

CITY OF EL PASO, TEXAS
AGENDA ITEM
DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: City Development Department

AGENDA DATE: November 11, 2014, Introduction
November 18, 2014, Regular Agenda

CONTACT PERSON NAME AND PHONE NUMBER: Shamori Whitt, (915) 212-1586, whittSR@elpasotexas.gov

DISTRICT(S) AFFECTED: 8

SUBJECT:

An Ordinance granting a Special Privilege License to Eduardo and Josephina A. Soto for the construction, use, maintenance, and repair of 40 balconies and 4 signs creating aerial encroachments over the portions of City right-of-way along Campbell Street adjacent to the property located at 501 South Campbell Street, El Paso, Texas.

BACKGROUND / DISCUSSION:

NESV2014-00010, Campbell Apartments: City Development is recommending the approval of an ordinance granting a Special Privilege License for the aerial encroachment of a total of 40 balconies, at 4 rows of 10 columns measuring 8.25' x 5' each and 4 perpendicular signs. The total Licensed Area measures 1650 square feet. Calculated in accordance with Section 15.08.120 (F) of the El Paso Municipal Code, the annual fee for the Special Privilege License is \$1,144.80. With the approval of City Council, the term of this License shall be for 20 years with the option of one (1) additional renewal of up to 20 years, subject to the approval of the City Manager.

With this License, the City shall grant approval of the aerial encroachment on Campbell Street by Eduardo and Josephina A. Soto for the sole purpose of balconies and signs associated with the Campbell Apartments. Any deviation from the terms of this License shall render it void. The Grantee shall be responsible for maintenance and repair to the Licensed Area, as well as, restoration of the area upon termination of this License. The City maintains all rights to service or modify any or all of the portions of City right-of-way as described by this Special Privilege License.

As per Section 15.08.120(G), the proposed Grantee has provided proof of a general liability insurance policy in accordance with the City's Risk Management. The Grantee agrees to indemnify the City of any damages that may be associated with the Special Privilege License.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

N/A

BOARD / COMMISSION ACTION:

The item was distributed to the Development Coordinating Committee (DCC) on June 24, 2014. This final License Agreement was drafted in accordance to staff comment. No subsequent adverse comments were received.

*****REQUIRED AUTHORIZATION*****

DEPARTMENT HEAD:

Mathew S. McElroy, Director
City Development Department

Information copy to appropriate Deputy City Manager

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL PRIVILEGE LICENSE TO EDUARDO AND JOSEFINA A. SOTO FOR THE CONSTRUCTION, USE, MAINTENANCE, AND REPAIR OF 40 BALCONIES AND 4 SIGNS CREATING AERIAL ENCROACHMENTS OVER PORTIONS OF CITY RIGHT-OF-WAY ALONG CAMPBELL STREET ADJACENT TO THE PROPERTY LOCATED AT 501 SOUTH CAMPBELL STREET, EL PASO TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

SECTION 1. DESCRIPTION

The City of El Paso (hereinafter called “City”) hereby grants a Special Privilege License (hereinafter called “License”) to Eduardo and Josefina A. Soto (hereinafter jointly referred to as the “Grantees”), for the construction, use, future maintenance, and repair of forty (40) balconies in ten (10) columns, each column consisting of four (4) rows of balconies each measuring 8.25 feet (8’.25”) by 5 feet (5’); and 4 feet by 2.5 feet perpendicular projection signs for the Campbell Apartments as aerial encroachments (collectively referred to as the “Improvements”) within portions of City right-of-way along Campbell Street as shown in Exhibit “A,” which is made a part hereof for all purposes (hereinafter referred to as “balconies and perpendicular signs”).

SECTION 2. LICENSE AREA

The aerial rights granted herein along portions of rights-of-way along Campbell Street adjacent to the property described as Lots 9 and 10, Block 114, Campbell Addition, City of El Paso, El Paso County, Texas, is more particularly shown in Exhibit “B,” which is made a part hereof for all purposes (hereinafter referred to as “License Area”).

SECTION 3. USE OF PROPERTY

This License is granted solely for the encroachment onto City rights-of-way for the construction, use, future maintenance, and repair of forty (40) balconies and four (4) perpendicular signs as described herein for the Campbell Apartments. Grantee agrees to restore the License Area to the reasonable satisfaction of the City, in accordance with applicable City specifications, which include restoration to allow for pedestrian access. Grantee shall comply with all relevant terms of the El Paso City Code 15.08.120.

This Special Privilege License shall not be construed to waive any City permit requirements. Grantees shall be responsible for all maintenance. Grantee, at no cost to the City, shall clean up all

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litter and debris within the License Area, leaving City rights-of-way in a clean and orderly condition at all times for use by pedestrians.

This License shall not permit or be construed to permit any other private use of the City right-of-way that impairs its function as a City right-of-way. Except as provided herein, Grantee shall not construct any additional improvements, or make any additions or alterations on, above, or below the City right-of-way, without prior written consent of the El Paso City Council.

SECTION 4. REGULATION OF CONSTRUCTION

The work done by Grantee in installing, repairing, reconstructing, or maintaining the balconies shall be subject to and governed by all laws, rules and regulations of the City and State of Texas, and the U.S. Government that are applicable to the construction of the improvements. Work done in connection with the construction, repair and maintenance of such facilities is subject to the continuing police power of the City.

In the event that Grantee desires to reconstruct, repair, maintain, or replace the improvements built hereunder, Grantee shall obtain all applicable permits required by the City. Where proposed, any excavation or trenching and other construction in the License Area shall be carried out so as to interfere as little as practical with the surface use of the License Area in accordance with any lawful and reasonable direction given by or under the authority of the governing body of the City under the police and regulatory powers necessary to provide for public convenience.

Grantee covenants and agrees that Grantee shall, at Grantee's own expense, repair any water lines, storm and sanitary sewer lines, service lines and water meters owned by the City that Grantee, Grantee's employees, contractors, agents or assigns damage so that such repair of the water lines, storm and sanitary sewer lines and water meters shall comply with the requirements of the City.

The City shall have the power at any time to order and require Grantee to remove and abate any portion of the improvements in the License Area that are dangerous to life or property. Should Grantee, after notice, fail or refuse to comply within a reasonable time, the City shall have the power to remove or abate the same, at the expense of Grantee. In the event City removes or abates the License Area as provided herein, Grantee shall not be compensated for the loss of the improvements, or revenues associated with the area, nor shall the City be liable to the Grantee for any direct, indirect or consequential damages due to the removal or abatement of the Improvements.

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SECTION 5. TERM

This Special Privilege shall be for a term of twenty (20) years from the effective date hereof, unless terminated earlier as provided herein. At the end of this term, the City shall have the unilateral authority to grant or deny renewal of this Special Privilege for one (1) additional twenty (20) year term upon the request of the Grantee and approval of the El Paso City Council. If Grantee wishes the City to renew this License, Grantee shall submit a request in writing to the City no later than three (3) months prior to the expiration date of this License. Should Grantee fail to submit such request for the renewal of this License to the City as herein required, the License shall expire upon the expiration date. Grantee understands, agrees, and accepts that the City may require the terms, conditions, and provisions of this License be modified as a condition for renewing the grant of the encroachment within the License Area as permitted by this License.

SECTION 6. WORK DONE BY OTHERS

Throughout the term of this License, the City expressly reserves the right to install, repair, or reconstruct the City right-of-way used or occupied by Grantee, any streets or alleys and all ancillary public uses, usual and customary in connection with streets and alleys, expressly including but not limited to, drainage facilities and structures.

The City reserves the right, subject to further conditions described in this paragraph, to lay and permit to be laid, utility lines including, but not limited to, storm and sanitary sewer, gas, water, and other pipelines or cables, and to do and permit to be done, any underground and overhead installation or improvement that may be deemed necessary or proper by the governing body of the City in, across, along, over or under the License Area occupied by Grantee, and to change any curb or sidewalk or the street grade of any street. The City shall notify Grantee of work to be performed as herein described. The City shall not be liable to Grantee for any damage resulting there from, nor shall the City be liable to Grantee for any damages arising out of the performance of any work by the City, its contractors or subcontractors, not willfully and unnecessarily occasioned; provided, however, nothing herein shall relieve any other persons or entities from liability for damage to the License Area. If the City requires Grantee to alter, change, adapt, remove, or relocate the improvements due to imminent public safety concerns, or because of changes in the grade of the License Area or in the location or manner of constructing a water pipe, sewer pipe or other underground or aboveground pipes owned by the City, Grantee shall make the alterations or changes as soon as practicable when ordered in writing by the City without claim for reimbursement

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or damages against the City. If these requirements impose a financial hardship upon Grantee, Grantee shall have the right to present alternative proposals for the City's consideration. If the City requires Grantee to remove, alter, change, adapt or relocate its improvements or any portion thereof to enable any other entity or person, except the City, to use, or to use with greater convenience, the License Area, Grantee shall not be required to make such changes until such other entity or person shall have undertaken with solvent bond, to reimburse Grantee for any loss and expense that will be caused by or arise out of such removal, alteration, change, adaptation or conformance of the balconies; provided, however, the City shall not be responsible nor liable for such reimbursement.

SECTION 7. RESERVATION OF SURFACE, SUBSURFACE, AND AIRSPACE RIGHTS

The City reserves the right to use the surface or subsurface or airspace within the License Area for any public purposes allowed by law and deemed necessary by the City and to do, or permit to be done, any work in connection therewith that is deemed necessary or proper by the City on, across, along, under or over said License Area occupied by Grantee provided such use does not interfere with Grantee's use of the License Area. Whenever by reason of said work in connection with said purposes it shall be deemed necessary by the City to alter, change, adapt, conform or relocate portions of the balconies such alteration or change or relocation shall be made by Grantee when ordered in writing by the City Manager or designee without any claim for reimbursement or damages against the City.

SECTION 8. CONSIDERATION

As consideration for this Special Privilege, Grantee shall pay to the City ONE THOUSAND ONE HUNDRED FORTY FOUR AND 80/100 DOLLARS (\$1,144.80) per year. The annual fee shall remain the same for a period of one year from the date of execution by the El Paso City Council and shall be subject to change after each one year period the License remains in effect. The El Paso City Council retains the right to increase or decrease the annual fee specified in this License.

The City shall notify the Grantee of any proposed changes in fees as prescribed in Section 15 (Notice) of this License. This License is granted on the condition the Grantee pay for all costs associated with the balconies, as well as all costs for the restoration of the License Area upon the termination of the License.

The first annual consideration shall be due and owing prior to the El Paso City Council approval of the License. The advance payment shall be in the form of a cashier's check or business check

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payable to “The City of El Paso” and delivered to the City Development Department for remittance to the Financial Services Department. If the Special Privilege is disapproved by the El Paso City Council, a full refund of the payment shall be made by the Financial Services Department within fifteen (15) days of the denial action. Subsequent annual considerations shall be due the first day of the month in which the License has been granted by the El Paso City Council and remitted to the Financial Services Department.

ADVANCE PAYMENT OPTION:

Grantee shall have the option of pre-paying the City the entire amount for the twenty (20) year term of the License, prior to the execution of this License. The twenty (20) year amount is equal to SEVENTEEN THOUSAND FIVE HUNDRED FORTY TWO AND 69/100 DOLLARS (\$17,542.69). Said \$17,542.69 reflects the net present value (NPV) at a three percent (3%) discount rate of the annual fees for the entire twenty (20) year term of the License. Should Grantee select the advance payment option, Grantee shall not be entitled to a refund of the consideration paid to the City in case of cancellation by the City and/or the Grantee prior to the expiration of the 10 year term.

Both the annual consideration and the advance payment shall be exclusive of and in addition to all general municipal taxes of whatever nature, including, but not limited to, ad valorem taxes, assessments for public improvements or any other assessments that may be enacted during the term of this License or any renewal, except hereinafter provided. The fee established in this section shall not be affected by any relocation of Grantee’s balconies required by the City pursuant to this License.

The fee payment shall be exclusive of and in addition to all costs of obtaining required permits, plans and other approvals as necessary to conform to all other applicable City Special Privileges and regulations.

SECTION 9. INSURANCE

Prior to commencement of any future construction, repairs, or maintenance operations during the term of this License, Grantee shall maintain insurance as required by the El Paso City Code, 15.08.120 (G) and shall provide the City with a certificate of insurance and shall maintain such insurance in effect during the term of this License. The City shall be named as an additional insured

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on all of the Grantee's insurance policies that are required by this License. Failure to maintain insurance shall be a material breach of this License and a basis for termination of this License by the City.

Grantee shall obtain and provide a general liability policy with a one million dollar (\$1,000,000.00) limit, per occurrence, for personal injury, death, and property damage, with a minimum one million dollar (\$1,000,000.00) general aggregate limit. These amounts are not a limitation upon the Grantee's agreement to indemnify and hold the City harmless.

Grantee shall procure said insurance with a solvent insurance company authorized to do business in Texas. Such policy or certificate shall provide that the insurance cannot be canceled, modified or the amount of coverage changed without thirty (30) days prior written notice to the Financial Services Department, or ten (10) days prior written notice to the Financial Services Department for cancellation based on non-payment of insurance premiums. Grantee shall file a copy of the policy or certificate of insurance with Financial Services Department and the City Development Department. If the policy is not kept in full force and effect throughout the term of this License, the License shall automatically become void.

SECTION 10. INDEMNITY

As a condition of this License, Grantee shall indemnify, defend and hold harmless the City, its officers, agents, servants and employees from and against any and all costs, claims, liens, damages, losses, expenses (including but not limited to attorneys' fees and costs), fees, fines, penalties, proceedings, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal injury or death or property damage, arising out of, resulting from or related to the Grantee's activities under this License, including any act or omission by the Grantee, the Grantee's agents, employees or subcontractors, all, without, however, waiving governmental immunity available to the City, hereafter, the "damages". This indemnification shall apply even where such damages described above involve the negligence or allegations of negligence on the part of the City, its officers, agents or employees.

The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any person or entity. Without modifying the conditions of preserving, asserting, or enforcing any legal liability against the City

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as required by the City Charter or any law, the City will promptly forward to the Grantee every demand, notice, summons, or other process received by the City in any claim or legal proceeding contemplated herein. Grantee shall investigate or cause the investigation of accidents or occurrences involving such damages, negotiate or cause to be negotiated the claim as the Grantee may deem expedient, and defend or cause to be defended on behalf of the City all suits for damages, even if groundless, false or fraudulent brought because of such damages. Grantee shall pay all judgments finally establishing liability of the City in actions defended by Grantee pursuant to this section, along with all attorneys' fees and costs incurred by the City, including interest accruing to the date of payment by Grantee and premiums on any appeal bonds.

The City, at its election, will have the right to participate in any such negotiations or legal proceedings to the extent of its interest. In addition, the Grantee shall promptly advise the City in writing of any claim or demand against the City or the Grantee known to the Grantee related to or arising out of the Grantee's activities under this License. **The City will not be responsible for any loss of or damage to the Grantee's property from any cause.**

SECTION 11. RIGHTS IN THE EVENT OF ABANDONMENT

As an express condition of this License, and not as a mere covenant, in the event Grantee abandons the balconies or a portion thereof or ceases to use the balconies for the purposes enumerated herein for any period of six (6) months or longer, other than the time elapsing between the effective date of this license and the completion of construction of the balconies, this License shall automatically terminate, free and clear of any right, title, or interest in Grantee without the necessity of any notice to Grantee or any re-entry by the City.

SECTION 12. CANCELLATION

Grantee shall have the option to terminate this License at any time upon giving the City written notice thirty (30) days in advance of such termination. In addition, the City shall have the option to cancel and terminate this License for failure of Grantee to comply with any material provision or requirement contained in this agreement after thirty (30) days written notice to Grantee. However, if said breach or failure to comply cannot be reasonably cured within thirty (30) days, if Grantee shall proceed promptly to cure the same with due diligence, the time for curing such failure to comply shall be extended for such period of time as may be deemed reasonably necessary by the City to complete such curing unless such breach involves public safety.

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The City shall have the option to terminate this License at any time upon giving the Grantee written notice thirty (30) days in advance of such termination, at no cost to the City and may take possession of the City right-of-way. All rights of the Grantee for the City right-of-way shall then be terminated. If the License is cancelled by the City, Grantee shall not be entitled to a refund of the paid annual consideration for the months remaining in the License year (the twelve month period beginning on the effective date of this License). If this License is cancelled due to Grantee's failure to cure any default under this License, abandonment or cancellation by Grantee, Grantee shall not be entitled to a refund of consideration paid to the City.

Upon termination of this License, prior to the expiration of the original term for any reason, Grantee shall remove Grantee's improvements located in the License Area at no cost to the City. Grantee shall restore the License Area to the reasonable satisfaction of the City Engineer and in accordance with City specifications, at Grantee's own cost and expense. Any such restoration shall be subject to the reasonable approval of the City. If the Grantee fails to restore the License Area as required herein, the City may at its option restore the License Area and charge such costs to Grantee who shall be responsible for payment of such repair and restoration costs.

SECTION 13. RECORDS

The El Paso City Council and the El Paso City Manager or designee shall be kept fully informed by Grantee as to matters pertaining in any way to Grantee's exercise of Grantee's rights under this License, including the construction, replacement, reconstruction, maintenance, and repair of the balconies within the License Area. Obtaining all applicable City permits shall be deemed sufficient to keep such parties informed. Grantee shall keep complete and accurate maps, construction drawings, and specifications describing the location of the structure(s) within the City right-of-way. The City shall have the right, at reasonable times to inspect such maps, construction drawings, and specifications.

SECTION 14. NOTICE

Any notice or communication required in the administration of this License shall be sent in writing by prepaid certified mail, return receipt requested, to the following addresses:

ORDINANCE NO. _____

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CITY: City of El Paso
Attn: City Manager
P.O.Box 1890
El Paso, Texas 79950-1890

with copy to: City of El Paso
ATTN: City Development Department
801 Texas 1st Floor
El Paso, Texas 79901

with copy to: City of El Paso
ATTN: Financial Services Department –
P.O.Box 1890
El Paso, Texas 79950-1890

GRANTEE: Eduardo and Josefina A. Soto
515 South Kansas
El Paso, Texas 79901

or to such other addresses as Grantee may designate from time to time by written notice as required in this paragraph.

SECTION 15. ASSIGNMENT

The rights granted by this License inure to the benefit of the Grantee, and any parent, subsidiary, or successor entity now or hereafter existing. The rights shall not be assignable without the express advanced written consent of the El Paso City Manager. Assignment without such consent shall be void, and is a material breach of this agreement.

SECTION 16. LEASING OR DEDICATION OF FACILITIES

Grantee, without the advanced written consent of the El Paso City Manager or designee, shall not lease the License Area to any non-grantee person or entity, except that the City acknowledged that the apartments adjacent to each balcony will be leased. Grantee shall maintain full responsibility for the terms and conditions of this License as related to the balconies as a condition of any lease.

SECTION 17. ADMINISTRATION OF LICENSE

The El Paso City Manager or designee is the principal City official responsible for the administration of this License. Grantee recognizes that questions regarding the interpretation or application of this License shall be referred to the El Paso City Manager or designee.

SECTION 18. NO PROPERTY RIGHTS

Nothing herein shall grant any real property interest to the Grantee nor give rise to any vested right in the Grantee, Grantee's assigns or successors in interest, none of whom shall have a cause
ORDINANCE NO. _____ NESV2014-00010

of action for damages upon revocation or termination of this License in accordance with the terms herein.

SECTION 19. LIENS AND ENCUMBRANCES

GRANTEE SHALL DEFEND AND INDEMNIFY THE CITY AGAINST ANY LIABILITY AND LOSS OF ANY TYPE ARISING FROM ANY LIEN OR ENCUMBRANCE ON THE LICENSE AREA THAT ARISES OR IS ALLEGED TO HAVE ARISEN FROM GRANTEE'S USE OF THE LICENSED AREA.

SECTION 20. RIGHT OF ENTRY AND INSPECTION

The City's authorized representative shall have the right to enter upon the licensed area at all reasonable times for the purpose of inspecting the same and determining compliance with the terms of this License.

SECTION 21. LAWS AND ORDINANCES

Grantee shall comply with all statutes, laws, codes and ordinances applicable to Grantee's construction, repair, renovation, alteration or use of the License Area.

SECTION 22. ENTIRE AGREEMENT

This document contains all of the agreements between the parties and may not be modified, except by an agreement in writing signed by both parties.

SECTION 23. SEVERABILITY

Every provision of this license is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality shall not affect the validity of the remainder of this license.

SECTION 24. LAWS GOVERNING/VENUE

The laws of the State of Texas shall govern the validity, performances, and enforcement of this license and if legal action is necessary to enforce it, exclusive venue shall be in El Paso County, Texas.

SECTION 25. RESTRICTIONS AND RESERVATIONS

This License is subject to all rights-of-way, easements, dedications, restrictions, reservations and

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other encumbrances of record and running with the land. If, at any time during the initial term of this license, or any extension thereof, any such rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land, preclude, interrupt or interfere with Grantee's use of the License Area, Grantee shall have the right to terminate this License upon giving the City prior written notice of its intent to do so.

SECTION 26. EFFECTIVE DATE

The effective date of this License shall be the date last entered below. This License shall not take effect unless Grantee files Grantee's written acceptance with the City prior to the enactment of this License by the El Paso City Council.

PASSED AND APPROVED this ____ day of _____, 2014.

(Signatures begin on following page)

ORDINANCE NO. _____

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WITNESS THE FOLLOWING SIGNATURES AND SEALS

THE CITY OF EL PASO

Oscar Leeser
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Kristen L. Hamilton-Karam
Assistant City Attorney

Mathew S. McElroy, Director
City Development Department

ACCEPTANCE

The above instrument, with all conditions thereof, is hereby accepted this ____ day of _____, 2014.

GRANTEE:

By: _____, as _____

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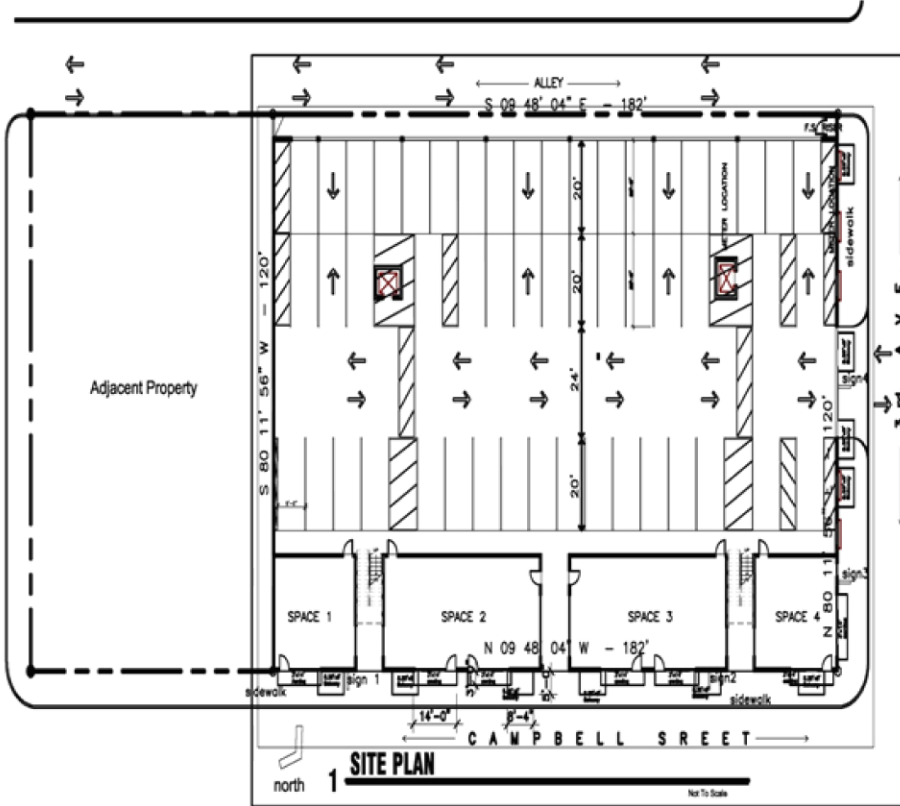
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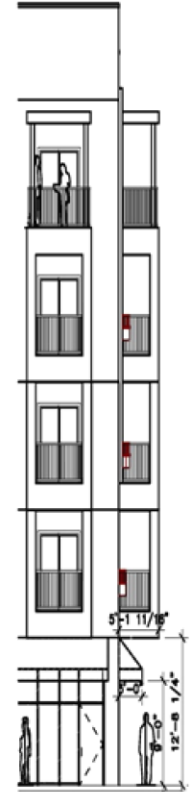
3 EXTERIOR ELEVATIONS - FRONT VIEW



4 EXTERIOR ELEVATIONS - SIDE VIEW



1 SITE PLAN



2 BALCONY /AWNING ELEVATION

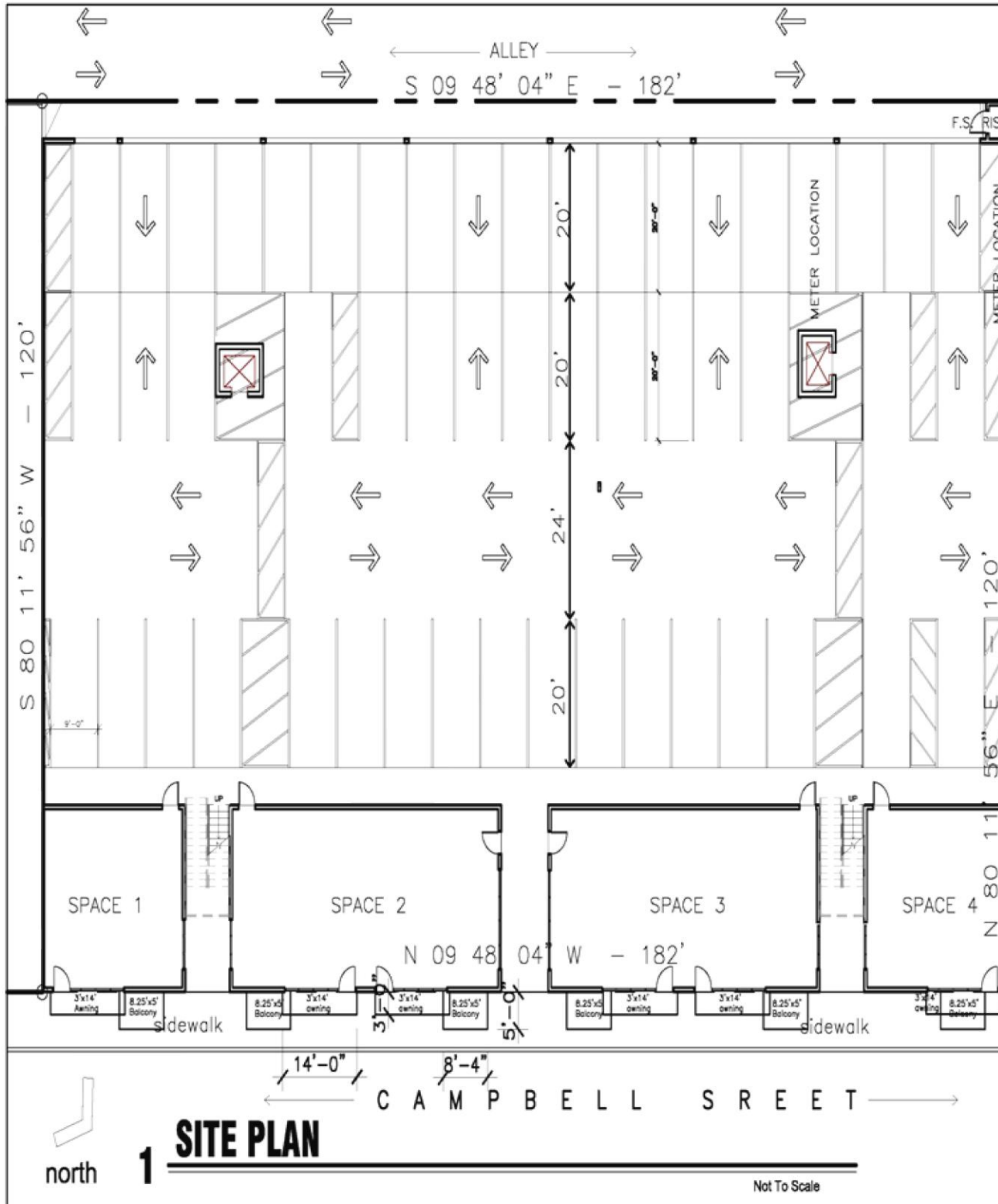
Required Documents

- a. Legal Description of Adjacent Lots 1 thru 3, Block 114, Addition City Of El Paso, As shown on plan.
 - b. Location and arrangement of Structures As shown on plan.
 - c. Size and use of Structures
- | SCHEDULE OF FINISHES | |
|----------------------|-------------------|
| NO. | DESCRIPTION |
| 1 | CEILING |
| 2 | FLOOR |
| 3 | WALL |
| 4 | DOOR |
| 5 | WINDOW |
| 6 | ROOF |
| 7 | PAINT |
| 8 | GLASS |
| 9 | IRONWORK |
| 10 | MECHANICAL |
| 11 | ELECTRICAL |
| 12 | PLUMBING |
| 13 | CONCRETE |
| 14 | FOUNDATION |
| 15 | LANDSCAPE |
| 16 | EXTERIOR FINISHES |
| 17 | INTERIOR FINISHES |
| 18 | MECHANICAL |
| 19 | ELECTRICAL |
| 20 | PLUMBING |
| 21 | CONCRETE |
| 22 | FOUNDATION |
| 23 | LANDSCAPE |
| 24 | EXTERIOR FINISHES |
| 25 | INTERIOR FINISHES |
| 26 | MECHANICAL |
| 27 | ELECTRICAL |
| 28 | PLUMBING |
| 29 | CONCRETE |
| 30 | FOUNDATION |
| 31 | LANDSCAPE |
| 32 | EXTERIOR FINISHES |
| 33 | INTERIOR FINISHES |
| 34 | MECHANICAL |
| 35 | ELECTRICAL |
| 36 | PLUMBING |
| 37 | CONCRETE |
| 38 | FOUNDATION |
| 39 | LANDSCAPE |
| 40 | EXTERIOR FINISHES |
| 41 | INTERIOR FINISHES |
| 42 | MECHANICAL |
| 43 | ELECTRICAL |
| 44 | PLUMBING |
| 45 | CONCRETE |
| 46 | FOUNDATION |
| 47 | LANDSCAPE |
| 48 | EXTERIOR FINISHES |
| 49 | INTERIOR FINISHES |
| 50 | MECHANICAL |
| 51 | ELECTRICAL |
| 52 | PLUMBING |
| 53 | CONCRETE |
| 54 | FOUNDATION |
| 55 | LANDSCAPE |
| 56 | EXTERIOR FINISHES |
| 57 | INTERIOR FINISHES |
| 58 | MECHANICAL |
| 59 | ELECTRICAL |
| 60 | PLUMBING |
| 61 | CONCRETE |
| 62 | FOUNDATION |
| 63 | LANDSCAPE |
| 64 | EXTERIOR FINISHES |
| 65 | INTERIOR FINISHES |
| 66 | MECHANICAL |
| 67 | ELECTRICAL |
| 68 | PLUMBING |
| 69 | CONCRETE |
| 70 | FOUNDATION |
| 71 | LANDSCAPE |
| 72 | EXTERIOR FINISHES |
| 73 | INTERIOR FINISHES |
| 74 | MECHANICAL |
| 75 | ELECTRICAL |
| 76 | PLUMBING |
| 77 | CONCRETE |
| 78 | FOUNDATION |
| 79 | LANDSCAPE |
| 80 | EXTERIOR FINISHES |
| 81 | INTERIOR FINISHES |
| 82 | MECHANICAL |
| 83 | ELECTRICAL |
| 84 | PLUMBING |
| 85 | CONCRETE |
| 86 | FOUNDATION |
| 87 | LANDSCAPE |
| 88 | EXTERIOR FINISHES |
| 89 | INTERIOR FINISHES |
| 90 | MECHANICAL |
| 91 | ELECTRICAL |
| 92 | PLUMBING |
| 93 | CONCRETE |
| 94 | FOUNDATION |
| 95 | LANDSCAPE |
| 96 | EXTERIOR FINISHES |
| 97 | INTERIOR FINISHES |
| 98 | MECHANICAL |
| 99 | ELECTRICAL |
| 100 | PLUMBING |
- d. Lot lines with dimensions of 182' x 120'; 21,840 sq. ft.
 - e. Pedestrian ways and sidewalks as shown on plan.
 - f. Adjacent lot and easement as shown on plan and site plan.
 - g. Existing city improvements as shown on plan.
 - h. Architectural Design (front) As shown on plan.
 - i. Improvement detail: As shown on plan.

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#325482_2/14-1007-1160/501 S. Campbell - Special Privilege License
KLH-K

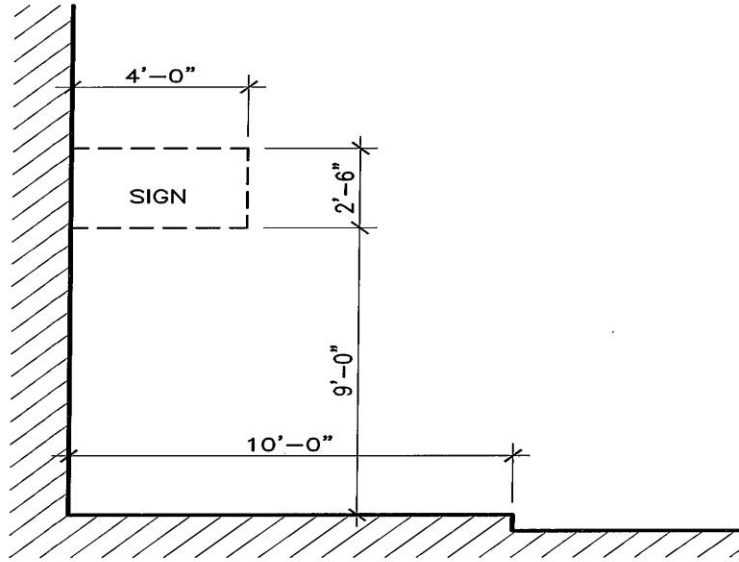


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#325482_2/14-1007-1160/501 S. Campbell - Special Privilege License
 KLH-K

PROJECT: 140037 - 2012020 Campbell Apartments; Location: 500 S. Campbell, San Jose, CA 95128



CAMPELL APTS. SIGN LOCATION

SCALE: 1/4" = 1'-0"

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#325482_2/14-1007-1160/501 S. Campbell - Special Privilege License
KLH-K



NESV2014-00010: Special Privilege License, Campbell Apartments

- **Applicant:** Eduardo and Josephina Soto
- **Location:** 501 S. Campbell St.
- **Zoning:** GMU
- **Representative District:** 8 (Downtown)
- **Type of Encroachment:** Aerial
- **Proposed Use:** Balconies & Signs for Apartments
 - 40 balconies, 4 rows of 10 columns measuring 8.25' x 5'
 - 4 perpendicular signs, measuring 4' x 2.5'
- **Term:** 20 years with option of 1 administrative renewal of additional 20 years
- **Annual Fee:** \$1,144.80



- **CITY COUNCIL ACTION NEEDED:** Approval of
- Special Privilege License
- **CITY DEVELOPMENT RECOMMENDATION:**
Approval
- **CPC VOTE:** n/a
 - Special Privilege Permits and Licenses are not reviewed by the CPC.
 - Application distributed to DCC on June 24, 2014, Engineering requested further coordination with CBD IV Project, Applicant met requirements.
- **CITIZEN COMMENT:** none



Fee Calculation

- **Balconies:** Area in square feet x market value per square foot x ten percent x seventy-five percent; minimum fee of \$1060.00 (FY14)
- **Total Aerial Encroachment Area=** 1650 sq ft
- $(8.25 \times 5) \times 40$ (4 rows, 10 columns)= 1650
- **Market Value per sq ft:** \$2.75 ($\$17,160/6240 = \2.75)
- $(1650 \times 2.75 \times 10\% \times 75\%) < \1060.00
- **Signs:** 4 signs, \$21.20 each = \$84.80
- $\$1060.00 + \$84.80 = \$1144.80$
- **Annual Fee: \$1144.80**
- **Advance Payment Option (3% Net Present Value): \$17,542.69.**



Location Map

NESV2014-00010



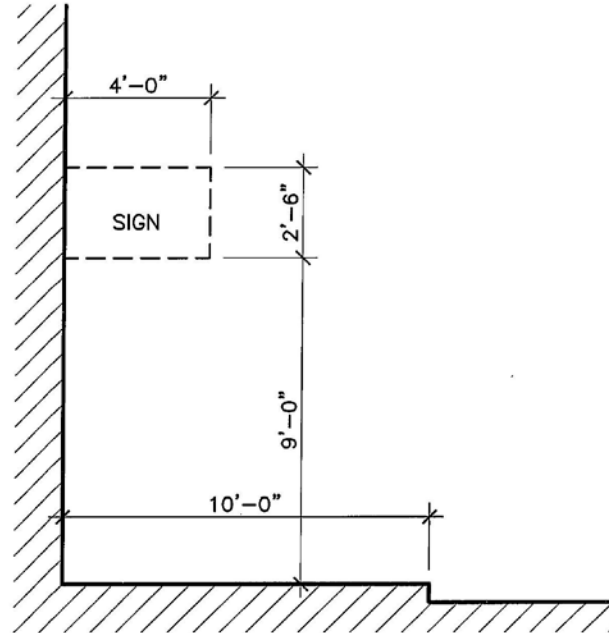


Site Photo





Sign Dimensions



CAMPELL APTS. SIGN LOCATION

SCALE: 1/4" = 1'-0"