

CITY OF SAN JOSÉ, CALIFORNIA
 Department of Planning, Building and Code Enforcement
 200 E. Santa Clara Street Tower 3rd Floor
 San José, California 95113-7905

Hearing Date/Agenda Number
 H.L.C. 11/07/07 Item No.: 4.g

File Number
 GP05-05-03; PDC06-121

Application Type
 General Plan Amendment & Planned Dev. Rezoning

Council District SNI
 5 Mayfair

Planning Area
 Alum Rock

Assessor's Parcel Number(s)
 48119003

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Allen Tai, AICP

Location: Alum Rock Avenue, approximately 270 feet east of McCreery Avenue and 100 feet west of Lower Silver Creek

Gross Acreage: 1.5 Net Acreage: 1.5 Net Density: 53 DU/AC

Existing Zoning: CG, R-1-8 Existing Uses: Single Family Residential; Former Farmer's Supply Store

Proposed Zoning: A(PD) Planned Development Proposed Use: 79 Single-family attached residential units, 6,100 sq. ft. of retail

GENERAL PLAN

Completed by: AT

Existing Land Use/Transportation Diagram Designations
 General Commercial; Medium High Density Res. (12-25 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: AT

North:	Strip commercial center	Commercial General
East:	Auto towing yard; Lower Silver Creek	Commercial General, R-1-8 Single Family Residential
South:	Single Family dwellings	R-1-8 Single Family Residential
West:	Mixed-use residential/commercial, townhomes	A (PD) Planned Development (49.5 DU/AC)

ENVIRONMENTAL STATUS

Completed by: AT

Environmental Impact Report found complete
 Negative Declaration circulated on
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: AT

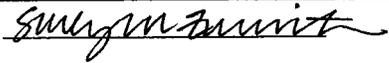
Annexation Title: Mayfair No_2

Date: 12/01/1967

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Forward Historic Resource Recommendations
 Recommend Approval
 Recommend Denial

Date 10-31-07

Approved by: 

CURRENT OWNER	DEVELOPER	ARCHITECT
David Mijares, Boyd Virginia K Trustee & Et Al 438 Jackson Street San Jose, CA 95112	Mike Allen Northpoint Development 160 W. Santa Clara Street, Suite 700 San Jose, CA 95113	Anthony Ho LMPD Architects 2620 Augustine Dr. Suite 130 Santa Clara, CA 95054

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: AT

- Non-applicable

Other Departments and Agencies

- Non-applicable

GENERAL CORRESPONDENCE

- None received.

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**

The applicant, Northpoint Development, has requested General Plan Amendment and Planned Development (PD) Rezoning approvals to redevelop the site for residential uses. The General Plan amendment involves changing the General Plan Land Use/Transportation Diagram designation on the site from General Commercial on 0.4 acres and Medium High Density Residential (12-25 DU/AC) on 1.1 acres to Transit Corridor Residential (20+ DU/AC) on the 1.5 gross-acre site. The proposed PD rezoning request involves rezoning the property from Commercial General and R-1-8 Single Family Residence District to A(PD) Planned Development District to allow development of two single-family attached residential buildings for 79 dwelling units and 6,100 square feet of ground floor retail. The subject site is located at 1936 Alum Rock Avenue, the site of the former Farmer's Supply store.

The proposed project includes the demolition of the Farmer's Supply commercial building, its accessory structures, as well as two single-family dwellings and two detached garages. The Historic Evaluation concluded that the two single-family residences and detached garages do not qualify to be listed on the City of San Jose Historical Resources Inventory (HRI), because they lack integrity of the original residential setting. Therefore, the focus of this report is regarding the proposed demolition of the former Farmer's Supply store and its accessory structures.

COMMUNITY OUTREACH

The project was presented at a Community Meeting on August 15, 2007 in order to discuss the proposed project and solicit feedback from the community. Six members of the immediate community were present for the meeting, and they were generally supportive of the proposed project. The project was also presented to the Mayfair Strong Neighborhoods Initiative (SNI) Neighborhood Advisory Committee (NAC) on November 1, 2007. This Staff Report has been available on the Planning Divisions web site, and staff has been available to discuss the project with interested members of the public.

ENVIRONMENTAL REVIEW

An Initial Study is being prepared for this project and the Director of Planning, Building, and Code Enforcement anticipates that the project will receive a Mitigated Negative Declaration (MND). The project's potential

impacts on cultural resources are currently being analyzed in the environmental review. Based on the historical and architectural evaluation prepared for the site, the existing buildings and site do not appear to qualify for listing on the National Register of Historic Places (NRHP) and/or the California Register of Historical Resources (CRHR), or on the City of San Jose Historic Resources Inventory (HRI) as a Candidate City Landmark or Contributing Structure to a City Landmark Historic District. Hence, demolition to accommodate future development at the site is not anticipated to have a significant effect on the environment in the context of historic resources as defined by the California Environmental Quality Act (CEQA) Guidelines Section 15064.5. While no Mitigation Measures would be required under CEQA, Standard Measures that include non-HABS photo documentation in conjunction with allowing for the salvage of materials will be included in the Mitigated Negative Declaration to lessen the loss of the City's historic fabric and preserve historical information. Staff anticipates that circulation of the Mitigated Negative Declaration will commence in December.

HISTORIC RESOURCE EVALUATION

The City identifies historic resources through surveys, either independently funded surveys of thematic or geographic areas, or individual property surveys required as part of development review. The historic evaluation completed for this project consists of a State of California Department of Parks and Recreation (DPR) form and the City's Historic Evaluation Criteria (Tally) Form, prepared by historical consultant Bonnie Bamburg of Urban Programmers and dated March 20, 2007. The results of the evaluation indicate that the Farmer's Supply building would not meet the threshold for listing as a Structure of Merit with a score of 22.56. While the City respects the professional evaluation, giving the building additional consideration for the visual quality as a clearly identifiable early example of a post World War II building and storefront associated with commercial roadside development patterns in conformance with standard City review practices, the original portion of the 1949 Farmer's Supply building could appear to qualify for listing on the Historic Resources Inventory as a low ranking Structure of Merit (33.26). The DPR and tally forms are attached to this staff report, with edits highlighted in bold italics.

Description

The site is comprised of one rectangular shaped parcel located at 1936 Alum Rock Avenue. The site is currently developed with the former Farmer's Supply and Feed Store commercial building, ancillary structures, two single-family residences, and two garages. The former Farmer's Supply and Feed Store is located on the western portion of the site, and it is a two-story building with a corrugated metal exterior that was constructed in 1949. The rear of the site is an open, paved area surrounded by covered sheds and structures that were previously used to store various supplies including animal feed, hay, bulk rock, pallets, firewood, and vehicles. The accessory sheds are lightweight wood and metal frame structures sheathed with corrugated metal. Beyond the sheds are open bins constructed of concrete block sides that were used to store building and landscape materials typical of light industrial yards that supplied bulk materials. All the ancillary structures associated with the commercial building are in poor condition.

Associations

The Farmer's Supply is an example of the agricultural commerce that was prevalent in Santa Clara County prior to 1970. The era for context evaluation was the Industrialization and Suburbanization Era of 1945-1991, and the relative themes are Commerce and Commercial Architectural. However, the building is lightweight construction and does not represent a unique or distinctive architectural style. Furthermore, there are very few examples of similar structures in San Jose, so it is difficult to establish a historical context or setting around agricultural commerce for purposes of identifying the Farmer's Supply as an important piece of that historical context.

Nonetheless, the utilitarian character of the building and industrial yard-like accessory structures gives slight resemblance to the City's agricultural past, and it is associated locally with roadside agricultural commercial development in this area of the City.

Integrity

The California Register of Historical Resources (CRHR) interprets the integrity of a cultural resource based upon its physical authenticity. A property that is eligible for the California Register of Historical Resources for its historic association must retain the essential physical features that made up its character or appearance during the period of its association in order to convey its significance. The building is over 50 years old, but it has been altered, added to, and exhibit changes over time that affects its integrity. While the architecture of the building does not exhibit distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master or possess high artistic value, such that it would appear to qualify for the California Register, however its visual design is recognizable as an early post World War II commercial building and storefront which could appear to qualify for listing on the Historic Resources Inventory.

Significance

The structure is not currently listed on the City of San Jose Historical Resources Inventory (HRI). The structure appears to be eligible for listing in the San Jose Historic Resources Inventory as a Structure of Merit, but not as a Candidate City Landmark or as a Contributing Structure to a City Landmark Historic District. The structure does not appear to meet the criteria for listing on the National Register of Historic Places (NRHP) and/or the California Register of Historical Resources (CRHR). The mix of residential and commercial buildings on the site does not constitute a related group. The Farmer's Supply building and sheds, while resembling uses of the City's agricultural past, are typical of businesses that sold bulk materials and is not a significant or important vestige. Within this portion of Alum Rock Avenue, the historic mix of commercial and light industrial uses has been replaced with commercial strip centers and higher density housing. Due to the mix of architectural styles, uses and ages of the properties, it is not likely that a local historic district would be found to include the property.

GENERAL PLAN CONFORMANCE

The San Jose 2020 General Plan recognizes that many sites and structures of historical and cultural importance have been constructed throughout the City's rich history. It emphasizes preservation of specific structures and special areas that have architectural or historic significance, as well as those resources that add character and interest to the City's image, as part of the Urban Conservation/Preservation Major Strategy. The General Plan Urban Conservation/Preservation Major Strategy states that at a strategic level, preservation activities contribute visual evidence to a sense of community that grows out of the roots of San Jose's past. As a subset of that strategy, the Historic, Archaeological and Cultural Resources (HACR) Goal includes preservation of historical and archaeological structures of varying significance in order to promote a greater sense of historic awareness and community identity, and to enhance the quality of urban living. The following HACR Policies address the issue of preserving historic structures identified as Structures of Merit:

- Policy No. 1 Because historically or archaeologically significant sites, structures and districts are irreplaceable resources, their preservation should be a key consideration in the development review process.
- Policy No. 3 An inventory of historically and/or architecturally significant structures should be maintained and periodically updated in order to promote awareness of these community

resources.

- Policy No. 4 Areas with a concentration of historically and/or architecturally significant sites or structures should be considered for preservation through the creation of Historic Preservation Districts.

Staff is working to refer General Plan amendment requests to the HLC for considering the disposition of historic resources in order for future development to conform to the General Plan goals and policies on historic preservation. As a potential Structure of Merit, the former Farmer's Supply is being referred to the HLC for consideration in the development review process in conformance with HACR Policy No. 1, for recommendation regarding the disposition of the historic resource to the decision-making body. Project conditions identified in the Analysis section of this report may be part of this consideration. The HLC may also consider recommending the addition of the property to the Historic Resources Inventory or noting its impact on the Inventory in conformance with HACR Policy No. 3. Resources identified as Structures of Merit are referred to the Commission as part of the Commission's authority in maintaining and utilizing the Inventory. This referral process informs the Commission about development of sites that may be eligible for the HRI and/or areas of the City that have not been surveyed.

Proposed General Plan Amendment and Implications

Staff evaluation of General Plan amendment proposals take into consideration how a proposed land use designation may facilitate future development/redevelopment that is unable to coexist with the identified historic resource.

Existing Land Use Designations: The site currently has a General Plan land use designation of General Commercial along the property frontage where the Farmer's Supply commercial building is located and Medium High Density Residential (12-25 DU/AC) on the remainder of the site where the accessory structures are located. The existing Farmer's Supply commercial building is in conformance with the existing General Commercial land use designation because it is a commercial building. However, the portion of the site, where the accessory structures associated with the Farmer's Supply business are located, is designated for residential development under the Medium High Density Residential (12-25 DU/AC) land use designation. Therefore, redeveloping that portion of the site to residential use would likely result in the need to demolish the accessory structures.

Proposed Land Use Designation: The proposed Transit Corridor Residential (20+ DU/AC) land use designation allows higher density mixed-use development with residential units above commercial uses on the first two stories. Because commercial uses are allowed under the Transit Corridor Residential (20+ DU/AC) land use designation, it is possible that the entire Farmer's Supply building be preserved for commercial uses. However, if future development on the site at the density of 53 dwelling units per acre and include residential units above the commercial uses, as proposed by the applicant, retention of the Farmer's Supply building would be possible subject to potential major alterations. Consequently, approval of the General Plan amendment request would facilitate new development that would result in potential major alterations to the existing Farmer's Supply commercial building and the demolition of the accessory sheds and open bins that were used to store bulk agriculture and landscape materials. Staff has requested the applicant to explore project alternatives that would preserve the c. 1949 Farmer's Supply commercial building. Retention of the accessory structures is not encouraged given that they were additions and enclosures constructed between 1960 to 1980 and they do not represent an important architectural style or historic significance.

ANALYSIS

While the existing structure, considered eligible for listing as a Structure of Merit, is not considered a historic resource under CEQA, it does play a role in preserving the City's historic fabric. Should the Historic Landmarks Commission not support the proposed demolition of the historic resource, the Commission can recommend the structure be added to the Historic Resources Inventory, and project alternatives, including rehabilitation and reuse of the structure be considered.

Should the Commission support the demolition of the structure in order to meet the project objectives, standard measures addressing the loss of historic fabric would be included in the Mitigated Negative Declaration and the Commission can recommend specific project level project conditions as part of the Planned Development rezoning in order to specifically address the loss of the site's local history and preserve historical information.

RECOMMENDATION

Planning Staff recommends that the Historic Landmarks Commission (HLC) make recommendations to the Director of Planning, Planning Commission, and City Council regarding the identified Structure of Merit located on the existing site.

Should the HLC not support the demolition of the identified Structures of Merit, recommend project alternatives that include some or all of the following:

1. Rehabilitation and reuse of the Structure of Merit
2. Listing the Structure of Merit on the Historic Resources Inventory

Should the HLC support the demolition of the identified Structure of Merit, standard measures would be included in the Mitigated Negative in order to address the loss of historic fabric:

1. Advertise the identified Structure of Merit for relocation,
2. Advertise the identified Structure of Merit for salvage opportunities to salvage companies prior to any demolition activities if relocation is not successful,
3. Submit archival (non-HABS) level photographic documentation to the History San Jose archives, and

Additionally, the HLC could recommend project specific conditions, including:

4. Contributions to historic resource survey work within the context of agricultural commerce, particularly in the Alum Rock Neighborhood Business District, and/or
5. Contributions to research and online and/or publicly accessible documentation of agricultural commerce and the Alum Rock Neighborhood Business District.

Attachments

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code NA

Other Listings
Review Code

Reviewer

Date

1

Page 1 of 8 *Resource Name or #: (Assigned by recorder) 1936-1944 Alum Rock Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara

and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 T ; R ; 3 of 3 of Sec ; B.M.

c. Address 1936-1944 Alum Rock Avenue City San Jose Zip 95116

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 601919 mE/ 4134682 mN

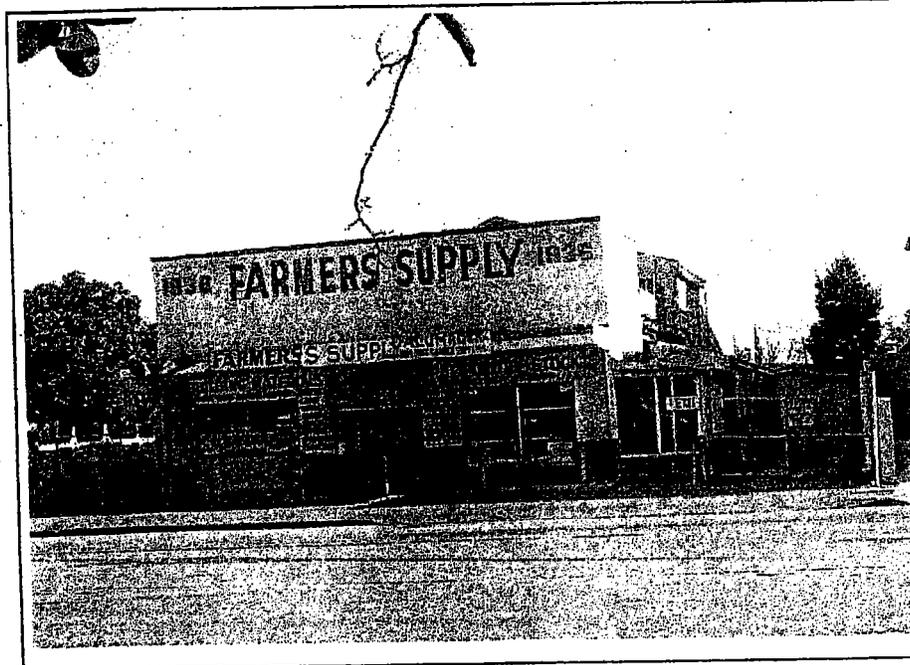
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
APN 481-19-003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject parcel, is 1.5 acres of relatively flat land that extends from Alum Rock Avenue with frontage of 138.73 feet, south 471 feet. There are several buildings on the site, two houses, a commercial building and several wood sheds and concrete bins. The site's surface is concrete, asphalt paving, or packed earth. There is no formal landscaping. The parcel is primarily a light industrial/commercial site for bulk materials storage and retail sales.

Building A: 1936 Alum Rock Ave. Commercial store: Mid-century utilitarian commercial style. The building is a two-story wood frame building that is set at the front of the parcel about three feet from the right of way and property line. The front façade is divided into two blocks with a wood canopy frame extending the length of the facade at the top of the first level. The upper block false front is without openings or ornamentation, the entire upper façade is smooth stucco that is used a sign board. (Cont page 3)

*P3b. Resource Attributes: (List attributes and codes) HP 6 One story commercial building HP 8 Single family houses



*P4. Resources Present: Building
 Structure Object Site District
Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front Façade
10/4/06

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1948 First part of the Commercial bldg.
additions over next ten years
c. 1938 Houses moved on site 1948

*P7. Owner and Address:
Virginia Boyd & David Mijares
438 Jackson St.
San Jose CA 95116

*P8. Recorded by: (Name, affiliation, and address)
Bonnie Bamberg
Urban Programmers
10710 Ridgeview Ave.
San Jose CA 95127

*P9. Date Recorded: 3/20/07

*P10. Survey Type: (Describe)

Project Specific

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code NA

Page 2 of 8 *Resource Name or # (Assigned by recorder) 1936-1944 Alum Rock Ave

B1. Historic Name: Farmers Supply Feed Dealers

B2. Common Name: Farmers Supply

B3. Original Use: commercial B4. Present Use: vacant

*B5. Architectural Style: Mid-Century Utilitarian Commercial

*B6. Construction History: (Construction date, alterations, and date of alterations)
Commercial building constructed 1948, additions and alterations through c.1985
Houses constructed c. 1938, alterations and relocation c.1948

*B7. Moved? No Yes house Unknown Date: 1948 Original Location:

*B8. Related Features:
Pens, bins and storage sheds

B9a. Architect: UN b. Builder: UN

*B10. Significance: Theme Commerce Area San Jose
Period of Significance 1948-2006 Property Type Commercial & houses Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The property is not eligible for listing in the National Register of Historic Places, or the California Register of Historic Resources because it is not associated with significant persons or events and does not represent significant architecture or have the potential to yield information important to history or prehistory.

The buildings on the property at 1936-1944 Alum Rock Avenue include one commercial buildings with numerous sheds and stalls that was developed as the Farmers Grain and Poultry Supply in 1949, at a time when there were many small farmers on the east side of San Jose (County) and adopted to the change by stocking landscaping materials and supplies which became the predominate business after 1970. The small building is light weight construction and does not represent a unique or distinctive style. It, like the materials it supplied is utilitarian and tertiary to other businesses that developed after 1950. When compared to the themes and contexts of Commerce, Agriculture and Architecture within the historic era, Industrialization and Suburbanization 1945-1991, the business is considered a vestige of commerce from the first half of the century when agriculture and poultry raising flourished around Santa Clara County. Only through family dedication and tight financial control was the business able to continue for 56 years in this location by adjusting to the changing environment where development replaced the small farms, the supplies that were sold changed from (Continued page 4)

B11. Additional Resource Attributes: (List attributes and codes) HP 6 Commercial Bldg HP 8 Single Family House

*B12. References: Official documents and deeds, U.S. Census 1930, City Directories, Interview: David Mijares 2/20/07, McAlester, V. & L., A Field Guide to American Houses, A.A. Knoph, 1984

B13. Remarks:

*B14. Evaluator: Bonnie Bamburg

*Date of Evaluation: 3/20/07

(This space reserved for official comments.)



State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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*Recorded by: Urban Programmers

*Date 3/20/07

X Continuation Update

P3. Continued: The lower section has a double-door, with glass panels, in the center of two metal-frame display windows. Here, the wall surface is also used for signage. A shed addition with a metal-frame display window is appended to the west side. The front stucco façade terminates a few feet on to the side façade where the building is one-story pitched roof with a pop-up two-story element sheathed in corrugated metal with metal frame windows. Additional shed elements have been added to both the upper and lower side façades on the east and west creating a hodgepodge of surfaces, primarily metal sheets with some panel wood. The second floor tapers to one at the rear of the main building. A wood canopy supported by posts with braced knee brackets extends on the east side of the building. It is likely the same was on the west façade prior to being sided to create enclosed space.

Behind the main building is a series of sheds that were used to store equipment and to protect inventory from the weather. These light weight wood and metal frame buildings are sheathed with corrugated metal sheets. Long open sheds were used for vehicle repair and as shop areas, as well as storage. The walled sheds stored equipment and inventory that would be damaged by rain. Beyond the sheds are open bins constructed of concrete block sides that were used to store building and landscape materials. Overall the site is a typical light industrial yard that supplied bulk materials.

The original c. 1950 building has been extensively altered with random additions and enclosures that occurred during the twenty years from 1960 to 1980. The mid-century building does not represent an important architectural style or quality construction.

Building B: 1944 Alum Rock Avenue is a California bungalow style c. 1938 house. The single-story building is sheathed in beveled three wide board siding on all sides. The wood frame building has a pitched roof covered in composition shingles. The prime façade is typical of the style with a porch, entry door and picture windows. The rear façade has been altered with an addition however it is sheathed in the same material and has windows of a similar frame style. The windows have been changed to metal sliding systems throughout the house. The pitched roof is sheathed in a heavy shake style shingle. The building appears in poor condition with deteriorated materials and cracked foundation.

The house is not an important example of the California Bungalow style and does not exhibit high quality construction or craftsmanship. The building retains integrity of location, design, materials, and workmanship, but lacks the original residential setting or feeling.

Building C: 1942 Alum Rock Avenue is a house in rear, behind 1944 Alum Rock Avenue. Originally located on the front of the parcel and to the west (1936 Alum Rock Avenue), the small house is similar to the front building, a single-story wood frame building with a hipped roof. The full width front porch is supported by posts and upper wall creates three shingle covered flat arch openings. The porch is wood with concrete footings. Both are severely deteriorated. The wall is punctuated with a center entry door and a metal frame sliding window (non-original) on each side. The rear is altered with a large shed addition sheathed in manufactured panel board with metal windows. The small house is in deteriorated condition missing sections of wall shingles and exhibiting a deteriorated foundation. The building lacks integrity of location, design, materials, and workmanship, and the original residential setting or feeling.

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*Date 3/20/07

X Continuation Update

B10 Significance. Continued:

feed and poultry to bulk landscaping materials.

The two houses remaining on the property are not associated with individuals or events that were significant in the history of San Jose and do not represent unique design or high quality construction.

Using the City's evaluation criteria the buildings were considered in two groups, commercial and residential. The commercial buildings rated an adjusted point total of 23.5 while the residential buildings rated an adjusted point total of 22.56. The point totals are below the threshold of 32 points and reflect the category of non-significant, which is consistent with the evaluations.

Background:

The first improvement on the property was a house constructed for the Constandi Bartoni family in 1938, when the address was 1808 Alum Rock Avenue. A year later a second house, 1812 Alum Rock Avenue was constructed and rented from 1939 until the property was vacated in 2006. The tenant in 1947, was Cedro Mijeres. The Bartoni family lived in the house at 1808, until 1948 when the property was sold and redeveloped with a small commercial building and a supply yard as the second location for the Farmers Grain and Poultry Supply by Gabriel Mijares Jr. and his wife Marian. It appears the house previously numbered 1808 was moved to the rear of the property and became 1812 1/2. This house was then occupied by Gabriel's brothers Raoul and Manuel Mijares. The neighbor to the east was Perez House Movers.

The Polk City Directory shows that in 1935, Gabriel Jr., was working as a cannery worker and living with his wife Marion at 167 W. Virginia St. Four years later Gabriel and Marian opened the first Farmers Grain & Poultry Supply at 569 S. Market St., while living at 2 San Jose Avenue. His younger brother Raoul Mijares, was the first delivery driver for the company. Ten years later, the business on Alum Rock Avenue was opened to supply essentially the same livestock and poultry feed to the east valley farmers, Gabriel and Marian lived at 915 N. Second Street. Within a couple of years the houses on Alum Rock Avenue were occupied by Cedro Mijares a steamfitter, and his wife Hilda at 1812 and Raoul a clerk at the supply store and his wife Dolores at 1812 1/2. In 1955 the business became L.W. Prouse Feed Dealers (1808 Alum Rock Avenue).

Leland W. Prouse and M. J. Anderson were partners in the commercial feed business. Feed for livestock and all variety of fowl was the primary inventory. Leland and his wife Eleanor lived at 1134 Lemmon Avenue during this period. This business did not continue and returned to the Mijares a couple of years later.

By 1960, the street had been renumbered and the Mijares' Farmers Supply Feed Dealers became 1936 Alum Rock Avenue. In 1963 the name changed to Alum Rock Building and Garden Supply and Farmers Feed Supply. The two houses on the property were renumbered to 1944 and 1946 Alum Rock, and were no longer occupied by Mijares family members. The Mijares family operated the business, primarily bulk landscape and erosion control materials, only a couple of years after Gabriel and Marian died. The business closed in 2006.

Evaluation:

The mixed-use property at 1936-1946 Alum Rock Avenue was evaluated according to the criteria for the National Register of Historic Places, The California Register and the City of San Jose History Landmarks Ordinance.

Prior to considering the architectural quality, a property is evaluated to determine if it retains architectural integrity and is representative of a style or age of which there few or very limited representations in San Jose.

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*Date 3/20/07

X Continuation Update

B10 Significance. Continued:

The San Jose Historic Preservation Ordinance does not specify architectural integrity as a condition for listing a resource. Therefore, the property was fully considered using the San Jose criteria.

To consider the attributes of a candidate property it is necessary to define the historical context and the period of significance. A fully developed context is one that has been proposed and accepted by the San Jose Historic Landmarks Commission.

The significant era for context evaluation was the Industrialization and Suburbanization Era 1945-1991 the relative themes are Commerce and Commercial Architecture.

San Jose Historic Landmark

The San Jose Historic Preservation Ordinance #17927, as amended, contains the criteria that were used to evaluate the property and building. The criteria are as follows.

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;

The Mijares family operated a small business selling general agricultural and landscape materials to customers primarily on the east side of San Jose. The business, operated by the same family for most of its history, 1948-2006, was a convenience but did not make a distinctive, significant or important contribution to the commercial history of San Jose.

2. Identification as, or association with, a distinctive, significant or important work or vestige;
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit
 - d. The totality of which comprises a distinctive, significant or important work of vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
 - f. The factor of age alone does not necessarily confer a special historical, architectural cultural aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

Considerations:

- a. The buildings on the property, two small wood frame houses and a much altered commercial building constructed of wood frame with stucco and metal sheathing do not represent distinctive architectural styles or important work. The buildings are not individually distinctive or significant in portraying architectural styles or methods of construction.
- b. An architect was not engaged for any of the buildings, they were constructed by carpenter/builders and the Mijares family. The craftsmanship observed in the buildings is not that of a master builder. Sagging and deterioration are observable in all buildings. They are not distinctive or of high quality.
- c. The buildings do not represent artistic or architectural excellence.

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Continuation Update

B10 Significance. Continued:

d. The mix of residential and commercial buildings on the property does not constitute a related group. The commercial use, building, pens and sheds are typical of a business selling bulk materials and is not a significant or important vestige. The two houses are not significant as a group. Within the mid- Alum Rock Avenue, the historic mix of commercial and light industrial uses has been replaced with commercial strip centers and high density housing. Due to the mix of architectural styles, uses and ages of the properties in this section it is not likely that a local historic district would be found to include this property.

San Jose Historic Landmarks Commission's Evaluation for Significance establishes the following levels of significance:

67-134	Candidate City Landmark
33-66	Structure of Merit
33-66	Contributing structure to a historic district
32-0	Non-significant

The property rated an adjusted total of 23.5 for the commercial buildings and 22.56 for the residential buildings providing a rating of non-significant. The property is in an area of mixed architectural styles and vintages as well as uses, and does not appear to be within definable boundaries for a local historic district, although a through evaluation of the area was not included in this study.

The San Jose Planning Department's Historic Evaluation Sheet and Evaluation Tally Form are included.

California Register- Eligibility Statement

The criteria for listing historical resources in the California Register are consistent with those developed by the National Park Service for listing resources in the National Register of Historic Places, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. An historical resource must be significant at the local, state or national level under one or more of the following four criteria;

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

In addition, the resource must be 50 years old and must retain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance.

Evaluation:

1. The property is not associated with events that have made a significant contribution to the broad patterns of local or regional history. It was a bulk materials business that sold products from many sources. There is no information that events occurred at this property that were significant to local or regional history.

Page 7 of 8

*Resource Name or # (Assigned by recorder) 1936-1944 Alum Rock Ave

*Recorded by: Urban Programmers

*Date 3/20/07

X Continuation Update

B10 Significance. Continued:

2. The family members who lived in the houses and/or operated the business were not identified as leaders within the community. There is no information that they were individually important to local, state or national history.
3. The buildings are common, utilitarian forms and are not individually distinctive of a type, period or region.
4. It is very unlikely that the property will yield information important to the understanding of pre-history or history. The site has been developed since 1920 with many excavations and alterations to the area not covered by building foundations.

The property at 1936-1946 Alum Rock Avenue is not individually significant under any of the four criteria, thus it is not eligible for listing in the California Register.

National Register of Historic Places - Standards (Criteria)

The National Register of Historic Places has established standards for evaluating the significance of resources that are important in the heritage of the nation. Historic resources may be considered important at the local level, state level or national level. To apply the standards the resource must be considered within significant historical contexts. The standards, age and integrity statements follow

1. A property must be fifty years old
2. The resource must retain architectural and historical integrity.
3. The resources must meet at least one of the following criteria
 - a. are associated with events that have made a significant contribution to the broad patterns of our history; or
 - b. are associated with the lives of persons significant in our past; or
 - c. embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
 - d. have yielded, or may be likely to yield, information important in prehistory or history.

Evaluation:

The buildings on the property at 1936-1944 Alum Rock Avenue are over 50 years, however they have been altered, added to and one moved to its current site. The site exhibits changes over time which affect the integrity. For the reasons listed above the residential property is not individually eligible for listing in the National Register of Register of Historic Places.

Remarks:

In 1999, the City of San Jose undertook a planning process to create a specific plan for the area. The Alum Rock Mid-Town Plan has defined much of the recent higher density development. The recent development has changed much of the historic commercial/light industrial character of Mid-Alum Rock Avenue.

CITY OF SAN JOSE HISTORIC EVALUATION SHEET

Historic Resource Name: Commercial Structure 1936-1944 Alum Rock Ave.

Note: Complete all blanks. Use spaces to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

	RATING	VALUE
A. VISUAL QUALITY/DESIGN		
1. EXTERIOR: <i>clearly identifiable</i>	G	6
2. STYLE: mid-C commercial	G	4
3. DESIGNER: <i>good vernacular example</i>	G	2
4. CONSTRUCTION:	FP	0
5. SUPPORTIVE ELEMENTS: sheds	G	3
SUBTOTAL A:		15

B. HISTORY/ASSOCIATION		
6. PERSON/ORGANIZATION: none	FP	0
7. EVENT: none	FP	0
8. PATTERNS: roadside commercial storefront - few survive	G	5
9. AGE: > 50 yrs	G	3
SUBTOTAL B:		8

C. ENVIRONMENTAL/CONTEXT		
10. CONTINUITY: not in API or ASI	FP	0
11. SETTING: compatible with older suburban setting	G	2
12. FAMILIARITY: familiar	G	4
SUBTOTAL C:		6

SUBTOTAL A + SUBTOTAL C:	21
SUBTOTAL B:	8
PRELIMINARY TOTAL (A+B+C):	29

D. INTEGRITY	RATING	PERCENT	FACTOR	DEDUCTION
13. CONDITION: no apparent surface wear	G	0.05	29	1.45
14. EXTERIOR ALTERATIONS: recognizable change overall character of original structure	VG	0.05	21	1.05
15. STRUCTURAL REMOVALS:	VG	0.03	8	0.24
	E	0.00	21	0
	E	0.00	8	0
16. SITE: not moved	E	0.00	8	0
INTEGRITY DEDUCTIONS SUBTOTAL:				2.74

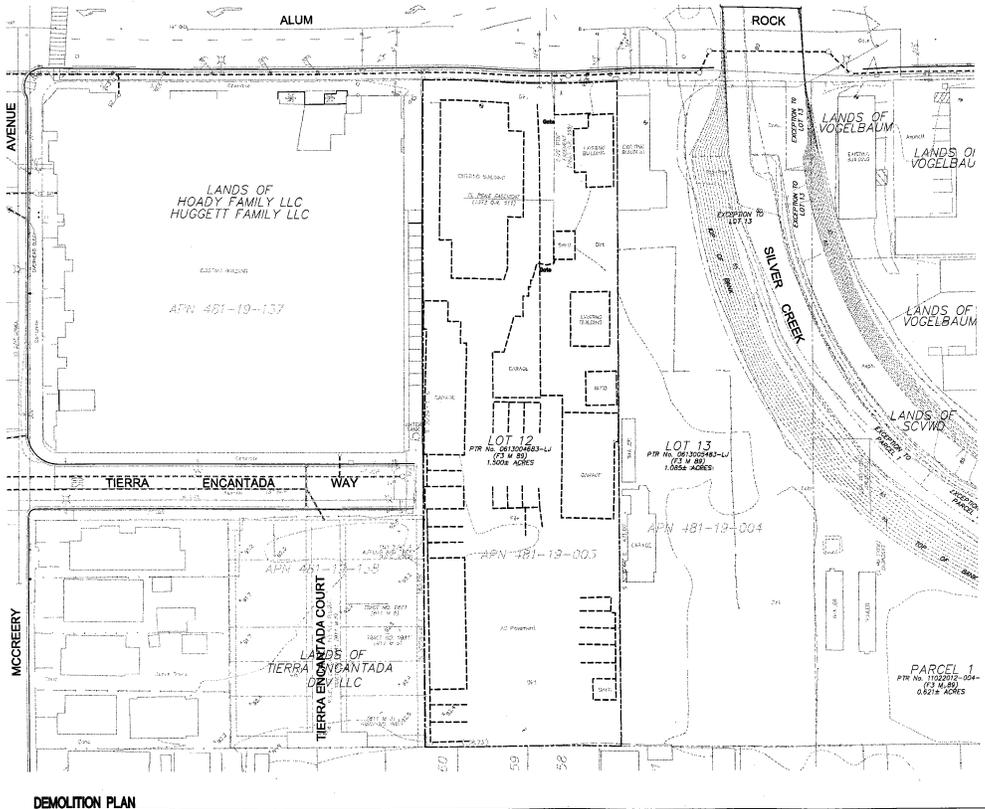
ADJUSTED TOTAL:	26.26
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	RATING	VALUE
E. REVERSIBILITY		
17. EXTERIOR:	FP	2

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS		
18. INTERIOR/VISUAL QUALITY	FP	0
19. HISTORY/ASSOCIATION OF INTERIOR	G	1
20. INTERIOR ALTERATIONS	G	2
21. REVERSIBILITY/INTERIOR	G	2
22 NATIONAL OR CALIFORNIA REGISTER: doesn't appear eligible	FP	0

REVERSIBILITY + BONUS POINTS SUBTOTAL:	7
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ADJUSTED TOTAL (Plus Bonus Points):	33.26
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- DEMOLITION NOTES**
1. POLE LINES SHALL BE CAPPED OFF BEFORE ANY DEMOLITION
 2. WATER LINE AND SEWER LINE SHALL BE CAPPED OFF BEFORE ANY DEMOLITION
 3. ALL DEMOLITION SHALL BE REPORTED TO THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT.

DEMOLITION LEGEND

----- STRUCTURES TO BE REMOVED

DEMOLITION PLAN
SCALE: 1" = 30'



LAS BRISAS Partners LLC
1330 SOUTH SAN JOSE AVENUE - SUITE 300
CAMPBELL, CALIFORNIA 95008

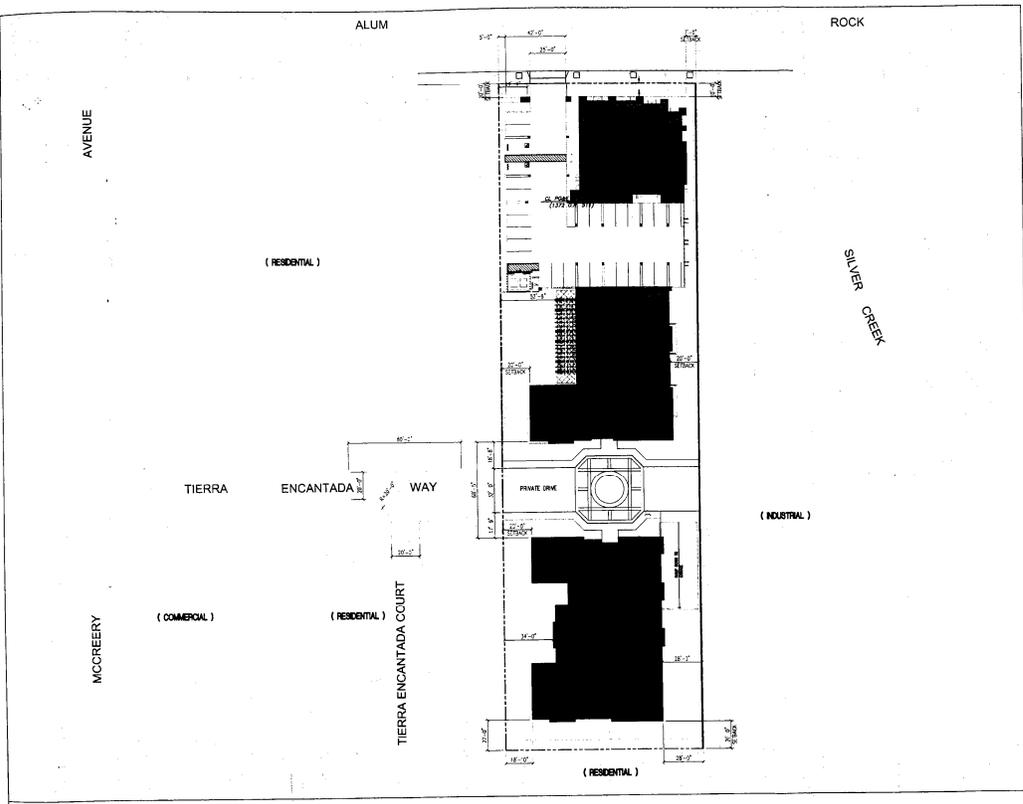
LAS BRISAS MIXED USE PROJECT
ALUM ROCK AVENUE
SAN JOSE - CALIFORNIA

Date:	02-24-2007	Drawn By:	
Scale:	1" = 30'		
Number:		DEMOLITION PLAN	LPM
1	02-24-2007		Architects
2	02-24-2007	Sheet No.:	
3	02-24-2007		3b

PDC-06-121
GENERAL DEVELOPMENT PLAN - EXHIBIT "C"

2020 Augustine Drive # 130
Santa Clara, CA 95050
Telephone : 408-748-1849
Fax : 408-748-1849

NOT FOR CONSTRUCTION



DESIGN STANDARDS

PROPOSED GENERAL PLAN DESIGNATION :	TRANSIT CORRIDOR RESIDENTIAL (20+ DU/AC)
PROPOSED ZONING DESIGNATION :	APD
DESIGN SETBACKS	
FRONT SETBACK :	10'-0" TO MATCH WITH ADJACENT BUILDING
SIDE SETBACK :	0'-0" TO 20'-0"
REAR SETBACK :	20'-0"
MAXIMUM HEIGHT :	72'-0" (81'-0" INCLUDING ARCHITECTURAL SIGNED)
NUMBER OF STORES :	6 MAXIMUM
PROPOSED PARKING RATIO	
COMMERCIAL RETAIL REQUIRED:	8,000 SQ. FT. X 1/200 = 34 SPACES
	10% TOB REDUCTION = 4 SPACES
	NET REQUIRED = 30 SPACES
	NO LOADING REQUIRED UNDER 10,000 SF
RESIDENTIAL	
REQUIRED:	1BR (10) X 1.5 = 24
	2BR (4.7) X 1.8 = 84.6
	3BR (1.6) X 2.0 = 32
	TOTAL 140.6 OR 141 SPACES
10% TOB REDUCTION =	14 SPACES
NET REQUIRED =	127 SPACES
PROVIDED:	142 SPACES IN BELOW GRADE PARKING
PRIVATE RESIDENTIAL OPEN SPACE	
REQUIRED:	MULTI-FAMILY ATTACHED PODIUM : 60 SF/UNIT
	(79) UNITS X 60 SF = 4,740 SF
PROVIDED:	BALCONIES (16) X 52.5 + (47) X 63 = 6,825 SF
	+ (16) X 189 = 3,024 SF
COMMON OPEN SPACE	
REQUIRED:	MULTI-FAMILY ATTACHED PODIUM : 100 SF/UNIT
	(79) UNITS X 100 SF = 7,900 SF
PROVIDED:	STREET PLAZA = 1,560 SF
	LANDSCAPING & PODIUM GARDEN = 20,378 SF
	TOTAL = 22,938 SF
SITE COVERAGE =	34%

NOTE: PRIVATE RESIDENTIAL OPEN SPACE MAY BE SUBSTITUTED AS COMMON OPEN SPACE AREA AT 1:1 RATIO THROUGH A PLANNED DEVELOPMENT PERMIT

CONCEPTUAL SITE PLAN

SCALE : 1" = 30'



NOT FOR CONSTRUCTION

LAS BRISAS
Partners LLC
2255 SOUTH BASCOM AVENUE - SUITE 200
CAMPBELL, CALIFORNIA 95008

LAS BRISAS MIXED USE PROJECT
ALUM ROCK AVENUE
SAN JOSE - CALIFORNIA

PDC-06-121
GENERAL DEVELOPMENT PLAN - EXHIBIT "C"

Date:	07-24-2007	Project Title:	
Scale:	1" = 30'		
Revision:			
1	ISSUED TO ZONING SUBMITTAL	11-09-2006	
2	FOR ZONING RESUBMITTAL	07-18-2007	
3	FOR ZONING RESUBMITTAL	06-28-2007	

CONCEPTUAL SITE PLAN
3

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