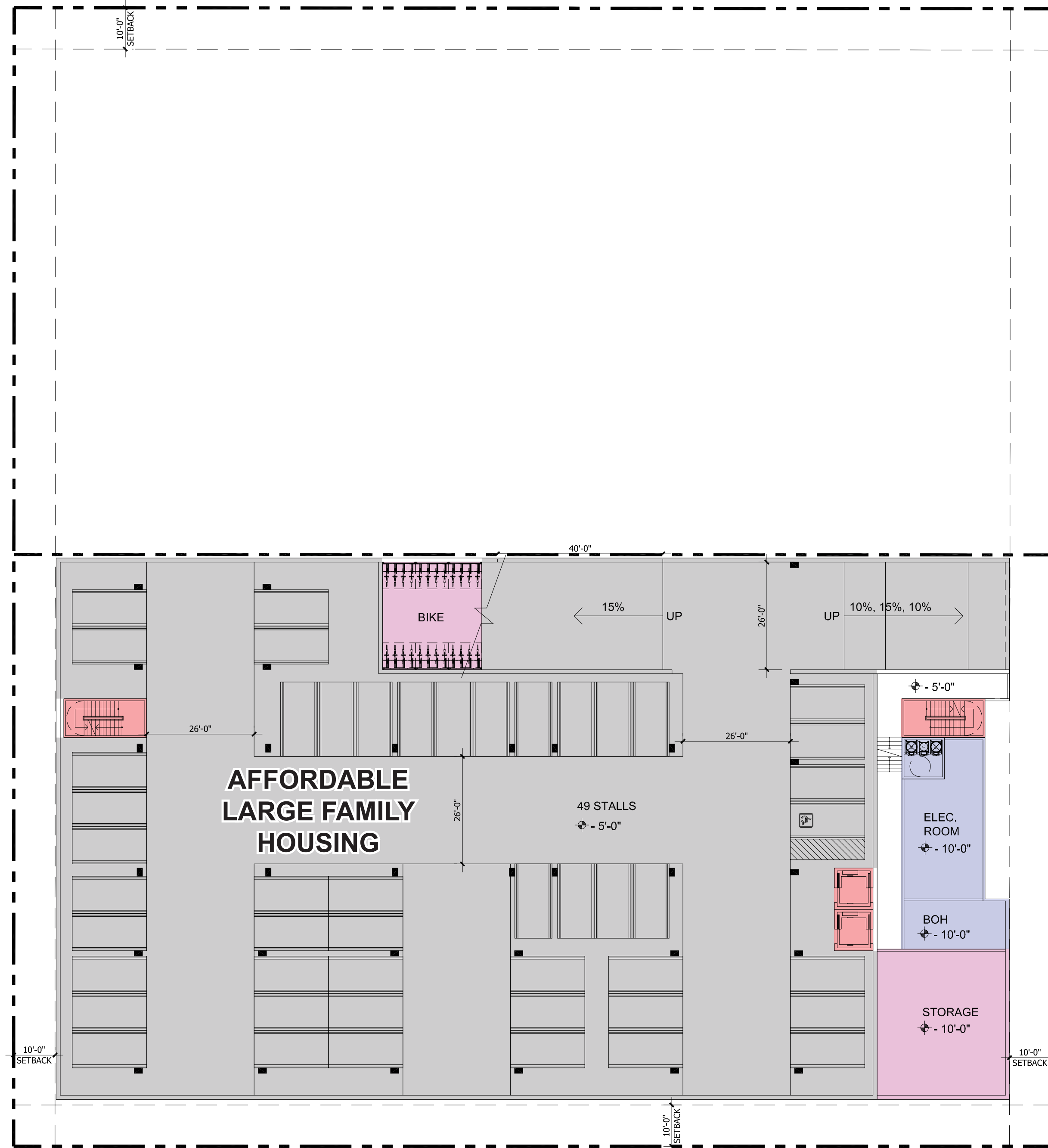


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Sheet Title:

**BUILDING PLAN
LEVEL B1**

Job No. 22001
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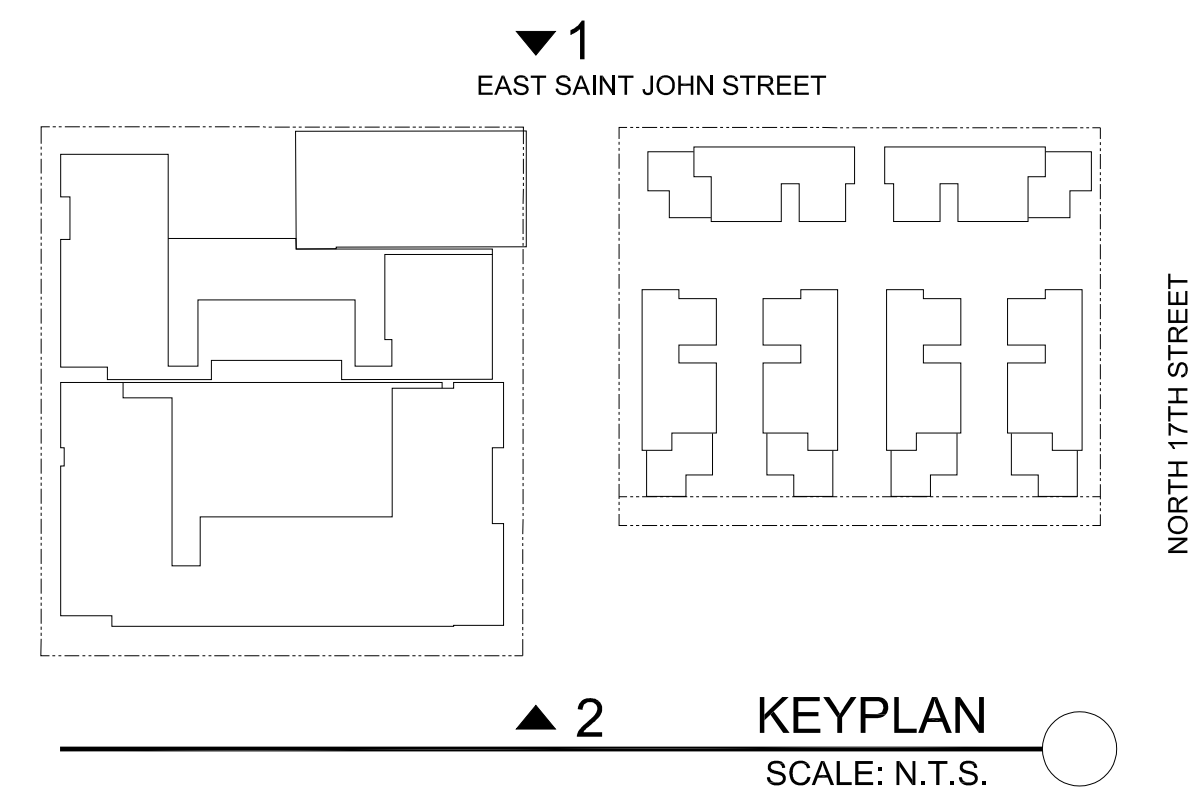


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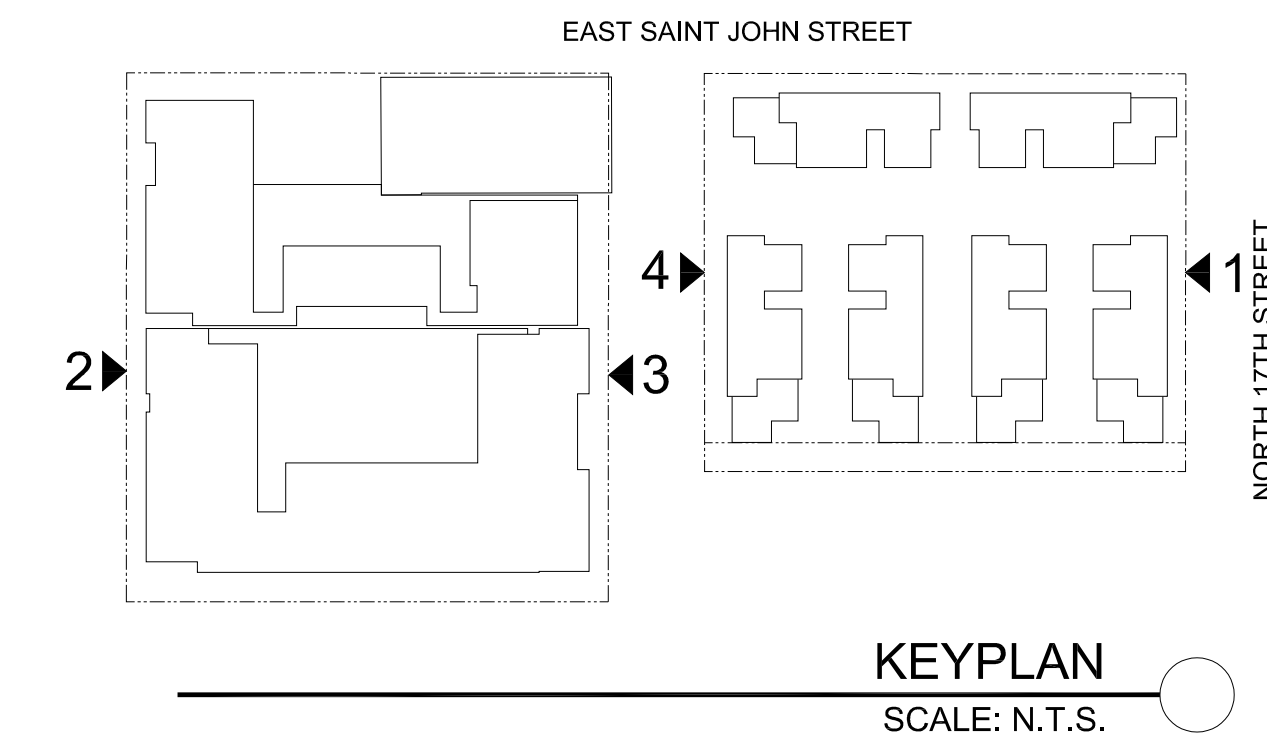
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ELEVATION EAST 1
SCALE: 1" = 20' - 0"



ELEVATION EAST 3
SCALE: 1" = 20' - 0"

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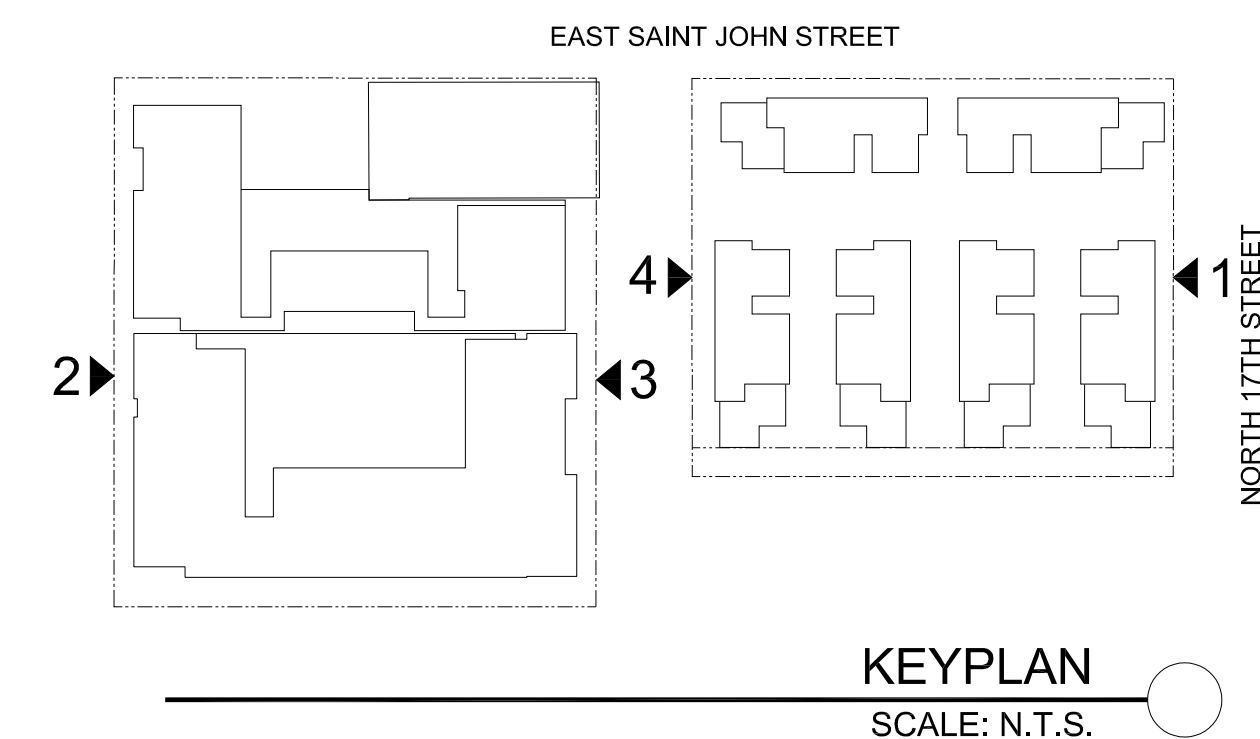
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KEYPLAN
SCALE: N.T.S.



ELEVATION WEST 2
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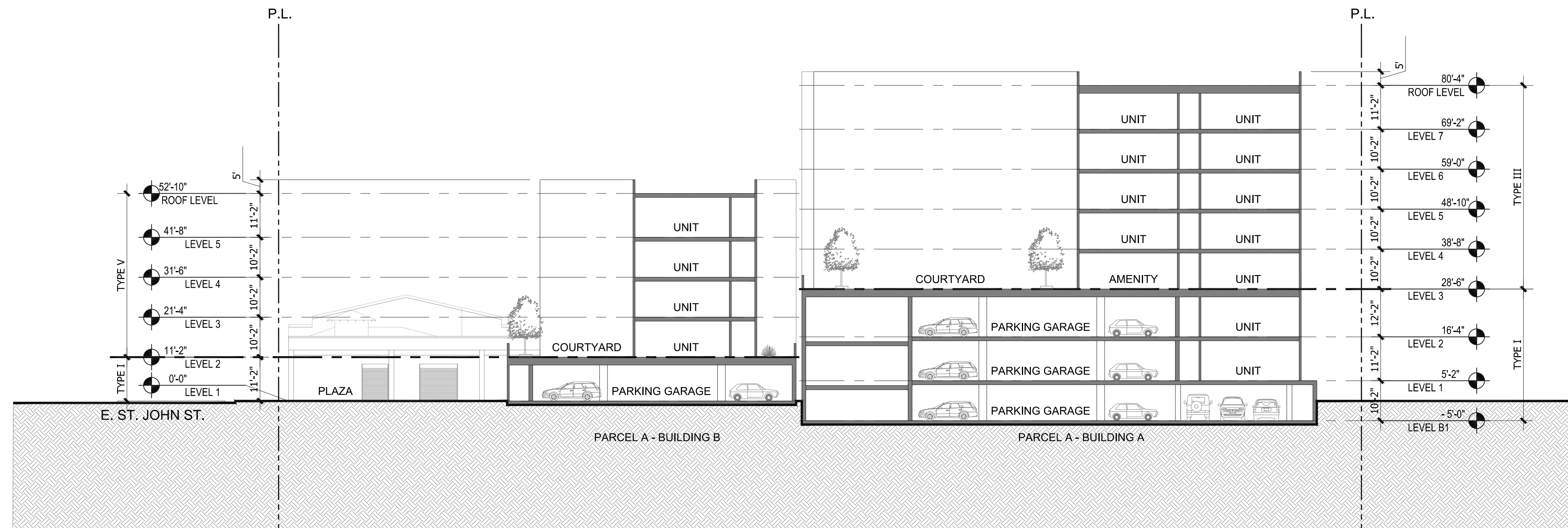


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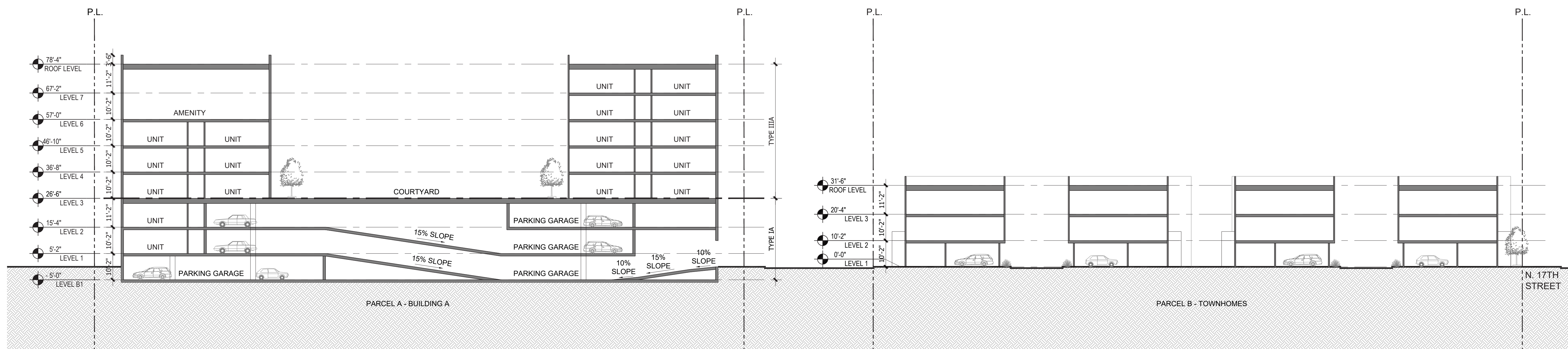
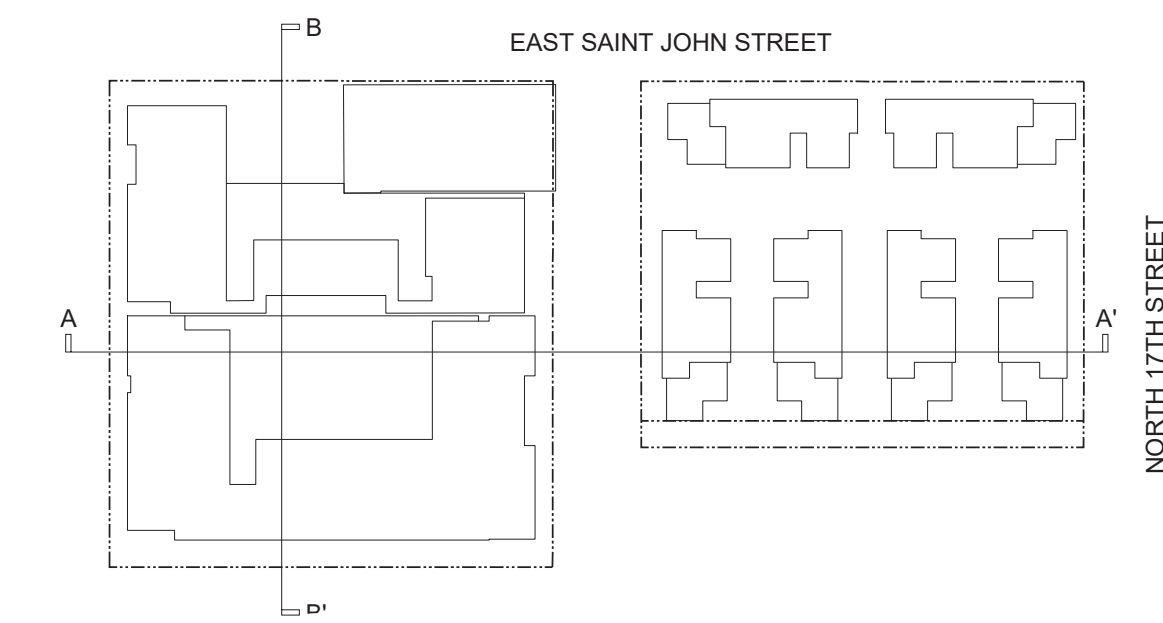
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SECTION B-B' ②
SCALE: 1" = 20' - 0"



SECTION A-A' ①
SCALE: 1" = 20' - 0"

EAST SANTA CLARA STREET MASTER PLAN - PHASE II
San Jose, California

EdenCoreESC, LLC
470 South Market Street
San Jose, California

Sheet Title:
BUILDING
SECTIONS

Job No. 22001
Date: 6/23/2023
Scale: 1"=20"
Drawn By:

Sheet No:

A4.0