

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC06-082

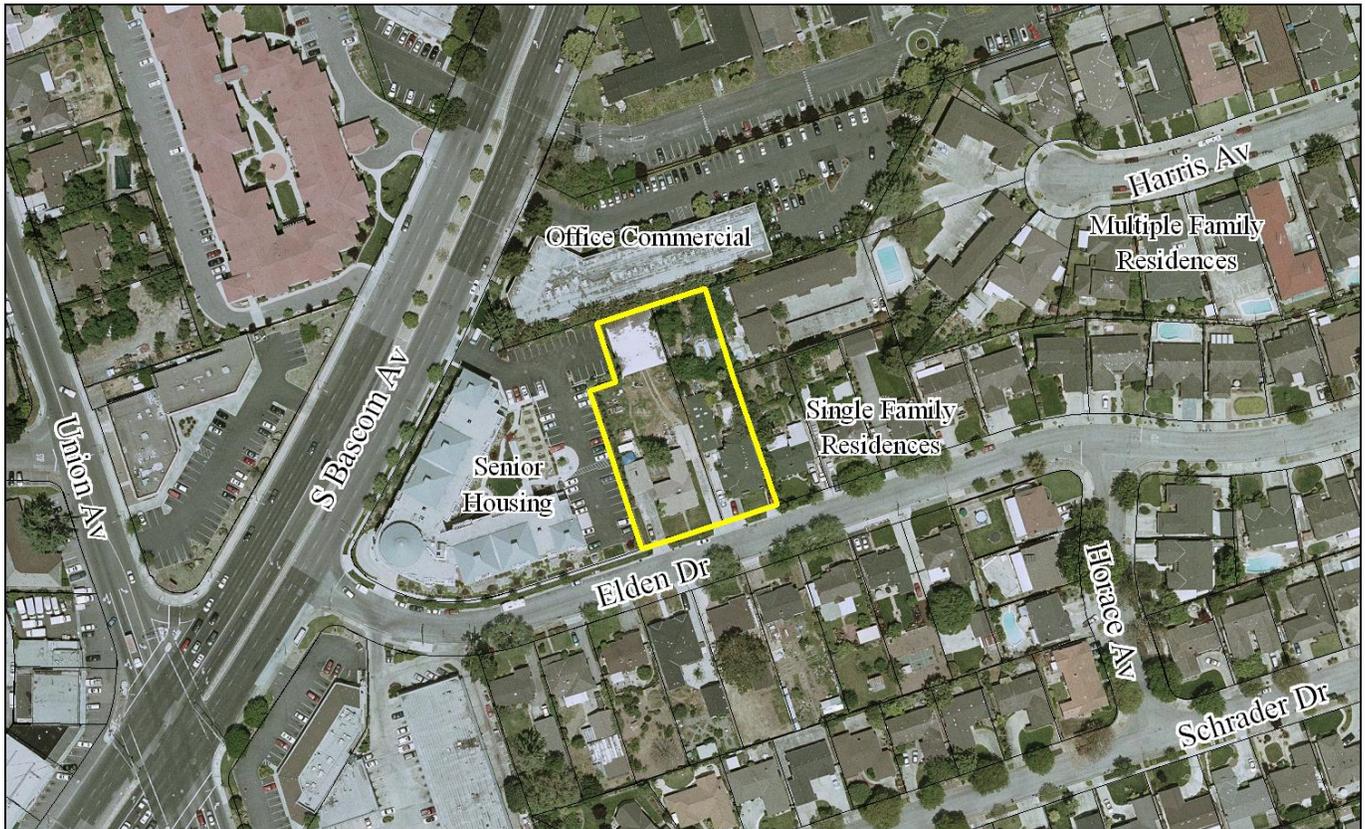
Submitted: 07/19/06

PROJECT DESCRIPTION: Rezoning from R-1-5 to A(PD) Planned Development Zoning District to allow up to six (6) single-family detached residences (five new residences and one residence to remain) on a 0.80 gross acre site.

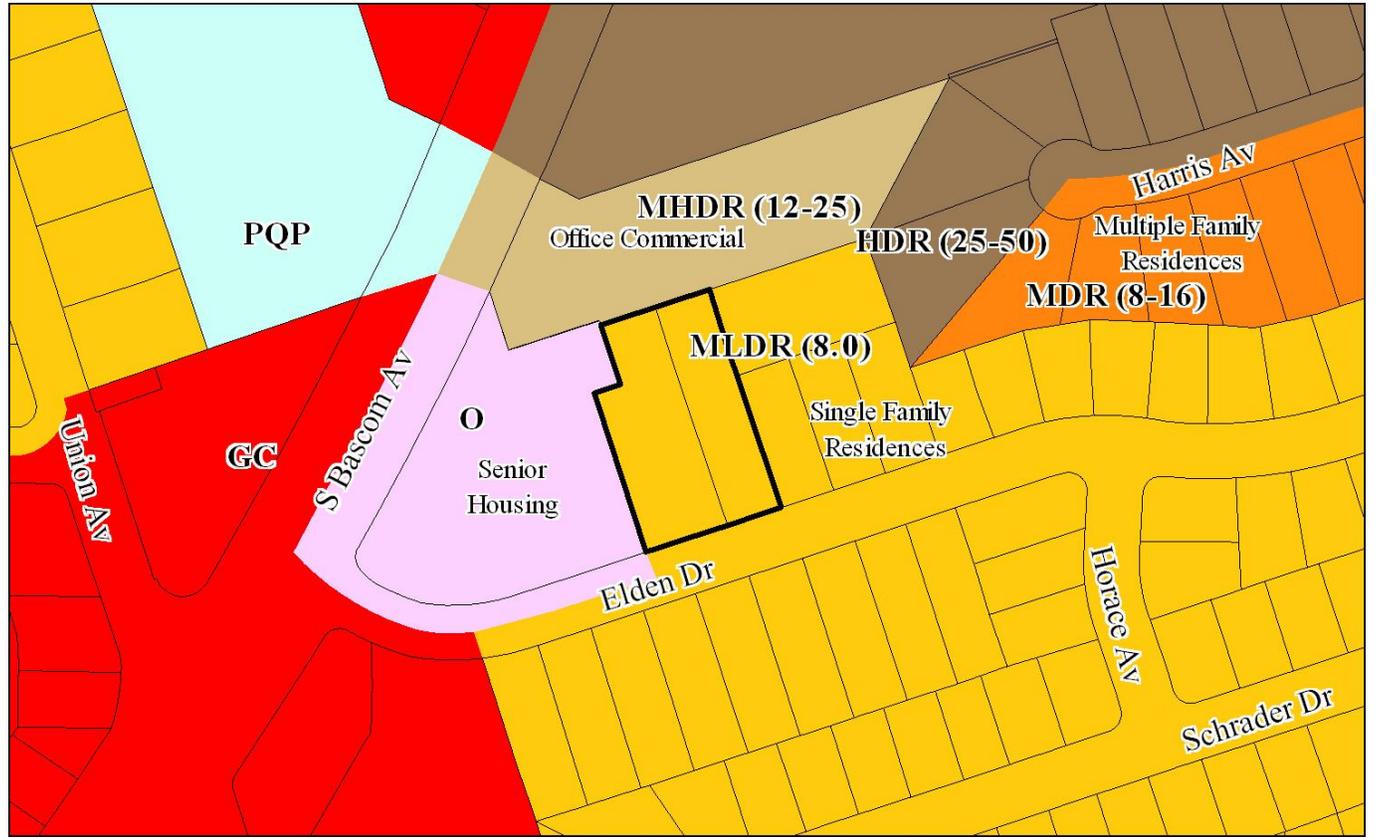
LOCATION: Northside of Elden Drive, approximately 500 feet easterly of South Bascom Avenue.

Zoning	R-1-5 Single-family Residence
General Plan	MLDR (8.0 DU/AC)
Council District	9
Annexation Date	11/01/1980
SNI	None
Historic Resource	No
Redevelopment Area	No
Specific Plan	N/A

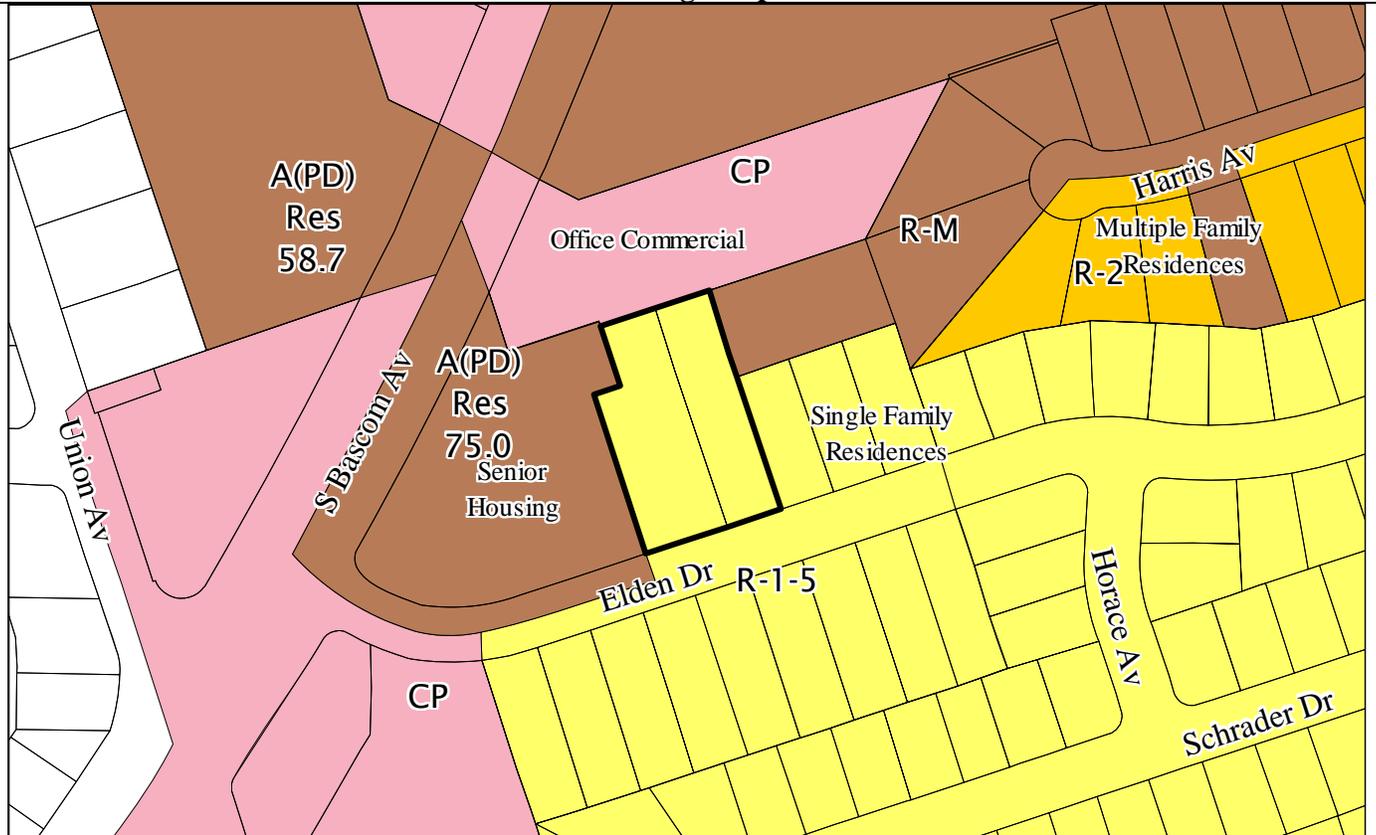
Aerial Photo



General Plan Map



Zoning Map



RECOMMENDATION

The Planning staff recommends that the Planning Commission forward a recommendation of approval and the City Council adopt an ordinance rezoning the subject site for the following reasons:

1. The proposed project conforms to the site's General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8.0 DU/AC).
2. The proposed project is compatible with the character of the neighborhood as it is a transition and a continuation of the existing pattern of development in the area.
3. The project furthers the goals and objectives of the San José 2020 General Plan including the Growth Management major strategy that encourages infill development.

BACKGROUND

On July 19, 2006, the applicants, Richard McLeod and John Giosso, proposed a rezoning from R-1-5 Single-family Residence zoning district to A(PD) Planned Development District to allow up to six single-family detached residences on a 0.80 gross acre site. A Planned Development Zoning is being requested to allow 6 lots that range in size from 4,055 to 7,634 square feet and take access from the public right-of-way, Elden Drive, via a 20-foot wide common private driveway. The proposal requires a Planned Development Zoning because three of the lots are proposed to be smaller than the 5,455 square feet minimum lot size permitted by the single-family detached zoning districts. One of the two houses will be retained on site, while the other is proposed to be replaced in the same location.

The subject site is comprised of two legal parcels owned by two individual property owners who are working in partnership to merge the lots and develop the parcels of land. The two property owners have indicated that they intend to occupy their respective residences on the front of the site and develop the rear of their properties. The subject site is one of the last remnants of very deep lots in the area (*See attached aerial*), and the lots are over 16,000 square feet in size. The site is adjacent to a senior housing to the west, office/commercial buildings to north, apartment buildings and duplexes family to the northeast and single-family detached to the east. Single-family residences are on the opposite side of the street, Elden Drive. The surrounding area is predominantly zoned R-M Multi-family residential with a mix of two-family and single-family residences and commercial/office buildings along Bascom Avenue (*See zoning map*). The lot sizes surrounding the property are predominantly 5,600 – 6000 square feet and are developed at a density of approximately 8.0 units per acre (*See general plan map*). Nine lots directly to the south on the opposite side of Elden Drive are approximately 10,400 square feet in size but are unusually large for the neighborhood. An area zoned RM Multi-family residence district and developed with apartments is located adjacent to the east of the site. Property approximately 150 feet to the east of the site is zoned R-2 Two-family Residence District and developed with duplexes.

Currently, the parcels are developed with two single-family residences that were built in the 1950s. The existing house on Lot 1, which has been remodeled within the past few years, is to remain, only restructuring of the garage is proposed to accommodate the proposed project. The existing residence on Lot 6 is proposed to be essentially demolished and rebuilt on the same general footprint of the existing house. All accessory structures to the rear of the site are proposed to be demolished. A historic assessment/evaluation was prepared to determine if there was any historic significance to the houses or the property. The property was reviewed using the City of San José Historic Evaluation Criteria and it was determined not to be of historic significance.

Project Description

The project proposes to rezone the 0.80-acre site to A(PD) Planned Development to allow for the development of 6 single-family detached homes at a density of approximately 7.5 dwelling units per acre. The conceptual site plan and elevations indicate the homes will be two-story, approximately 2,300 - 2,800 square feet in size with four bedrooms and two-car garages. The home fronting Elden Drive (Lot 6) is proposed to be set back 25 feet from the front property line and a minimum 5 feet from interior side property lines, consistent with the R-1-5 Residence District. The project would provide a total of seventeen (17) off-street parking spaces (two covered per unit) within two-car garages, and 5 uncovered on-site guest parking spaces. One off-site parking can be accommodated along Elden Drive. Proposed street improvements will include new street trees wherever necessary.

ENVIRONMENTAL REVIEW

An Initial Study was prepared for the project and a Mitigated Negative Declaration was circulated for public review by the Director of Planning on May 13, 2008. This project includes mitigation measures that will reduce any potential significant impacts to less than significant level.

According to a Tree Evaluation and Protection report, there are 44 trees on site. Preliminarily, it appears that the development could result in 14 trees being removed, one of which is ordinance size (56" in circumference or greater). The allowance for the removal of any ordinance size tree as part of the subsequent Planned Development Permit process will include the requirement that any ordinance-sized tree that is removed be replaced at a 4 to 1 ratio with 24" box trees.

In the City of San José, any building more than 50 years old is considered to be potentially of historical interest and is further evaluated accordingly. The existing residence proposed to be demolished was examined by staff and was determined to have no historical significance and is not considered a contributing structure for purposes of CEQA review.

GENERAL PLAN CONFORMANCE

The subject properties have land use designations of Medium Low Density Residential (8 DU/AC) on the Land Use Transportation Diagram. The project proposes to develop the site with a total of six units a density of at approximately 7.5 DU/AC, slightly under the maximum density provided under the General Plan.

ANALYSIS

The proposed project is in substantial conformance with the intent of the *Residential Design Guidelines (RDGs)* with regard to site design, setbacks, parking open space, and architectural design. The layout and scale of the proposed project serve as an appropriate transition between the multi-family residential uses to the west, northeast and single-family to the south, across the street.

Site Design

The proposed layout responds well to the opportunities posed by the deep rectangular lots. Notably, the project is unique because the two property owners intend to occupy their respective existing residences and develop the rear part of the property. The project forms an attractive orientation of the units developed in a “court-home” orientation, taking access from a common driveway. The units are oriented towards the driveway and internalize the garage doors and surface parking spaces in relatively low-visibility areas of the site. The absence of garage doors and driveways on the public street frontage creates a less cluttered appearance for the neighborhood, and provides more privacy for the houses on Lots 2, 3, and 5. Although residential development to the west and northeast of the site is typified by two/three-story apartment structures, the layout has been designed to ensure a smooth blending with the existing neighborhoods to the east and south. The width of the common driveway is 20 feet to accommodate fire access.

Setbacks

The Draft Development Standards include a front setback of 25 feet from Elden Drive for Lot 6. The existing structure on Lot 1 is to remain and no change is proposed. It has an existing front setback of 20 feet. These setbacks are in conformance in that the Residential Design Guidelines generally recommend for minor/collector public streets. The proposed minimum side setbacks are five feet, while the actual setbacks shown would vary from 5 to 27 feet in different locations based on building orientation. The proposed rear setbacks range from 11 to 20 feet near the adjacent parking lot of the senior housing to the west, common open space to the east and office building to the north. These setbacks are generally consistent with the standards in the residential Design Guidelines.

Private Open Space

Each of the units has an enclosed private rear yard open space ranging from 870 – 1,300 square feet at the rear of the units. This is slightly less for some units than the 1,000-square-foot minimum the Residential Design Guidelines recommended for single-family detached units. However, some of the units have wide side setbacks, which are larger than the minimum required. In staff’s opinion, the proposed private open space areas as designed meet the intent of the Residential Design Guidelines.

Parking

Parking is provided on-site at the parking standard recommended in the Residential Design Guidelines of two covered spaces per unit plus one additional off-lot parking space within 150 feet of the units. Each of the 6 units has a two-car garage, and there are five uncovered guest parking spaces provided on site. The five guest parking spaces are set back behind the units and are not visible from Elden Drive. The project has a total of 17 on-site parking spaces and 1 off-lot space on Elden Drive. The project meets the recommended parking in the Guidelines.

Architecture

This project consists of two-story units with a maximum height of 35 feet. The unit type and general style of the proposed structures are compatible with existing development in the neighborhood. The homes are proposed to have extensive articulation and to emphasize the living area of the buildings instead of the garages. The units propose gable roofs on the upper story to further reduce the apparent mass of the homes when placed next to another unit. As is typical for a Planned Development Rezoning, the architecture that is shown in the attached plan set is considered “conceptual” and will undergo further

review by staff at the Planned Development Permit stage. Building materials, roofing, colors and other details will also be selected for their compatibility with the neighborhood development pattern.

PUBLIC OUTREACH

A Community Meeting was conducted on October 4, 2007, at the Camden Community Center, during which the applicant presented the project to residents surrounding the subject site. Approximately 20 residents were present, and while some were opposed to the project as proposed, others were in favor of the infill development. Those in opposition to the project were primarily concerned with the availability of on-street parking and subsequent lack of space along the curb-side for the garbage bins on garbage collection day. Concerns were also expressed regarding the proposed project density and the likely increase in traffic. Those residents in favor of the project welcomed the infill redevelopment of the property as an improvement to the neighborhood.

At the community meeting the applicant stated that the project was compatible with the existing neighborhood, that only one on-street parking space was being proposed and there was sufficient linear curb-side footage to accommodate all garbage bins plus yard waste. The applicant reminded the neighbors that the development will include CC&Rs that the new homes will be under a homeowner's association, and moreover, that the applicants intend to live on site and to monitor and maintain the property.

The applicant has posted a notification sign at the site in conformance with the Public Outreach Council Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and is posted on the City website.

Staff has been available to answer questions and discuss the proposal with members of public. Staff has received a signature list stating opposition to the project. The Planning Commission's agenda is posted on the City of San José's website along with this staff report.

Project Manager: Suparna Saha **Approved by:** *Susan Walton* **Date:** 06/18/2008

Owner/Applicant:	Attachments:
John A. Giosso & Carol J. Rose, Trustee APN: 412-21-046 681 Elden Drive Campbell, CA 95008 Richard McLeod APN: 412-21-047 679 Elden Drive Campbell, CA 95008	Draft Development Standards Memoranda from City Departments Plans

General Development Plan Notes
PDC06-082

DEVELOPMENT STANDARDS

1. Permitted Uses: Up to 6 single-family detached residences.
2. Minimum Residential Lot Size: 4,000 square feet (project is 4,055 – 7,634 square feet)
3. Maximum Number of Units: 6 (six)
4. Maximum Building Height: 35 feet
5. Driveway width: 20 feet
6. Minimum Perimeter Building Setbacks for Lot 1 (existing)
Front – 20 feet
Side Interior – 5 feet
Rear – 15 feet
7. Minimum Perimeter Building Setback for Lot 6
Front – 25 feet
Side Interior – 5 feet
Rear – 15 feet
8. Minimum Perimeter Building Setbacks for Lots 2, 3, 4 and 5
Front – 15 feet
Side Interior – 5 feet
Rear Interior – 15 feet
9. Minimum Setback for Lots 2, 3, 4 and 5.
From garage to edge of driveway – 6 feet
10. Minimum private Open Space – 870 square feet.
11. Parking Ratio Requirement:

2 covered parking spaces per unit (12) plus 5 on-site parking spaces.

Note: Minor architectural projections, such as chimneys and bay windows, may project into the building setback by no more than 2'-0" for a horizontal distance not to exceed 10'-0" in length, no more than 20% of the building elevation length. Porches and/or decks may extend up to 8 feet into setback areas provided porches and/or decks do not exceed more than 3 feet above grade.

General Notes

Stormwater Runoff Pollution Control Measures:

This project must comply with the City's Post Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMP's) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29 or the project shall provide an Alternative Measure, where installation of post-construction treatment control measures are impracticable, subject to the approval of the Director of Planning, Building and Code Enforcement.

General Development Plan Notes
PDC06-082

Stormwater Peak Flow Control Measures:

This project may also be required to comply with the requirement of the watershed-wide Hydromodification Management Plan (HMP) once it is approved by the City Council and Regional Water Board. Plans should show the project would manage increases in runoff peak flow and volume, and/or how the project will prevent any increases in the potential for erosion of creek bed and banks or other adverse impacts to beneficial uses that may be attributable changes in the amount and timing of runoff. Further information concerning compliance with HMP will be provided once the City Council and Regional Water Board have approved the BMP.

Public Off-site Improvements

All public off-site improvements shall be implemented to the satisfaction of the Director of Public Works. Prior to the issuance of building permit(s), the applicant shall be required to obtain a Public Works clearance. Said clearance will require the execution of a Construction Agreement that guarantees the completion of the public improvements.

Street Trees

The Public right-of-way shall be planted with street trees as directed by the City Arborist.

Post-Construction Storm Water Treatment Controls

The city's national pollutant discharge system (NPDES) permit compliance requires this project to incorporate post-construction mitigation measures to control the discharge of pollutants into the storm drainage system to the maximum extent practical. Planned development permit plans for this project shall include design details of all post construction storm water treatment controls proposed for the project to the satisfaction of the director of planning.

Tree Preservation and Removal Mitigation

Trees proposed for removal shall be mitigated as follows:

- (A) Ordinance size trees shall be replaced at a 4:1 ratio with 24 inch box trees.
- (A) 12" – 17" diameter trees shall be replaced at a 2:1 ratio with 15 gallon trees.
- (B) Less than 12" diameter trees shall be replaced at a 1:1 ratio with 15-gallon trees.

Parkland Dedication Ordinance

The applicant shall comply with the requirements of the Parkland Dedication Ordinance.

The Environmental issues and Mitigation Measures are as follows:

AIR QUALITY

- Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
- Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

**General Development Plan Notes
PDC06-082**

- Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality; and
- Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site;
- Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas.
- Suspend excavation and grading activities when winds instantaneous gusts exceed 25 mph; and
- Limit the area subject to excavation grading, and other construction activity at any one time
- The following construction practices shall be implemented during all phases of construction for the proposed project. 1) Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives. 2) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard. 3) Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. 4) Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access. 5) Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets. 6) Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. 7) Install wind breaks, or plant trees/vegetative wind breaks at windward side(s) of construction areas. 8) Suspend excavation and grading activities when winds instantaneous gusts exceed 25 mph. 9) Limit the area subject to excavation grading, and other construction activity at any one time.

BIOLOGICAL RESOURCES

All trees that are to be removed shall be replaced at the following ratios:

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	4:1	4:1	4:1	24-inch box
12 - 18 inches	2:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container
x:x = tree replacement to tree loss ratio				
Note: Trees greater than 18" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.				

The species and exact number of trees to be planted on the site will be determined in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement. In the event the developed portion of the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented at the permit stage:

- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement.

General Development Plan Notes PDC06-082

- A donation of \$300 per mitigation tree to San Jose Beautiful or Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.
- The following tree protection measures will also be included in the project in order to protect trees to be retained during construction:
 - Pre-construction treatments
 1. The applicant shall retain a consulting arborist. The construction superintendent shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection.
 2. Fence all trees to be retained to completely enclose the TREE PROTECTION ZONE prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by consulting arborist. Fences are to remain until all grading and construction is completed.
 3. Prune trees to be preserved to clean the crown and to provide clearance. All pruning shall be completed or supervised by a Certified Arborist and adhere to the Best Management Practices for Pruning of the International Society of Arboriculture.
 - During construction
 1. No grading, construction, demolition or other work shall occur within the TREE PROTECTION ZONE. Any modifications must be approved and monitored by the consulting arborist.
 2. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the consulting arborist.
 3. Supplemental irrigation shall be applied as determined by the consulting arborist.
 4. If injury should occur to any tree during construction, it shall be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.
 5. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TREE PROTECTION ZONE.
 6. Any additional tree pruning needed for clearance during construction must be performed or supervised by an Arborist and not by construction personnel.
 7. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees shall be designed to withstand differential displacement.

CULTURAL RESOURCES

Archaeology. There shall be monitoring of site excavation activities to the extent determined by a qualified professional archaeologist to be necessary to insure accurate evaluation of potential impacts to prehistoric resources.

Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

General Development Plan Notes PDC06-082

GEOLOGY AND SOILS

- The site shall be underlain by a minimum of 12 inches of non-expansive fill layer or lime –treated native soil material with 4% quick lime and compacted to at least 90% relative maximum density.
- Building pads should be elevated above the adjacent ground to promote proper drainage and diversion of water away from building foundations.
- For trenches excavated greater than 5 feet in depth, shoring will be required.
- All water well (if encountered in the field) shall be capped according to the requirements of the Santa Clara Valley Water District. The final elevation of top of the well casing must be a minimum of 36 inches below any adjacent grade prior to any grading or fill operation. In no case should any structural foundation be placed over the capped well.
- The project shall incorporate all recommendations set forth in the geotechnical investigation prepared for the development by American Soils Testing, Inc. (File No. 05-2540-S), dated August 30, 2005.

HYDROLOGY AND WATER QUALITY

Storm Water Management. The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of storm water pollutants including sediments associated with construction activities. Examples of BMPs are contained in the publication *Blueprint for a Clean Bay*. Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, 200 E. Santa Clara Street, San José, California 95113. The Erosion Control Plan may include BMPs as specified in ABAG's *Manual of Standards Erosion & Sediment Control Measures* for reducing impacts on the City's storm drainage system from construction activities. For additional information about the Erosion Control Plan, the NPDES permit requirements or the documents mentioned above; please call the Department of Public Works at (408) 535-7800.

- This project must comply with the City's Post-Construction Urban off Management Policy (Policy 6-29) which requires implementation Best Management Practices (BMPs) that include site design measures, source controls, and storm water treatment controls to minimize storm water pollutant discharge.
- Prior to the issuance of Public Works Clearance a grading permit, and an Erosion Control Plan may be required to be submitted by the applicant to the City Project Engineer, Department of Public Works 200 East Santa Clara Street, San Jose, California 95113. To obtain an NOI application and further information about the Erosion Control Plan and the NPDES permit requirements, please call the Department of Public Works at (408) 535-7800 or the SWRCB at (916) 657-1146.
- The applicant shall maintain a copy of the most current SWPPP on site, and shall provide a copy to any City representative or inspector on demand.
- Prior to the issuance of a grading permit, the applicant must submit a Notice of Intent to the State Water Resources Control Board and prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity to the satisfaction of the Director of Public Works.
- Prior to the issuance of a Planned Development Permit, the applicant must provide details of specific best management practices (BMPs) including, but not limited to, bioswales, disconnected downspouts, landscaping to reduce impervious surface area, and inlets stenciled, "No dumping – Flows to Bay" to the satisfaction of the Director of Planning, Building and Code Enforcement
- The project will comply with the City of San José Grading Ordinance, including erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific Best Management Practices will be implemented to prevent storm water pollution and minimize potential sedimentation during construction

General Development Plan Notes

PDC06-082

- restricting grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season;
- using Best Management Practices, including the use of fiber rolls along the edge of the riparian corridor or project boundary nearest the corridor, to retain sediment on the project site;
- use of stabilized construction entrances and/or wash racks;
- damp street sweeping;
- providing temporary cover of disturbed surfaces to help control erosion during construction;
- provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

NOISE

- Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. Construction outside of these hours may be approved through a development permit based on a site-specific construction noise mitigation plan and a finding by the Director of Planning, Building and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.
- The contractor shall use “new technology” power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.
- Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.
- Prior to issuance of occupancy permits, building plans for all units will be checked by a qualified acoustical consultant to ensure that noise levels are attended sufficiently.
- All units shall have forced air ventilation systems to allow the windows to remain closed so that an interior noise level of 45 dBA can be achieved.
- Weekend construction hours, including staging of vehicles, equipment and construction materials, shall be limited to Saturdays between the hours of 9 a.m. to 5 p.m. Permitted work activities shall be conducted exclusively within the interior of enclosed building structures provided that such activities are inaudible to existing adjacent residential uses. Exterior generators, water pumps, compressors and idling trucks are not permitted. The developer shall be responsible for educating all contractors and subcontractors of said construction restrictions. Rules and regulation pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of a developer appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site. The Director of Planning, at his discretion, may rescind provisions to allow extended hours of construction activities on weekends upon written notice to the developer.
- The developer will implement a Construction Management Plan approved by the Director of Planning, Building and Code Enforcement to minimize impacts on the surrounding sensitive land uses to the fullest extent possible. The Construction Management Plan would include the following measures to minimize impacts of construction upon adjacent sensitive land uses:
- Early and frequent notification and communication with the neighborhood of the construction activities

Memorandum

TO: Suparna Saha
Planning and Building

FROM: Michael Liw
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 05/05/08

PLANNING NO.: PDC06-082
DESCRIPTION: Planned Development Rezoning from R-1-5 Residence Zoning District and A(PD) Planned Development District to A(PD) Planned Development District to allow up to six single-family detached residences (five new units and one existing units) on a 0.8 gross acre site
LOCATION: north side of Elden Drive, approximately 500 feet easterly of South Bascom Avenue
P.W. NUMBER: 3-18105

Public Works received revised plans for the subject project on 04/21/08 and submits the following comments and requirements.

Project Conditions:

Public Works Approval of Parcel Map or Tract Map: Prior to the approval of the Tract or Parcel Map by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions.

1. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 15 units of Single Family detached residential or less.
3. **Grading/Geology:**
 - a) A grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
 - b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading

permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.

- c) A soils report must be submitted to and accepted by the City prior to the issuance of a grading permit.
4. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.
 - a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
 - b) Final inspection and maintenance information on the post-construction treatment control measures must be shown on the final Stormwater Control Plan and submitted prior to issuance of a Public Works Clearance.
 5. **Flood: Zone D.** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.
 6. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
 7. **Parks:** In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.
 8. **Street Improvements:**
 - a) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage. Construct standard curb, gutter, and sidewalk along Elden Dr. frontage.
 - b) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans. (To assist the Applicant in better understanding the potential cost implications resulting from these requirements, existing pavement conditions can be evaluated during the Planning permit review stage. The Applicant will be required to submit a plan and the applicable fees to the PW Project Engineer for processing. The plan should show all project frontages and property lines. Evaluation will require approximately 20 working days.)
 9. **Complexity Surcharge (In-Fill):** This project has been identified as an in-fill project, and as such is subject to the following:

- a) Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.
10. **Electrical:**
- a) Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans
- b) To assist the Applicant in better understanding the potential cost implications resulting from these requirements, the electroliers along the project frontage can be evaluated during the Planning permit review stage. The Applicant will be required to submit a plan and the applicable fees to the PW Project Engineer for processing. The plan should show all project frontages and property lines. Evaluation will require approximately 15 working days.
11. **Street Trees:** Install any missing street trees in park strip within Elden Drive right-of-way per City standards. Obtain a DOT street tree planting permit for any proposed street tree plantings. Contact the City Arborist at (408) 277-2756 for the designated street tree.
12. **Private Streets:**
- a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
- b) The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.
- c) Valley gutter in private drive is not permitted unless pavement material is the same as the drive, and meets public street quality standard.
- d) Eliminate storm "inlet to inlet" connections within streets. Connect inlets to main utilizing manholes or laterals.

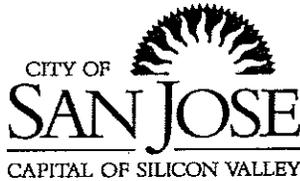
Please contact the Project Engineer, Norman Mascarinas at 535-6812 if you have any questions.



Michael Liw

Senior Civil Engineer

Transportation and Development Services Division



Memorandum

DATE: 08/25/06

TO: Suparna Saha
FROM: Nadia Naum-Stoian

REVISED

Re: Plan Review Comments

PLANNING NO: PDC06-082

DESCRIPTION: Planned Development Rezoning from R-1-5 Residence Zoning District and A(PD) Planned Development District to A(PD) Planned Development District to allow up to six single-family detached residences (five new units and one existing units) on a 0.8 gross acre site

LOCATION: north side of Elden Drive, approximately 500 feet easterly of South Bascom Avenue

ADDRESS: north side of Elden Drive, approximately 500 feet easterly of South Bascom Avenue (679 ELDEN DR)

FOLDER #: 06 021400 ZN

The Fire Department's review was limited to verifying compliance of the project to Article 9, Appendix III-A, and Appendix III-B of the 2001 California Fire Code with City of San Jose Amendments (SJFC). Compliance with all other applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process.

- These comments are based on the following information from drawings dated 9/27/05 by Augustine Design

Largest building: 3780 sq. ft.

Construction Type: V N

Occupancy Group: R3

Number of stories: 2

Required fire flow confirmed by San Jose Water Co. letter dated 6/3/05.

Approved for access and fire flow as is under previous permit PRE05-127. No changes from that submittal.

Nadia Naum-Stoian, Fire Protection Engineer
Bureau of Fire Prevention
Fire Department
(408) 535-7699



Memorandum

TO: Suparna Saha
PBCE Dept.

FROM: David J. Mitchell
PRNS Dept.

SUBJECT: PDC06-082

DATE: 8-9-06

The above referenced project at 679 Elden Drive is a Planned Development Rezoning Project to allow up to 6 detached residential units on a 0.8 gross acres site.

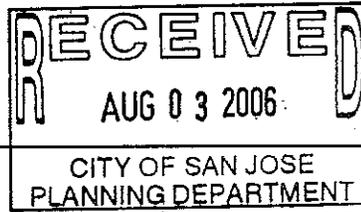
APN 696-01-002

If the rezoning is approved by the City Council, the project will then be subject to the requirements of either the Parkland Dedication Ordinance (PDO) or the Park Impact Ordinance (PIO) for any additional units created on the project site. Due to the proposed size of the housing project being under 51 units and per the requirements of the PDO/PIO, the City can only request the Developer to pay the In-Lieu fees associated with the number of additional units constructed on site.

If the project contains any low and very low income units and those units are restricted for 30 years, then those units are exempt from the PDO/PIO requirements, including the payment of any In-Lieu Fees. The Developer should indicate if any of units are exempt under the PDO/PIO.

If you have any questions, please give me a call at 408-793-5528.

DAVID J. MITCHELL
Parks Planning Manager



Memorandum

ENVIRONMENTAL SERVICES DEPARTMENT (ESD)

TO: Suparna Saha
Department of Planning,
Building, & Code Enforcement

FROM: Geoff Blair
Environmental Services Department

SUBJECT: Response to Development
Application

DATE: Staff Review Agenda
August 3, 2006

APPROVED: *Geoff Blair* **DATE:** *8-3-06*

PLANNING NO. :	PDC06-082
LOCATION:	679 Elden Drive. North side of Elden Drive, approximately 500 feet easterly of South Bascom Avenue.
DESCRIPTION:	Planned Development Rezoning from R-1-5 Residence Zoning District and A(PD) Planned Development District to A(PD) Planned Development District to allow up to six single-family detached residences (five new units and one existing unit) on a 0.8 gross acre site.
APN:	41221047

ESD received the subject project and is submitting the following conditions and comments. Questions regarding these comments may be directed to the program contact given or to me at (408) 277-3828.

Stormwater Runoff	San Jose/ Santa Clara Water Pollution Control Plant (Plant)	Source Control	South Bay Water Recycling (SBWR)	Green Building	Integrated Waste Management (IWM)	Water Efficiency
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Stormwater Runoff

Please be aware that effective August 15, 2006, all projects that create or replace 10,000 square feet of impervious surface will be required to hydraulically size their post-construction treatment control measures.

Integrated Waste Management (IWM)

Single Family Residential

1. Collection vehicle access (vertical clearance, street width and turnaround space) and street parking are common issues pertaining to new developments. All residential projects must be designed¹ such that they will accommodate garbage and recycling collection vehicles and program setout guidelines. If vehicle access is limited due to clearance issues, street parking, or inaccessible private streets, some services (such as street sweeping or yard trimmings collection) may not be performed, or the property owner may be subject to additional charges. These additional charges may include monthly charges for on-premise (backyard) collection or yard trimmings cart collection. For questions regarding garbage and recycling collection issues, contact the Recycle Plus Program at (408) 535-3515.

A review of the plans indicate potential access issues with the development. The development lacks adequate turnaround space.

2. It is recommended that scrap construction and demolition debris be recycled instead of disposing of it in a landfill. An infrastructure exists within San Jose to accommodate such recycling efforts. Integrated Waste Management staff can provide assistance on how to recycle construction and demolition debris from the project, including information on where to conveniently recycle the material. For further information, contact the Commercial Solid Waste Program at (408) 535-3515.

Water Efficiency

Residential

The proposed development should consider installation of the following water efficient equipment as applicable:

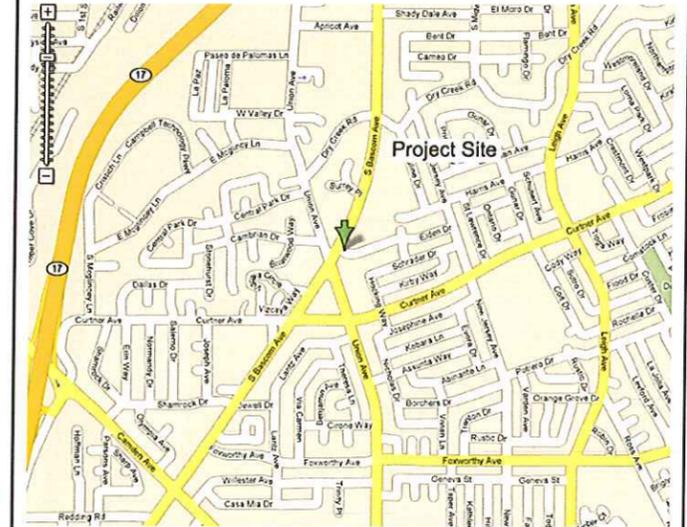
- **High Efficiency Toilets** (1.0 gal/flush) and/or **Dual Flush Toilets** (0.8-1.1 gal/flush for liquids, 1.6 gal/flush for solids) maximize water efficiency. High Efficiency Toilets use at least 20% less water than standard Ultra-Low Flush Toilets (1.6 gal/flush) and Dual Flush Toilets save water by offering two separate flush settings.
- **Water Conserving Dishwashers** can save several gallons of water per load over conventional dishwashers and typically also save energy.
- **High Efficiency Clothes Washers** are more water-and energy-efficient, using from 35 to 50 percent less water and saving up to 50 percent in energy costs over conventional clothes washers.

Financial incentives may be available for installing various types of residential, commercial, industrial or institutional water efficient appliances or equipment. Contact the Santa Clara Valley Water District for more information and availability.

Call the Santa Clara Valley Water District Water Conservation Hotline at (408) 265-2607 ext 2554 or visit www.valleywater.org

¹ In accordance with the San Jose *Residential Design Guidelines*

General Development Plan "Exhibit C"



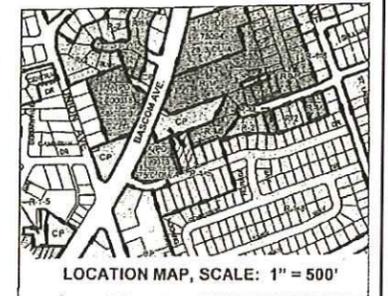
Lot 6 (Plan 3)

Existing Residence

Elden Drive
San Jose, CA
17 March 08



SDG Architects, Inc.
architecture | planning
925.634.7000



LOCATION MAP, SCALE: 1" = 500'

Developer

John A. Giosso
Trojan Remodeling &
Design Inc.
679 Elden Drive
Campbell, CA 95008
(408) 371-9179 Telephone
(408) 371-0989 Fax

Architect

Lance Crannell
SDG Architects Inc.
3361 Walnut Blvd.
Brentwood, CA 94513
(925) 634-7000 Telephone
(925) 634-8020 Fax

Civil Engineer

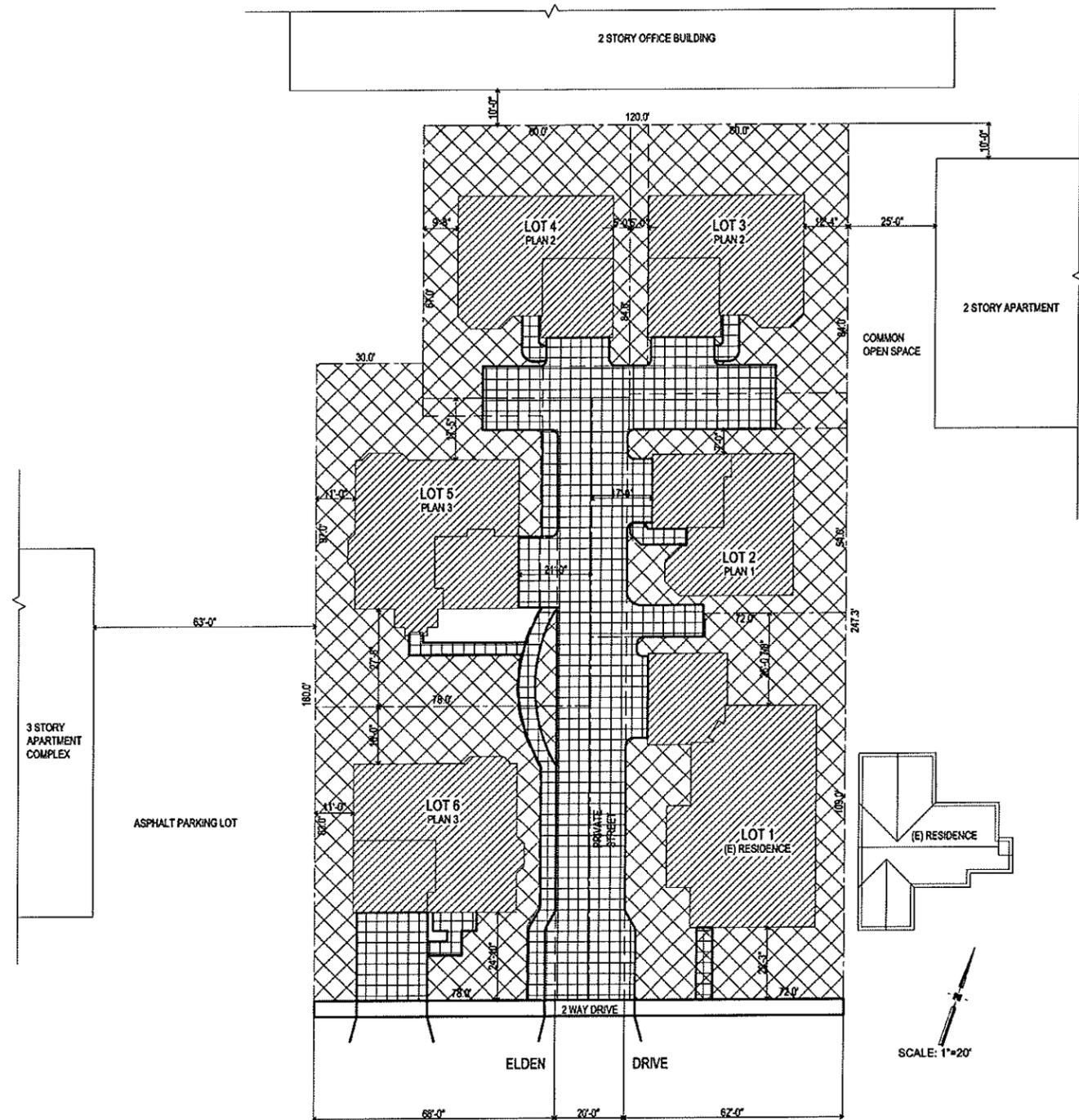
Carroll Engineering
1101 S. Winchester Blvd.
Suite H-184
San Jose, CA 95126
(408) 261-9800 Telephone
(408) 261-0595 Fax

Zoning Map

Sheet Index	Page
Title Sheet	1
Land Use Plan	2
Arch. Site Plan	3
Preliminary Grading Plan	4A
Preliminary Utility Plan	4B
Storm Water Control Plan	4C
Plan 1 Elevation	5A
Plan 1 Floor Plan	5B
Plan 1 Sides/Roof Plan	5C
Plan 2 Elevation	5D
Plan 2 Floor Plan	5E
Plan 2 Sides/Roof Plan	5F
Plan 3 Elevation	5G
Plan 3 Floor Plan	5H
Plan 3 Sides/Roof Plan	5I
Plan 3 Lot Sides/Roof Plan	5J
Lot 1 Garage Addition Elevations	5K
Lot 1 Garage Addition Floor Plan	5L
Lot 1 Garage Addition 2nd Floor	5M
Conceptual Landscape Plan	6
2nd Floor Plan / Site Plan	7

Lots		1	2	3	4	5	6
Lot size (Gross)	ft ²	7634	4055	5289	4503	7088	6474
	acres	0.18	0.09	0.12	0.10	0.16	0.15
Common. ingress, egress, util. esmnt	ft ²	1089	681	449	224	1430	1383
Bldg Flprnt w/porch	ft ²	2878	1488	1694	1694	2035	2035
Priv. dwys & uncovered Parking	ft ²	153	127	441	299	275	497
Private Open Space	ft ²	3514	1759	2705	2286	3348	2559

Project Analysis Work Sheet						
Lot #	1st Floor	2nd Floor	Total	Basement	Garage	Porch
2	1039	1260	2299	-	439	80
3	1197	1335	2532	1197	456	50
4	1197	1335	2532	1197	456	50
5	1493	1365	2858	1493	478	64
6	1509	1365	2874	-	463	69
1	Existing	Existing	Existing	-	565	Existing



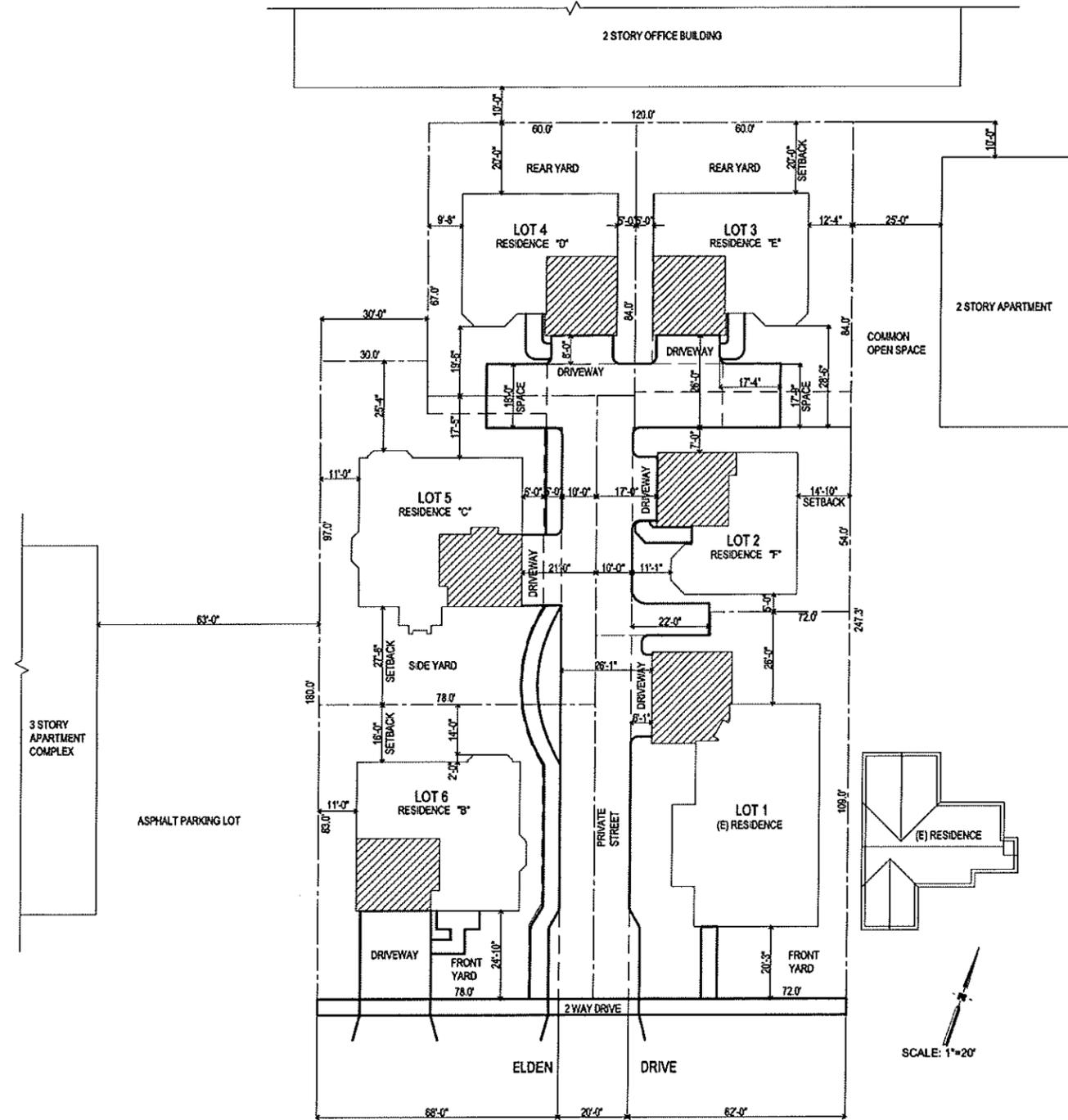
	OPEN SPACE 15,948 SQ. FT. OR 46%
	BUILDING 11,656 SQ. FT. OR 33%
	PAVING 7,440 SQ. FT. OR 21%

DEVELOPMENT STANDARDS	
MAXIMUM BUILDING HEIGHT :	35'
MAXIMUM # OF STORIES :	2
MINIMUM LOT SIZE :	N/A
MINIMUM FRONT SETBACKS:	
LOT 1 & 6	20'
LOT 2 & 5	15'
MINIMUM REAR SETBACKS:	
LOT 1 - 4 & 6	15'
LOT 5	13'
MINIMUM SIDE SETBACKS	5'

LAND USE PLAN

E L D E N D R I V E
San Jose, California


SDG Architects, Inc.
925.634.7000
17 March 08



CONCEPTUAL SITE PLAN

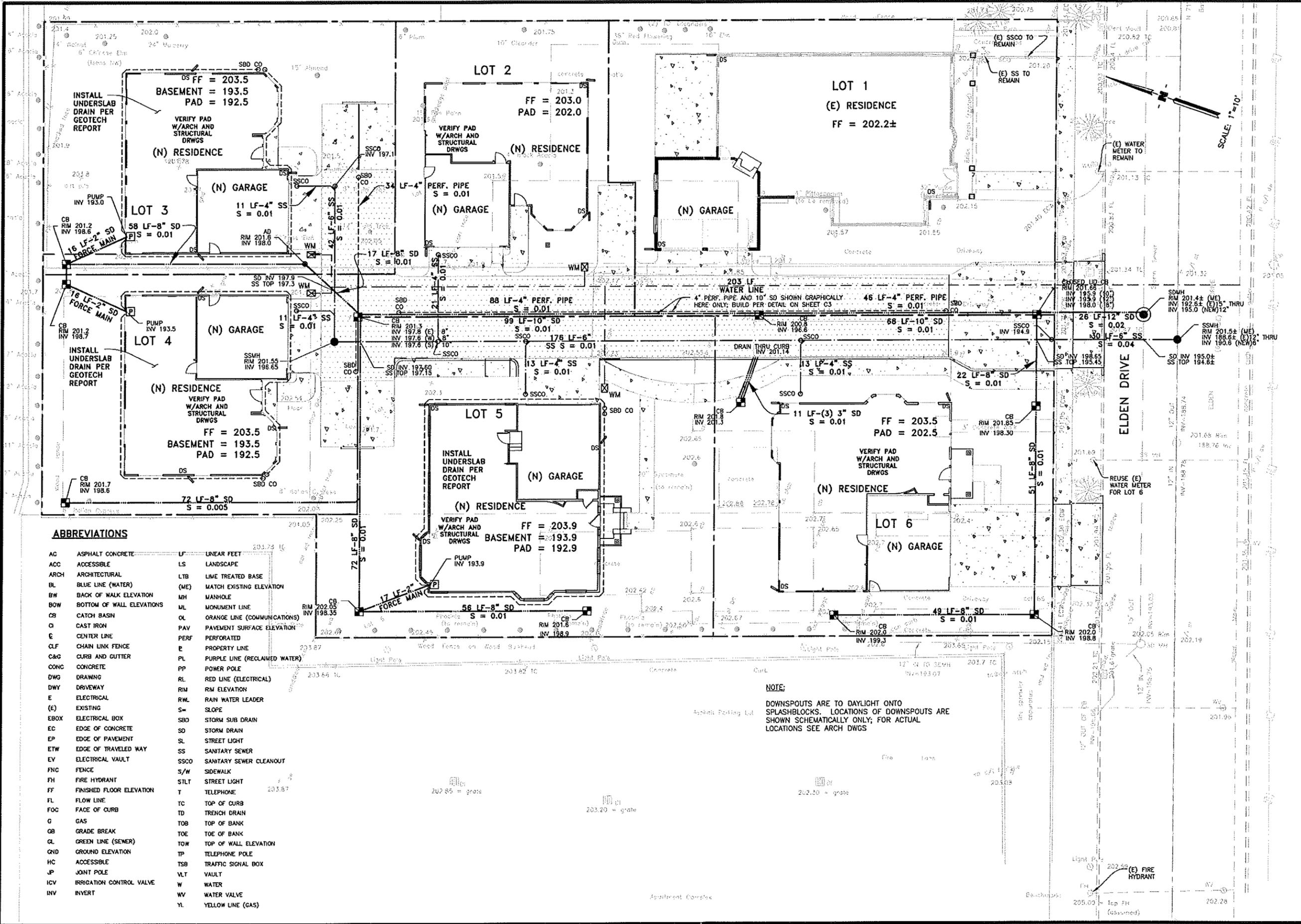
E L D E N D R I V E

San Jose, California



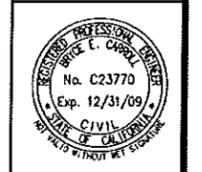
SDG Architects, Inc.
925.634.7000
17 March 08

Construction Contractor agrees that it is responsible with general accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor shall be held responsible for any and all liability, need or damage to persons and property arising from the site negligence of design professional.



MARK	DATE	DESCRIPTION	BY

PRELIMINARY
UNDERGROUND UTILITY PLAN
ELDEN DRIVE HOMES
MCLEOD AND GIOSSO
 San Jose California



DATE: 3-07-08
 SCALE: 1" = 10'
 DRAWN BY: FCG
 DESIGNED BY: FCG
 CHECKED BY: BEC
 COPYRIGHT 2007 CARROLL ENGINEERING
 ALL RIGHTS RESERVED

1101 S. WINCHESTER BLVD.
 SUITE 300-104
 SAN JOSE, CA 95128
 TEL: 408-201-1000
 FAX: 408-201-1000
 E-MAIL: mcgovern@carroll-engineering.com

C2
 ENGINEERING
Engineers and Surveyors

SHEET
C2
 OF 3 SHEETS
 JOB NO. 1696

ABBREVIATIONS

AC	ASPHALT CONCRETE	LF	LINEAR FEET
ACC	ACCESSIBLE	LS	LANDSCAPE
ARCH	ARCHITECTURAL	LTB	LIME TREATED BASE
BL	BLUE LINE (WATER)	(ME)	MATCH EXISTING ELEVATION
BW	BACK OF WALK ELEVATION	MH	MANHOLE
BOW	BOTTOM OF WALL ELEVATIONS	ML	MONUMENT LINE
CB	CATCH BASIN	OL	ORANGE LINE (COMMUNICATIONS)
CI	CAST IRON	PAV	PAVEMENT SURFACE ELEVATION
C	CENTER LINE	PERF	PERFORATED
CLF	CHAIN LINK FENCE	P	PROPERTY LINE
C&G	CURB AND GUTTER	PL	PURPLE LINE (RECLAIMED WATER)
CONC	CONCRETE	PP	POWER POLE
DWG	DRAWING	RL	RED LINE (ELECTRICAL)
DWY	DRIVEWAY	RM	RIM ELEVATION
E	ELECTRICAL	RWL	RAIN WATER LEADER
(E)	EXISTING	S=	SLOPE
EBOX	ELECTRICAL BOX	SBD	STORM SUB DRAIN
EC	EDGE OF CONCRETE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SL	STREET LIGHT
ETW	EDGE OF TRAVELED WAY	SS	SANITARY SEWER
EV	ELECTRICAL VAULT	SSCO	SANITARY SEWER CLEANOUT
FNC	FENCE	S/W	SIDEWALK
FH	FIRE HYDRANT	STLT	STREET LIGHT
FF	FINISHED FLOOR ELEVATION	T	TELEPHONE
FL	FLOW LINE	TC	TOP OF CURB
FOC	FACE OF CURB	TD	TRENCH DRAIN
G	GAS	TOB	TOP OF BANK
GB	GRADE BREAK	TOE	TOE OF BANK
GL	GREEN LINE (SEWER)	TOW	TOP OF WALL ELEVATION
GRD	GROUND ELEVATION	TP	TELEPHONE POLE
HC	ACCESSIBLE	TSB	TRAFFIC SIGNAL BOX
JP	JOINT POLE	VL	VAULT
ICV	IRRIGATION CONTROL VALVE	W	WATER
INV	INVERT	WV	WATER VALVE
		YL	YELLOW LINE (GAS)

NOTE:
 DOWNSPOUTS ARE TO DAYLIGHT ONTO SPLASHBLOCKS. LOCATIONS OF DOWNSPOUTS ARE SHOWN SCHEMATICALLY ONLY; FOR ACTUAL LOCATIONS SEE ARCH DWGS

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

SOIL TYPE : STIFF CLAY
 DEPTH TO GROUND WATER : NONE ENCOUNTERED
 (VERIFY WITH SOIL'S REPORT)
 FEMA FLOOD ZONE : ZONE D
 100 YR FLOOD ELEVATION : NOT DETERMINED

DRAINAGE AREAS:
 IMPERVIOUS AREA TREATED BY PERV. CONC. 1
 LOT 3 (Roof) : 0.039 ac
 LOT 4 (Roof) 100% : 0.039 ac
 (Paved Areas) : 0.041 ac
 : 0.119 ac

IMPERVIOUS AREA TREATED BY PERV. CONC. 2
 LOT 1 (Roof) : 0.072 ac
 LOT 2 (Roof) 100% : 0.038 ac
 LOT 5 (Roof) : 0.050 ac
 LOT 6 (Roof) : 0.049 ac
 (Paved Areas) : 0.117 ac
 : 0.326 ac

DESIGN OF WATER QUALITY TREATMENT CONTROL MEASURES
 DESIGN OF PERV. CONC. BASED ON VOLUME-BASED DESIGN d.
 (Post-Construction Urban Runoff Management Policy No. 6-29)

PERVIOUS CONCRETE 1	$P_0 = a \times C_w \times P_6$	GAGE	MAP GAGE	$P_{6, GAGE}$
DRAIN TIME = 24 hrs		San Jose	13.90	0.512
$a = 1.582$		Paio Alto	13.70	0.522
IMPERVIOUS AREA = 0.119 ac		Gilroy	18.20	0.684
TOTAL AREA = 0.214 ac		Morgan Hill	19.50	0.760

$I = 0.556$
 $C_w = 0.853 I^3 - 0.781 I^2 + 0.774 I + 0.04$
 $C_w = 0.38$
 $MAR_{GAGE} = 13.9$ in
 $P_{6, GAGE} = 0.512$ in
 $MAR_{site} = 16.0$ in
 $P_{6, site} = P_{6, GAGE} \times MAP_{site} / MAP_{GAGE}$
 $P_{6, site} = 0.59$ in
 $P_0 = 0.35$ in
DESIGN VOLUME = $P_0 \times TOTAL\ AREA / 12$
 = 0.006 ac-ft
 = 275 ft³

PERVIOUS CONCRETE SECTION
 SAND : 1"
 VOID RATIO (e) : 0.20
 CLEAN DRAIN ROCK : 8"
 VOID RATIO (e) : 0.3
 PERV. CONC. : 6"
 VOID RATIO (e) : 0.2
 EFFECTIVE DEPTH : 3.8"
 : 0.32'
 REQUIRED AREA : DESIGN VOLUME/EFFECTIVE DEPTH
 : 860 ft²

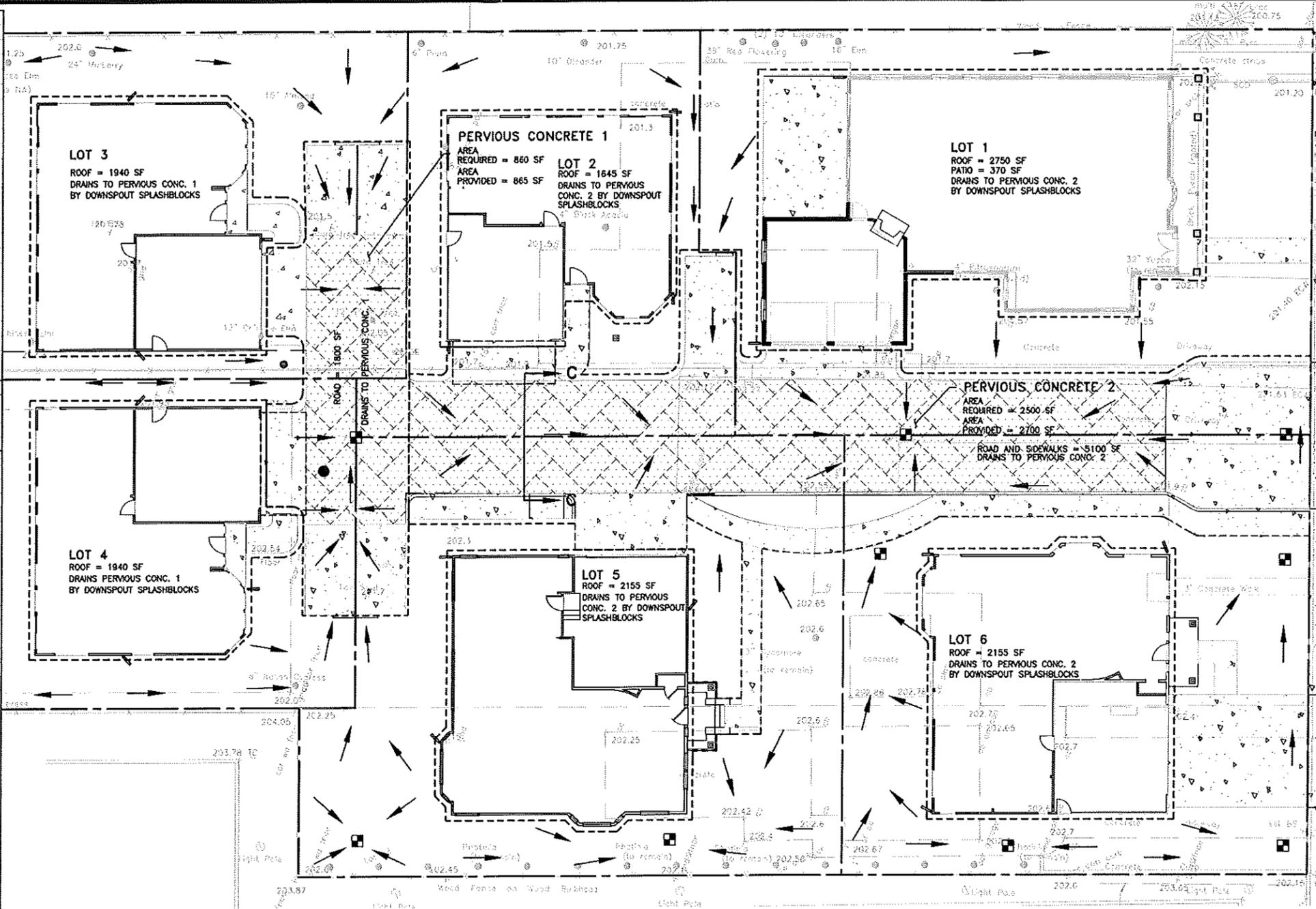
P_0 = Maximized Detention Storage Volume (in/drainage to BMP)
 C_w = Watershed Runoff Coefficient
 P_6 = Mean Storm Event Precipitation Depth (in)
 I = Watershed Impervious Ratio
 MAR_{GAGE} = Mean Annual Precipitation

RECEIVING WATER BODY : GUADALUPE RIVER

LS/ PLANT MATERIAL : SEE LS PLANS
POLLUTANT SOURCE : DRIVEWAY, ROOF, ROAD, OPEN SPACE
POLLUTANTS : SEDIMENT (FINE), TPH, TRASH
INSPECTION : ANNUALLY INSPECT OUTLETS
MAINTENANCE : VACUUM CLEAN SURFACE USING COMMERCIALLY AVAILABLE SWEEPING MACHINES AT THE FOLLOWING TIMES
 END OF WINTER (APRIL)
 AFTER AUTUMN LEAF-FALL (NOVEMBER)
 CONTINUALLY KEEP LANDSCAPED AREAS WELL MAINTAINED AND PREVENT SOIL FROM BEING WASHED ONTO PAVEMENT

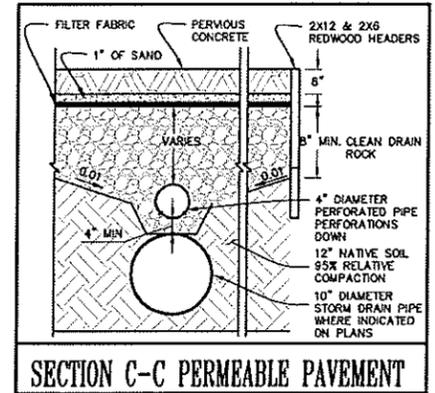
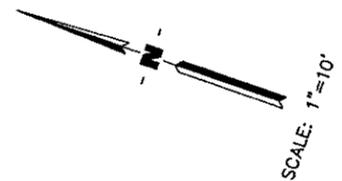
10 YR DESIGN STORM
 (SANTA CLARA DRAINAGE MANUAL, SAN JOSE 10 min of a 10 yr storm)
 Q = C. I. A
 C = 0.61
 I = 1.9 in/hr
 A = 0.80 ac
 Q = 0.93 cfs

CAPACITY OF THE 10" SD PIPE PER MANNING'S FORMULA
 $n = 0.013$
 $S = 0.01$ ft/ft
 $Q = 1.486 \times A \times (S)^{2/3} \times n^{-2}$
 A = 0.55 sf
 P = 31.42 ft
 Q = 2.19 cfs



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON

	EXISTING CONDITION (SF)	% OF SITE	PROPOSED CONDITION (SF)	% OF SITE	DIFFERENCE (SF)	% OF CHANGE
Site Size (gross acres)	0.80	100	0.80	100	0	0
Site Size (gross feet)	35,043	100	35,043	100	0	0
Building Footprint	8,938	25.5	12,955	37	4,017	11.5
Driveways	3,852	11	2,016	5.8	-1,836	-5.2
Sidewalks, Patios, Paths etc.	2,400	6.8	1,302	3.7	-1,098	-3.1
Pervious Concrete	0	0	3,565	10.2	3,565	10.2
Landscaping	19,853	56.7	15,205	43.4	-4,648	-13.3
TOTAL	35,043	100	35,043	100	0	0
Impervious Surfaces	15,190	43.3	16,273	46.4	1,083	3.1
Pervious Surfaces	19,853	56.7	18,770	53.6	-1,083	-3.1
TOTAL	35,043	100	35,043	100	0	0



PRELIMINARY STORM WATER CONTROL PLAN
ELDEN DRIVE HOMES
MCLEOD AND GIOSSO
 California
 San Jose
 No. C23770
 Exp. 12/31/09
 CIVIL ENGINEERING
 ALL RIGHTS RESERVED
 DATE: 3-07-08
 SCALE: 1" = 10'
 DRAWN BY: FCG
 DESIGNED BY: FCG
 CHECKED BY: BEC
 1101 S. WINCHESTER BLVD.
 SUITE 30-104
 SAN JOSE, CA 95128
 TEL: 408-261-9800
 FAX: 408-261-0000
 E-MAIL: hprevedel@engineering.com
ENGINEERING
 Engineers and Surveyors
 SHEET
C3
 OF 3 SHEETS
 JOB NO. 1696

Construction Contractor agrees that, in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of all projects and projects. This requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor shall agree to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, including design professional.

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

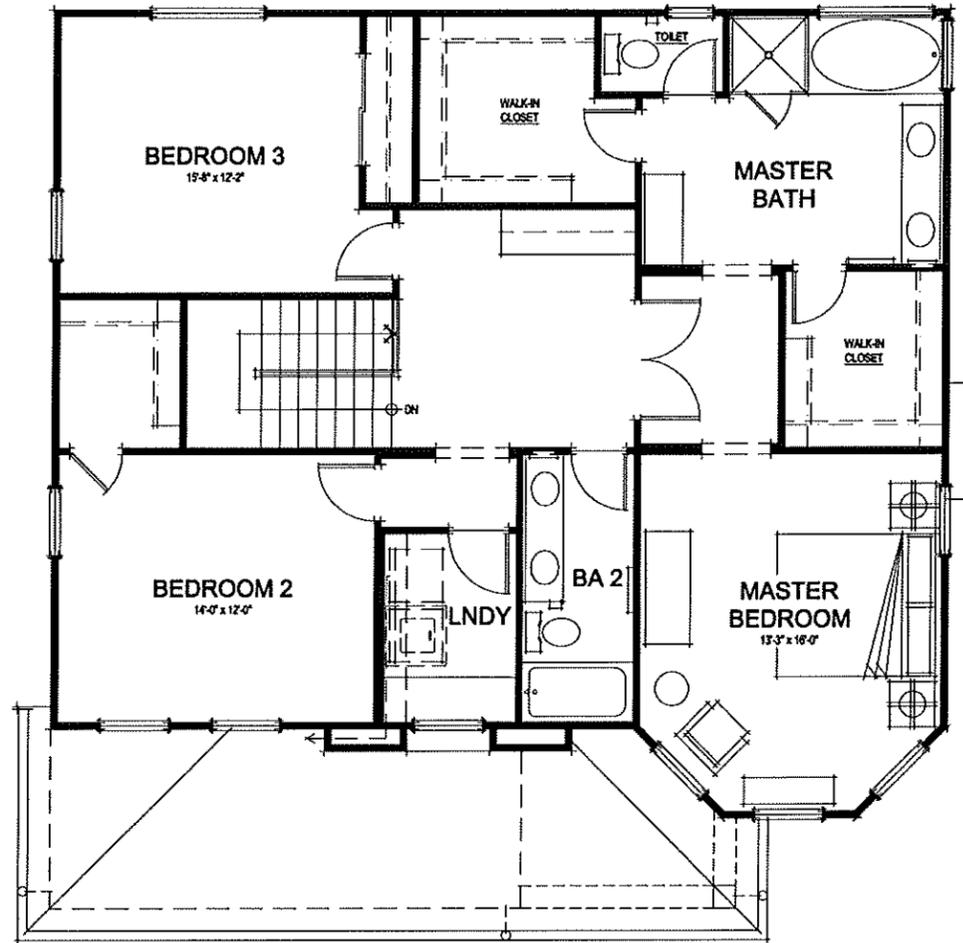


PLAN 1
LOT 2

E L D E N D R I V E
S a n J o s e , C a l i f o r n i a



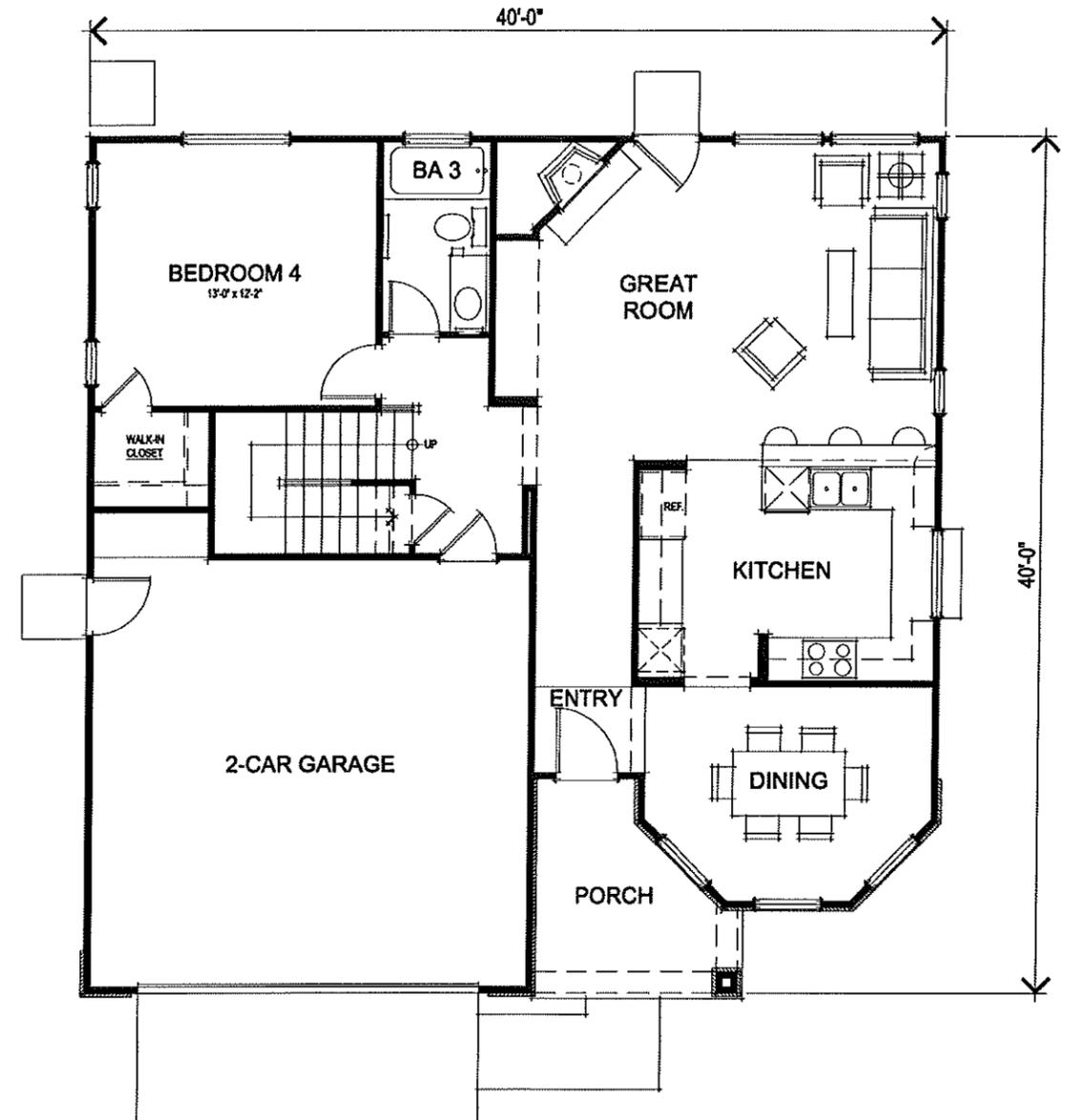
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925.634.7000
17 March 08



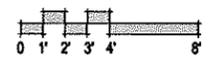
SECOND FLOOR PLAN

SQUARE FOOTAGE	
FIRST FLOOR :	1039 SQ. FT.
SECOND FLOOR :	1260 SQ. FT.
TOTAL :	2299 SQ. FT.
2-CAR GARAGE :	439 SQ. FT.

PLAN 1
LOT 2



FIRST FLOOR PLAN



E L D E N D R I V E
San Jose, California

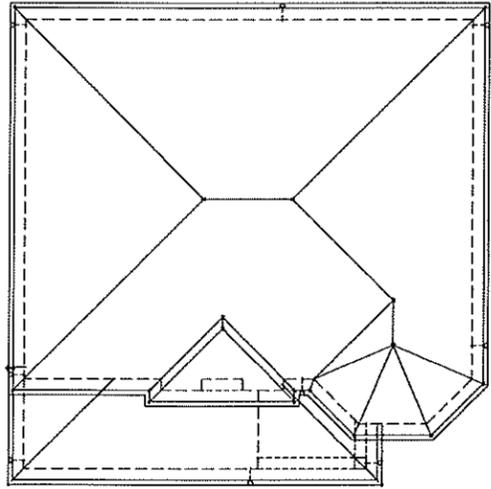


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17 March 08

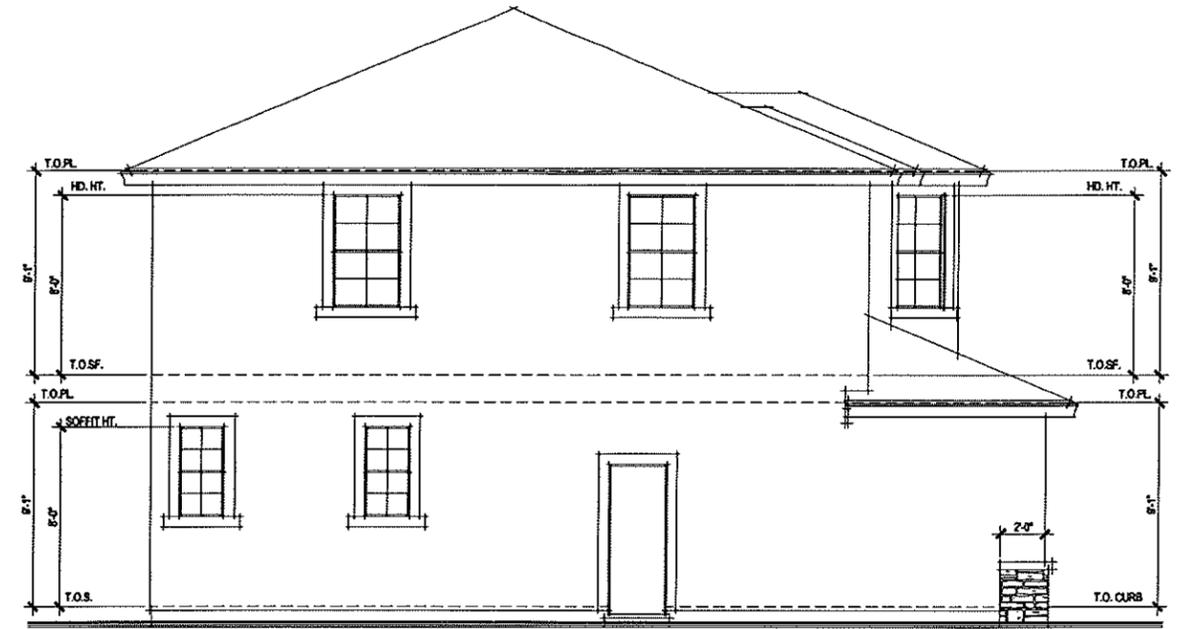
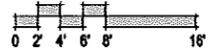
EXTERIOR MATERIALS

ALL ELEVATIONS

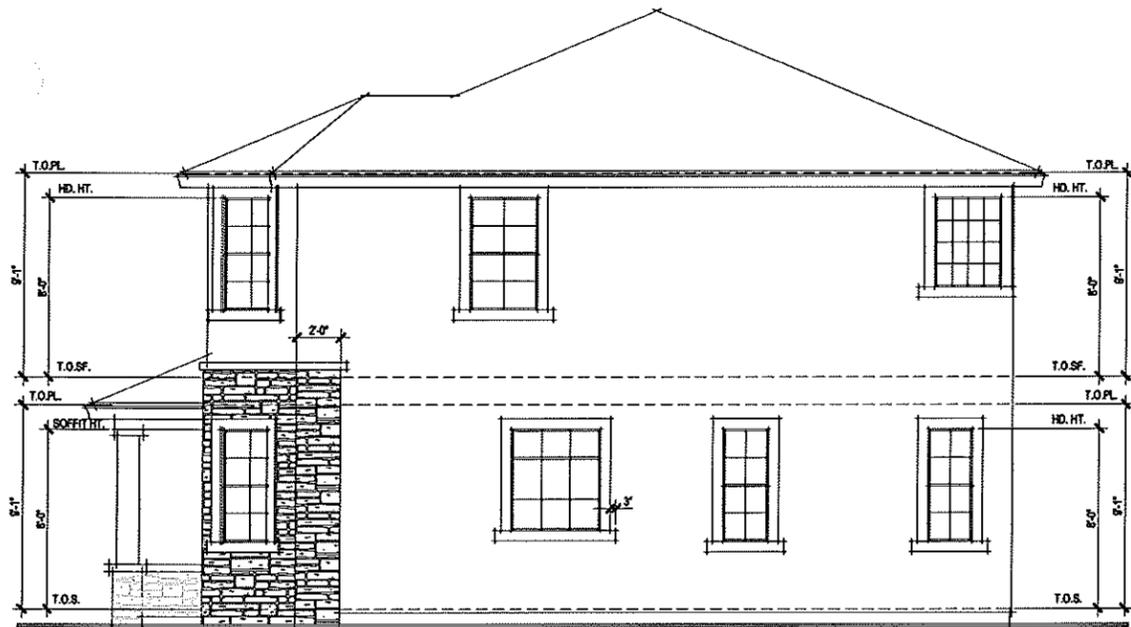
- Flat concrete tile
- Hip and gable roofs
- Stucco exterior finish
- Stucco trim
- Stone veneer
- Roll-up garage doors w/ Optional glass



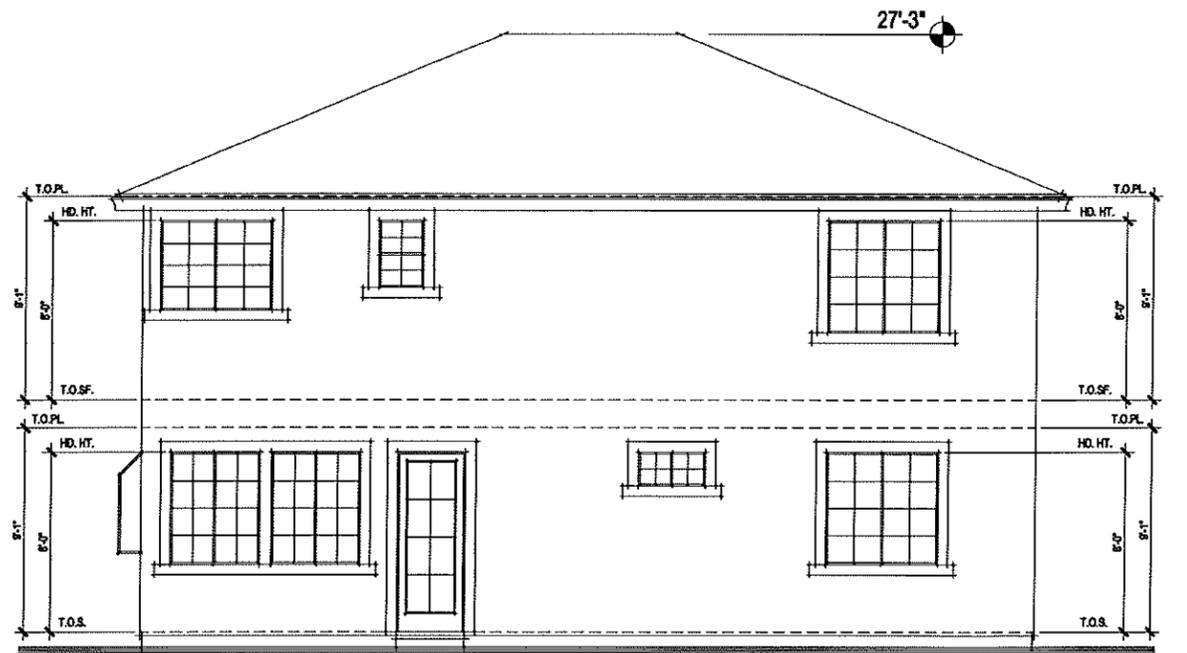
ROOF PLAN 'A'



SOUTH - LEFT ELEVATION 'A'



NORTH - RIGHT ELEVATION 'A'



WEST - REAR ELEVATION 'A'

PLAN 1
LOT 2

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Plan 2B - Lot 3



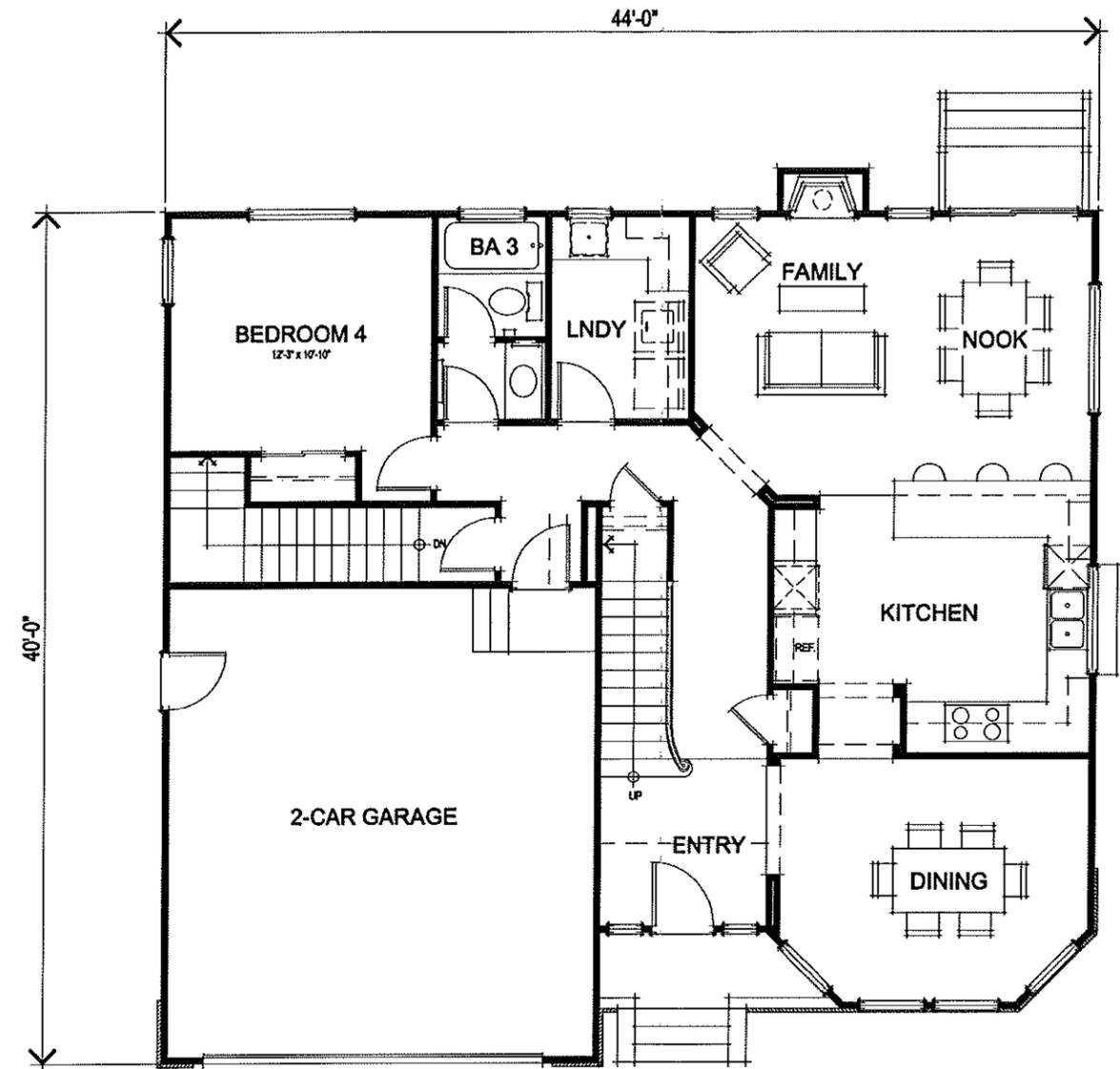
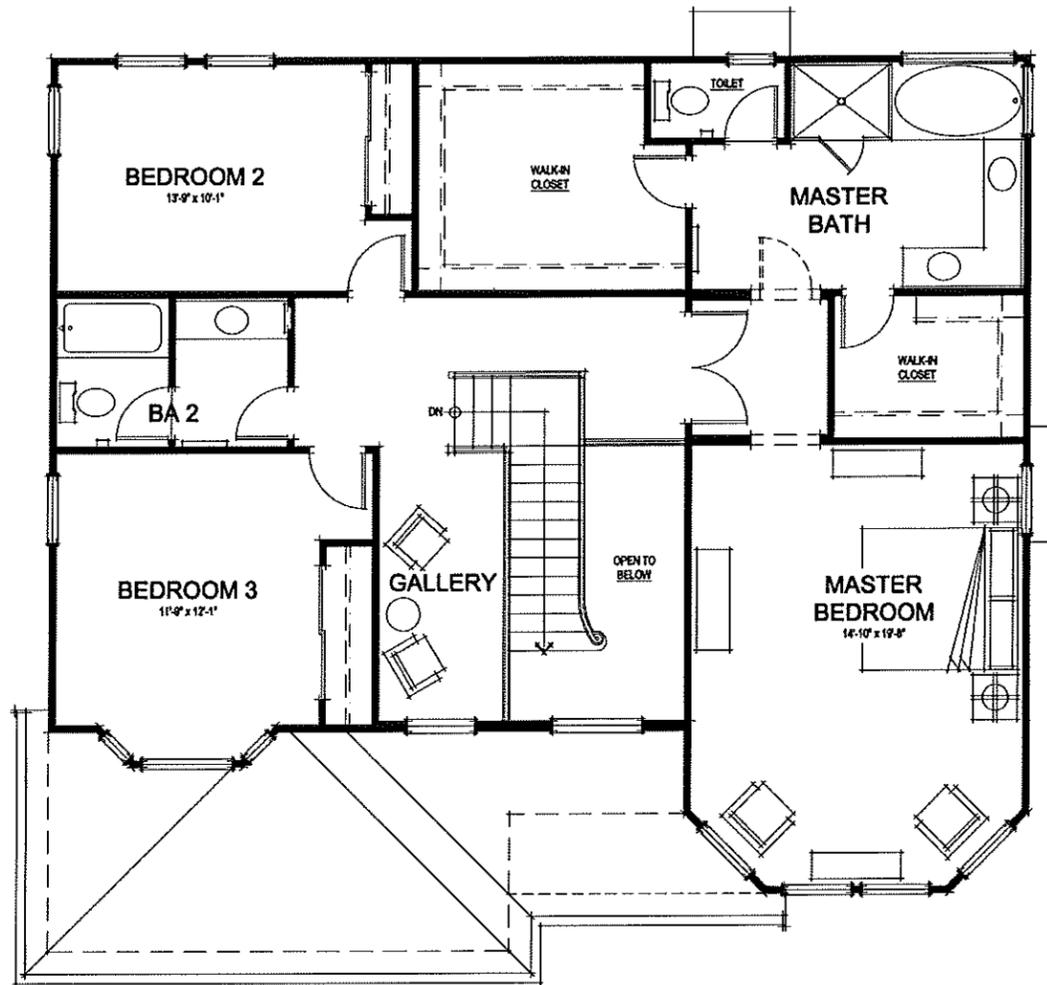
Plan 2A - Lot 4

PLAN 2
LOT 3&4

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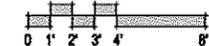


SECOND FLOOR PLAN

SQUARE FOOTAGE	
FIRST FLOOR :	1197 SQ. FT.
SECOND FLOOR :	1335 SQ. FT.
TOTAL :	2532 SQ. FT.
2-CAR GARAGE :	456 SQ. FT.

PLAN 2
LOTS 3 & 4

FIRST FLOOR PLAN



E L D E N D R I V E

San Jose, California

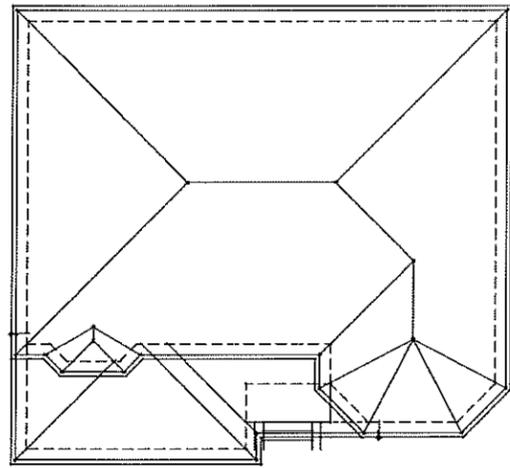


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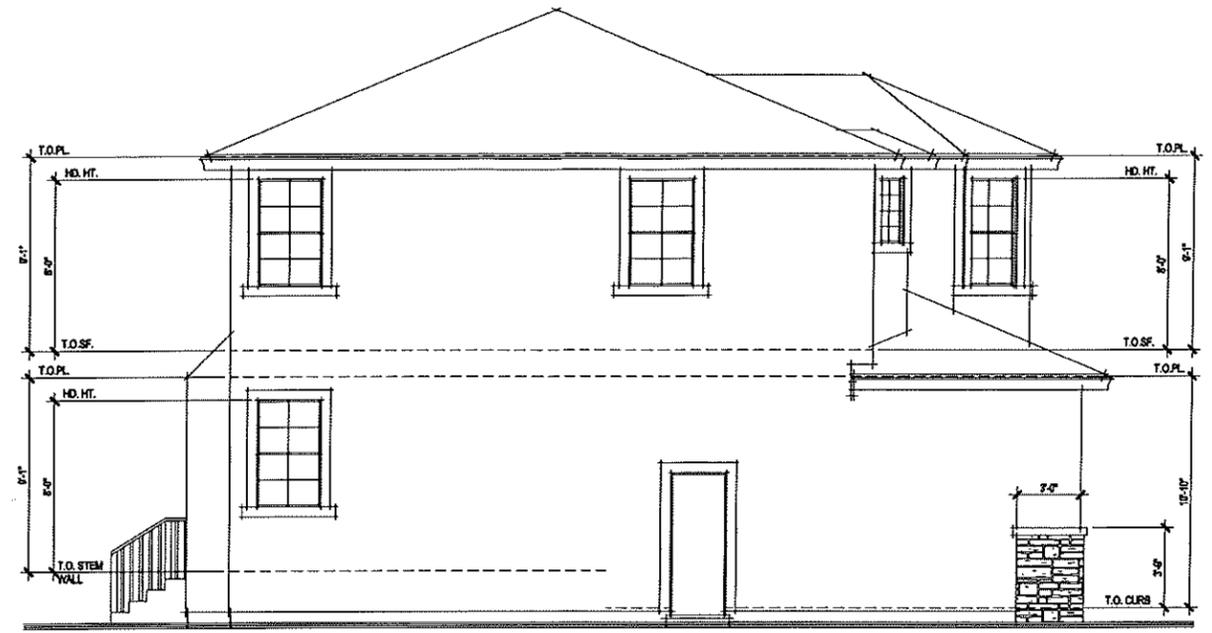
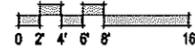
EXTERIOR MATERIALS

ALL ELEVATIONS

- Flat concrete tile
- Hip and gable roofs
- Stucco exterior finish
- Stucco trim
- Stone veneer
- Roll-up garage doors w/ Optional glass



ROOF PLAN 'A'



WEST - LEFT ELEVATION 'A'



EAST - RIGHT ELEVATION 'A'



NORTH - REAR ELEVATION 'A'

PLAN 2
LOTS 3 & 4

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Plan 3B - Lot 5



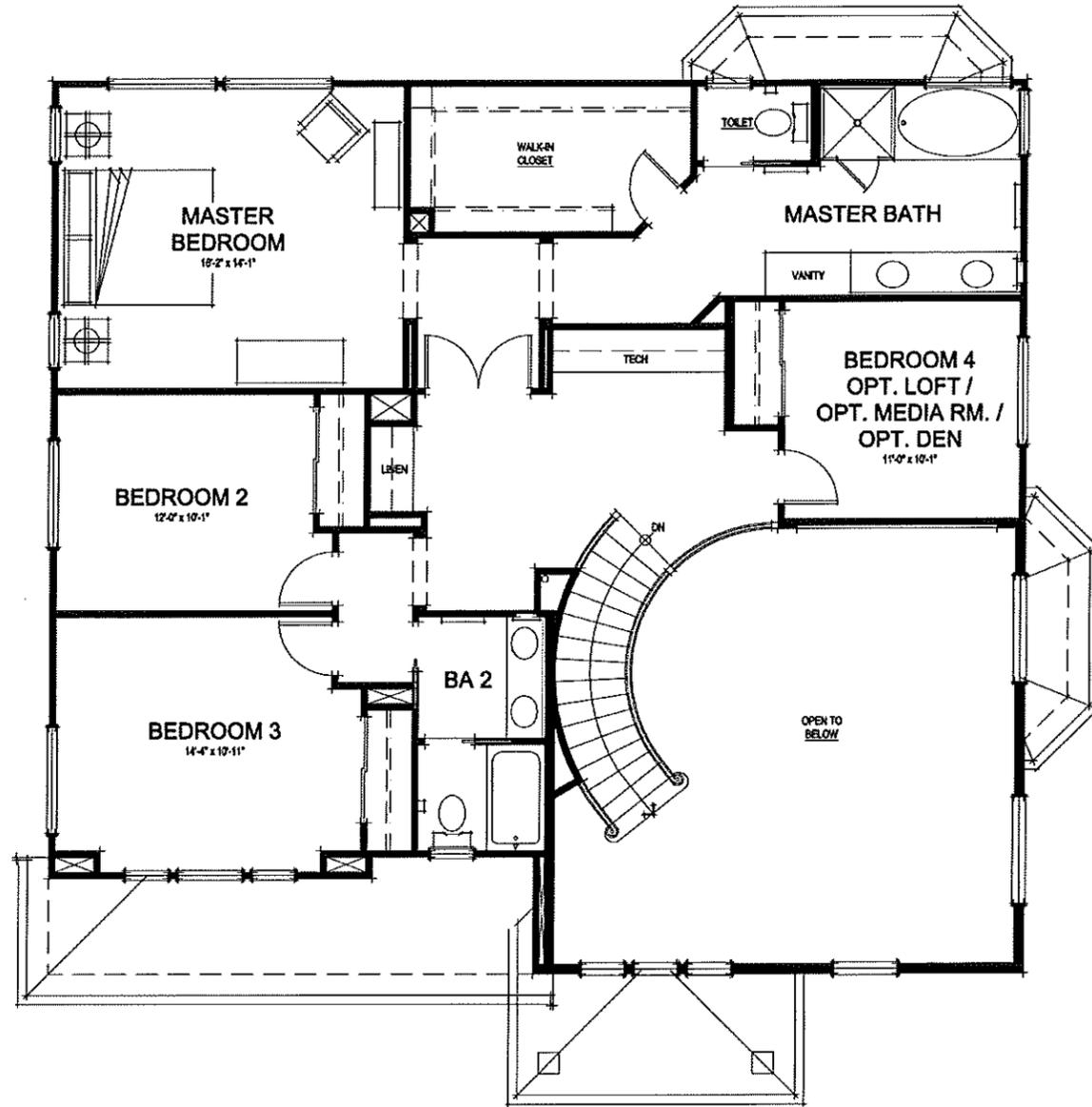
Plan 3A - Lot 6

PLAN 3
LOT 5&6

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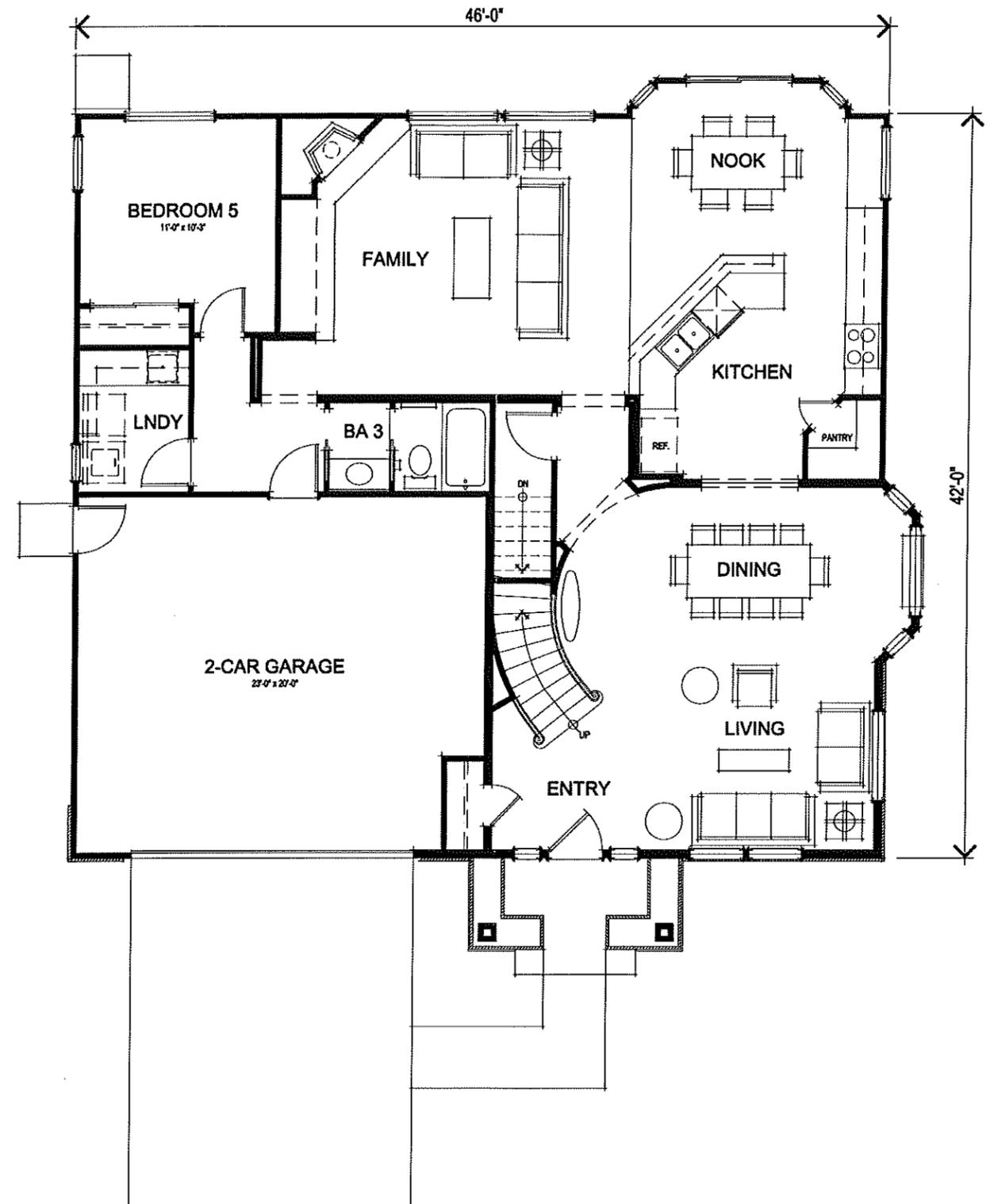
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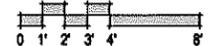
SECOND FLOOR PLAN

SQUARE FOOTAGE

FIRST FLOOR :	1509 SQ. FT.
SECOND FLOOR :	1385 SQ. FT.
TOTAL :	2874 SQ. FT.
2-CAR TANDEM GARAGE :	463 SQ. FT.



FIRST FLOOR PLAN



PLAN 3
LOT 6
E L D E N D R I V E
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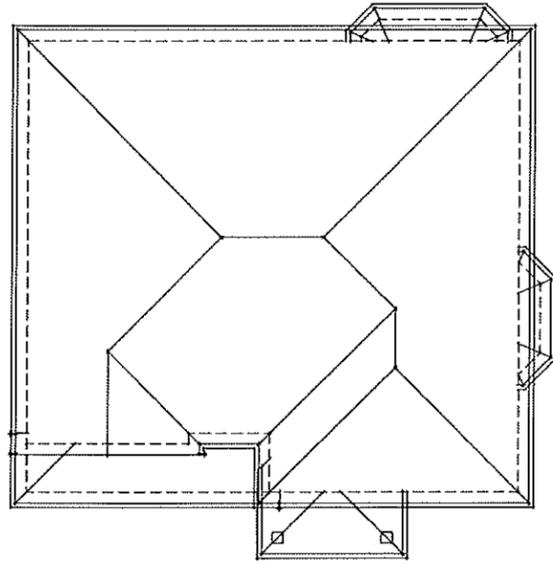


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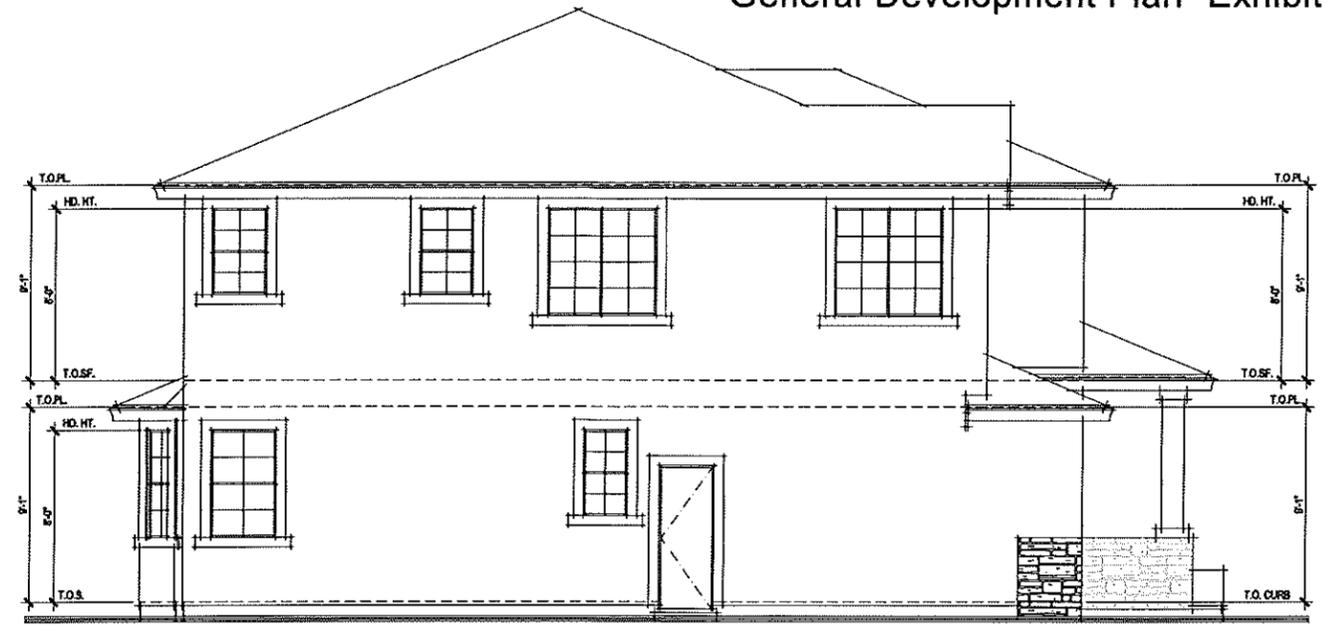
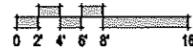
EXTERIOR MATERIALS

ALL ELEVATIONS

- Flat concrete tile
- Hip and gable roofs
- Stucco exterior finish
- Stucco trim
- Stone veneer
- Roll-up garage doors w/ Optional glass



ROOF PLAN 'A'



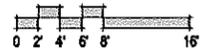
WEST - LEFT ELEVATION 'A'



EAST - RIGHT ELEVATION 'A'



NORTH - REAR ELEVATION 'A'



PLAN 3
LOT 6

E L D E N D R I V E
San Jose, California

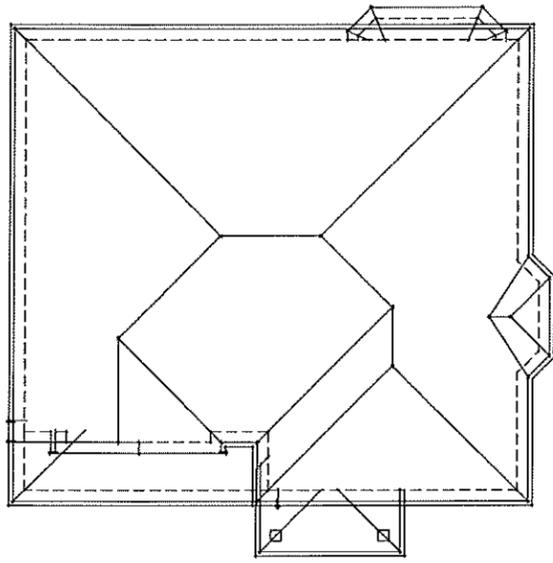


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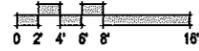
EXTERIOR MATERIALS

ALL ELEVATIONS

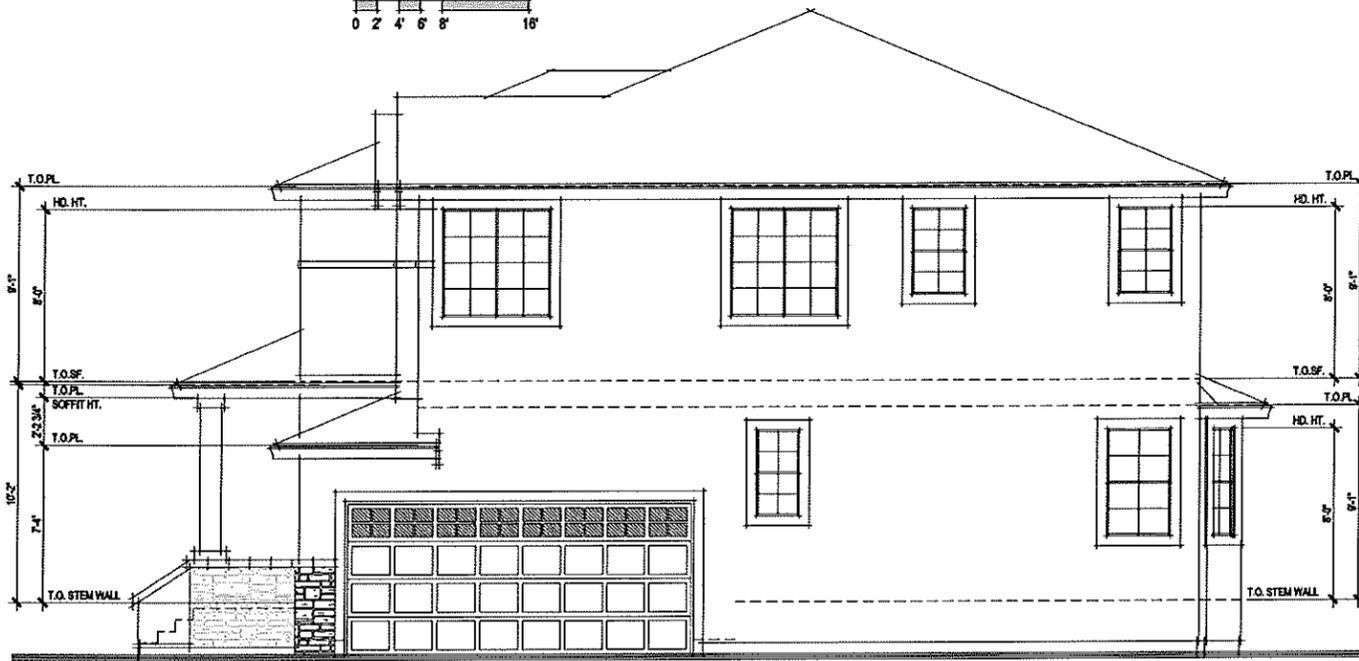
- Flat concrete tile
- Hip and gable roofs
- Stucco exterior finish
- Stucco trim
- Stone veneer
- Roll-up garage doors w/ Optional glass



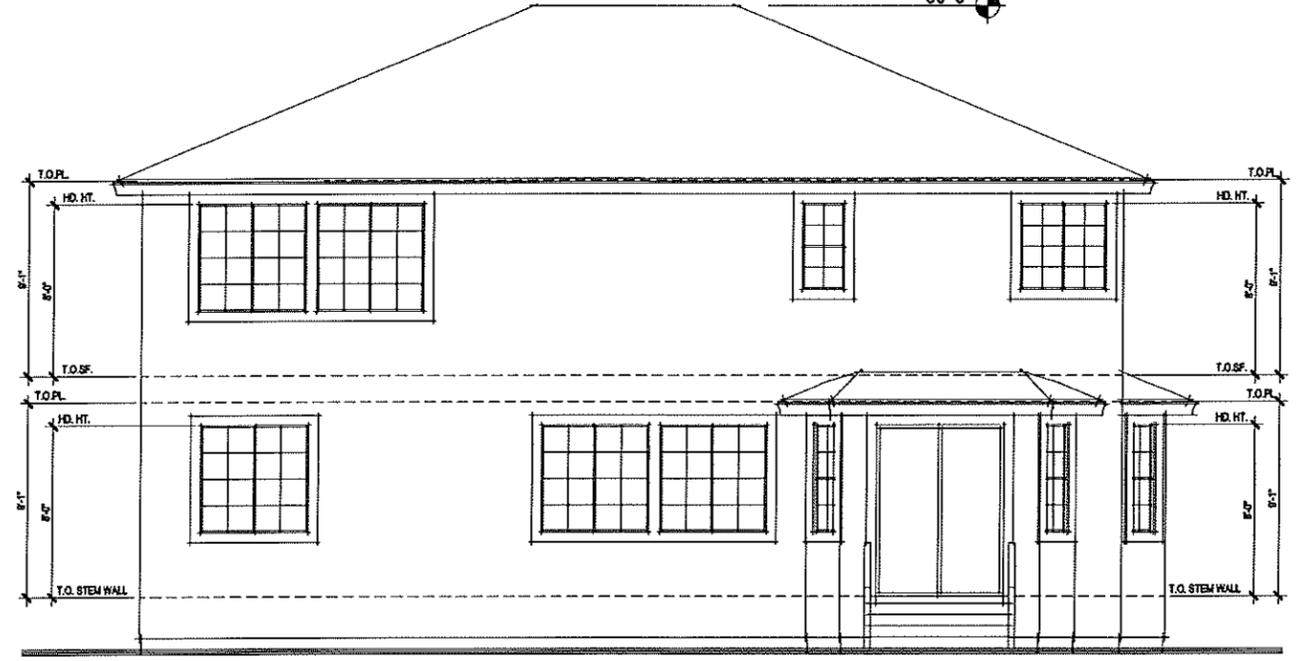
ROOF PLAN 'B'



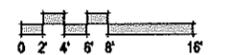
WEST - LEFT ELEVATION 'B'



EAST - RIGHT ELEVATION 'B'



NORTH - REAR ELEVATION 'B'

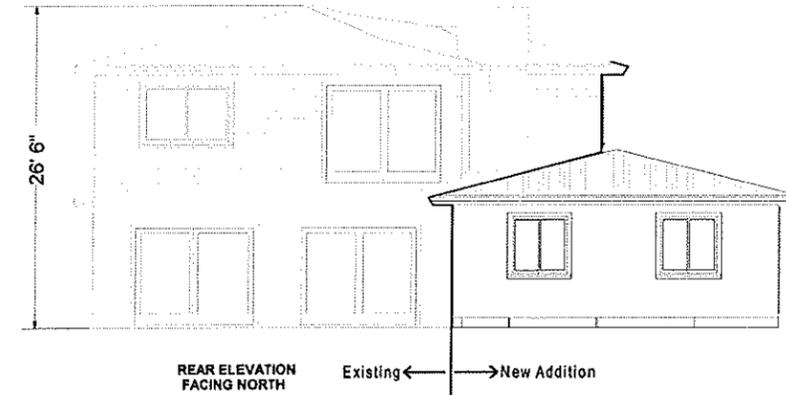
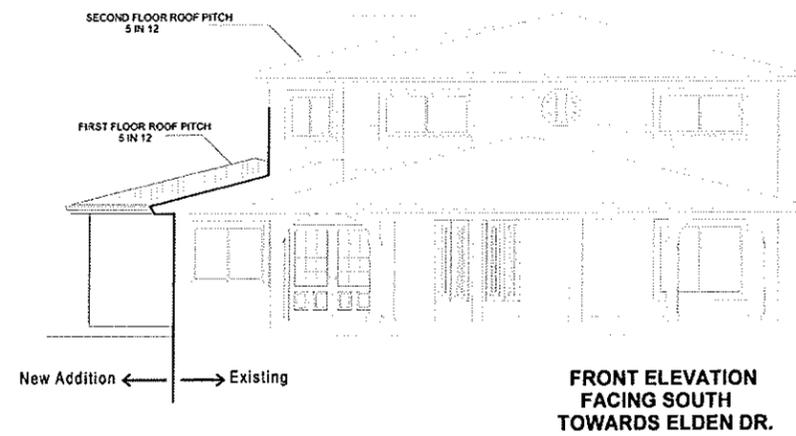
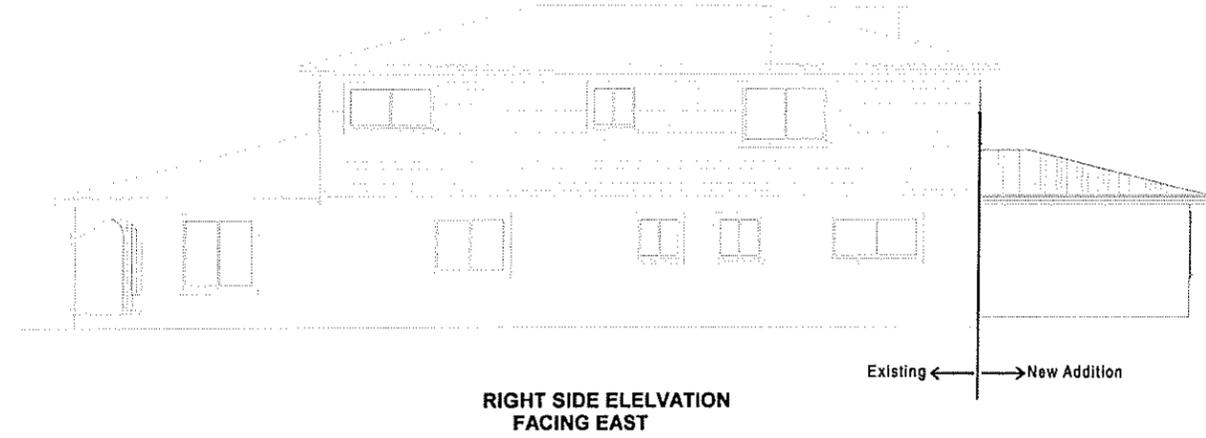
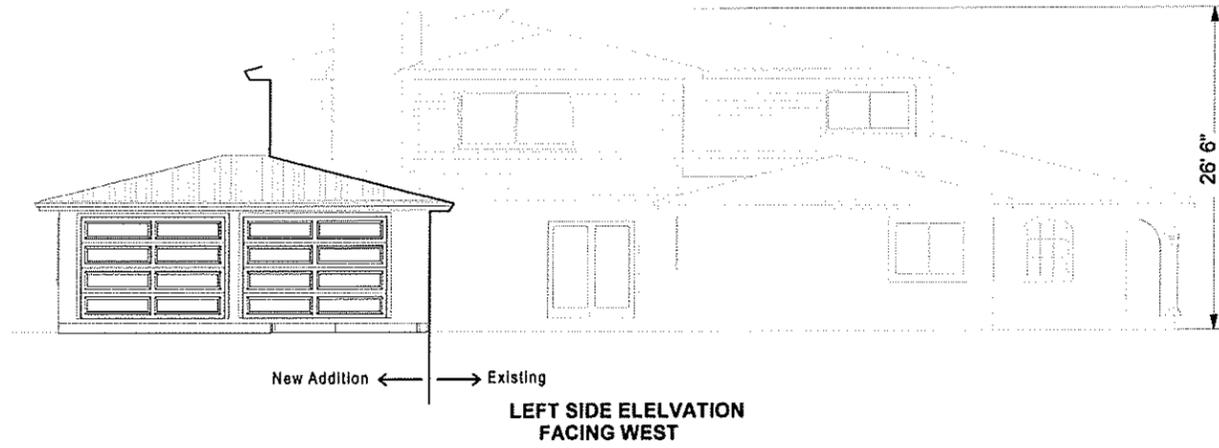


PLAN 3
LOT 5

E L D E N D R I V E
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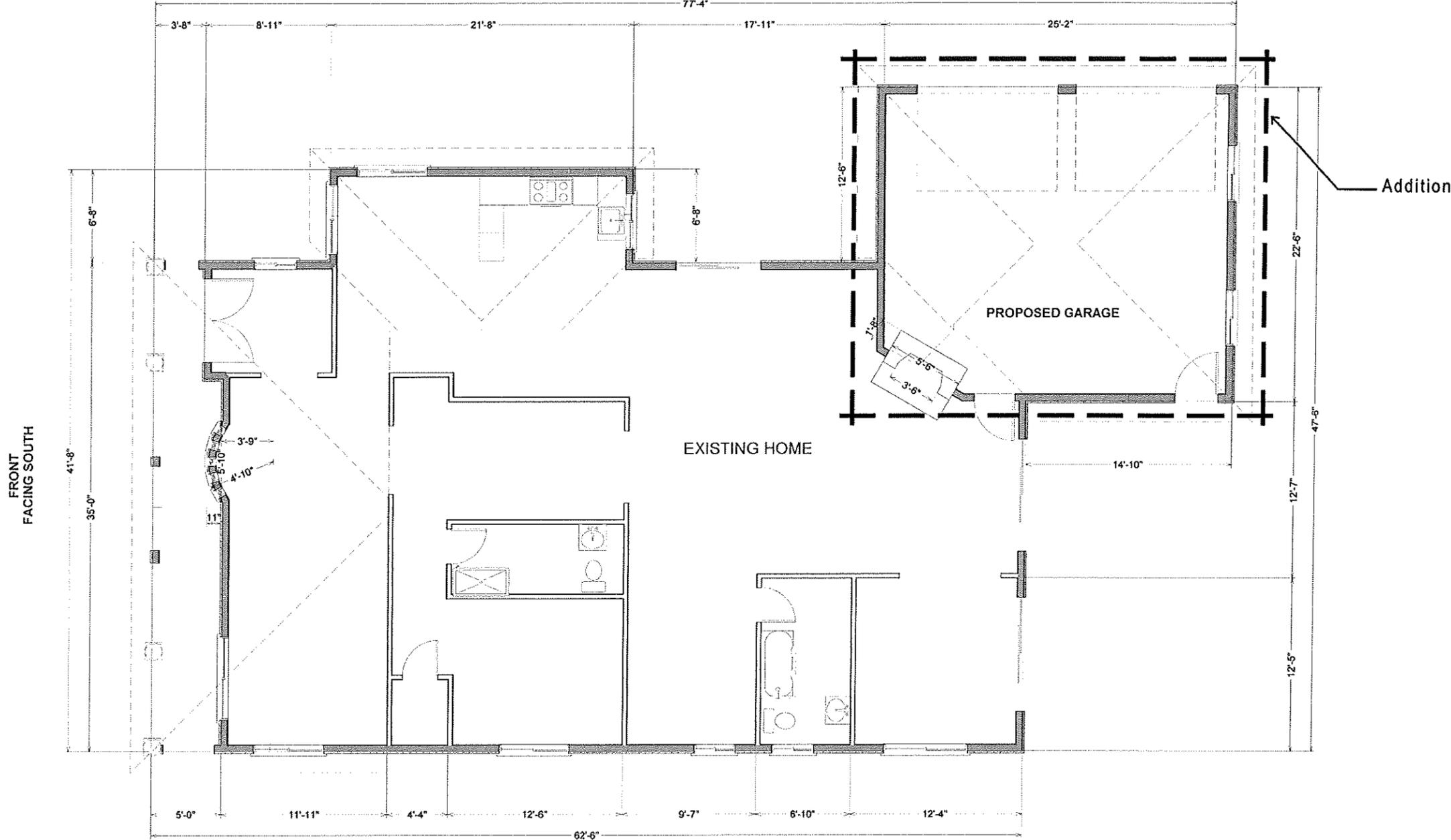


PLAN 4 GARAGE ADDITION

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17 March 08



FIRST FLOOR PLAN

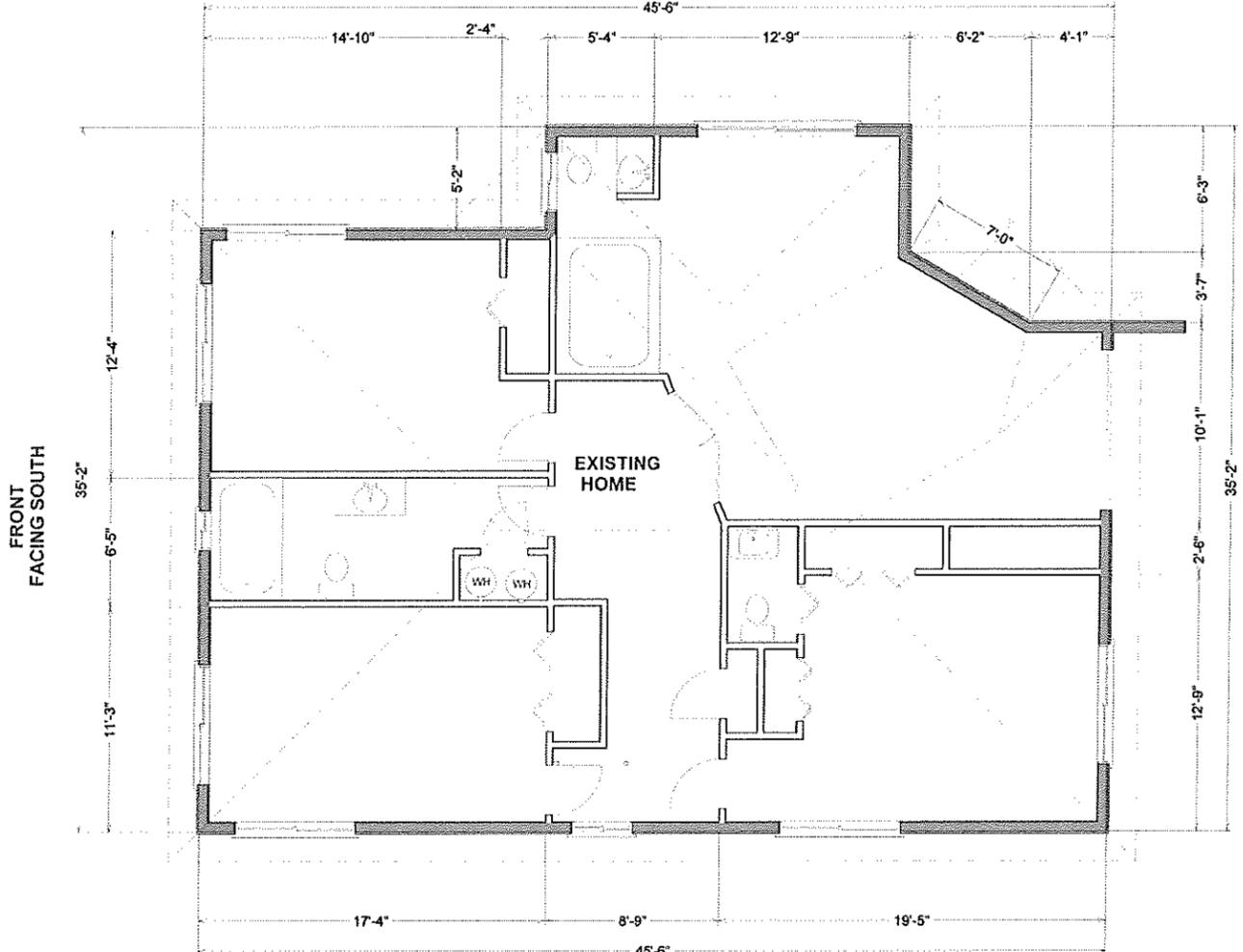
PLAN 4 GARAGE ADDITION

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17 March 08



Existing 2nd Floor
(For Reference Only)

PLAN 4 GARAGE ADDITION

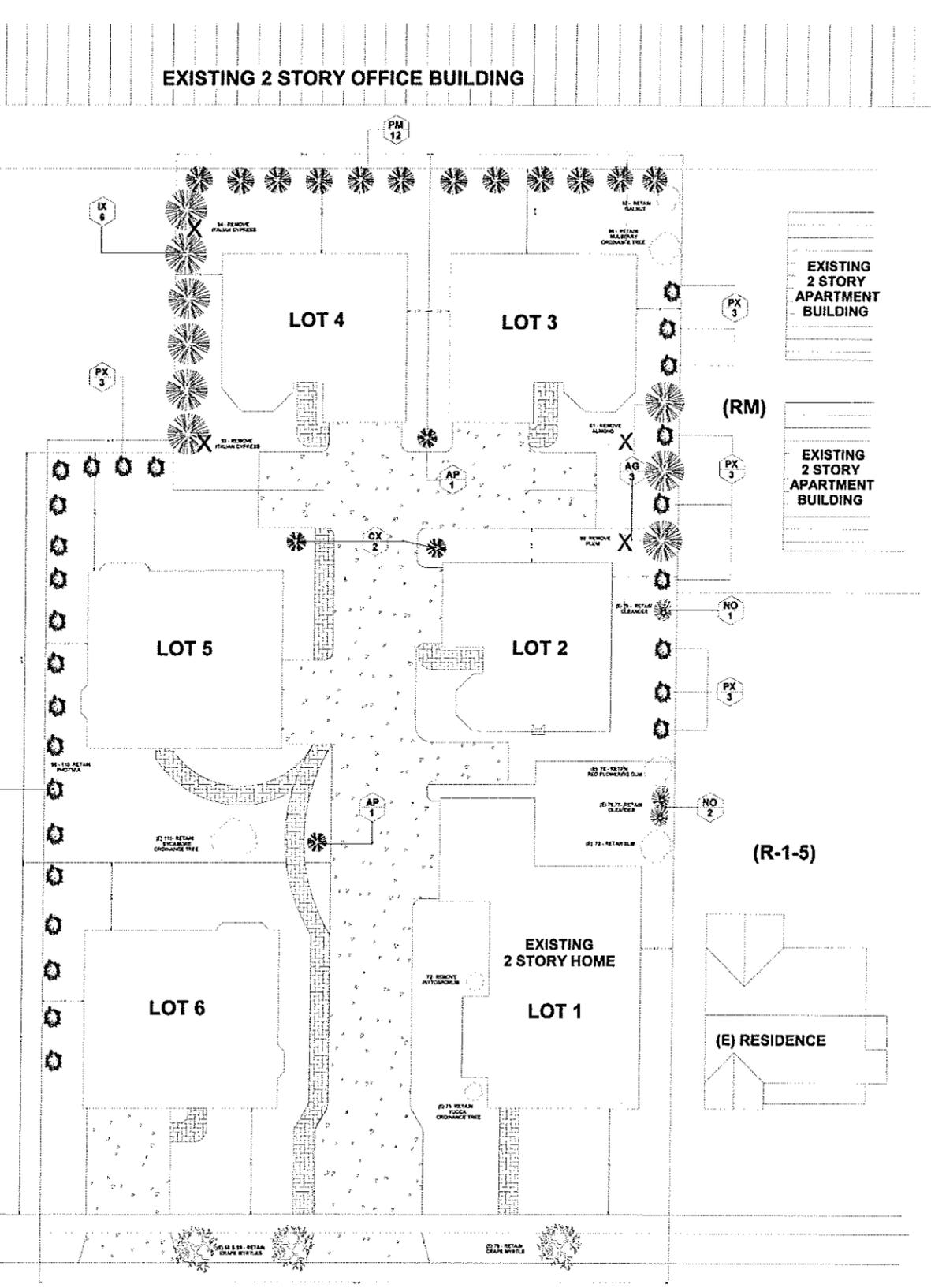
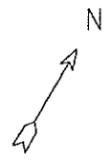
SECOND FLOOR PLAN

E L D E N D R I V E
S a n J o s e , C a l i f o r n i a


 S D G A r c h i t e c t s , I n c .
 9 2 5 . 6 3 4 . 7 0 0 0
 1 7 M a r c h 0 8

(CP)

EXISTING 2 STORY OFFICE BUILDING



SYM.	SIZE	QTY.	BOTANICAL NAME	COMMON NAME
TREES				
PM	24"	12	Podocarpus macrophyllus	Podocarpus
IX	24"	6	Ilex x attenuata "Fosteri"	Holly, Foster's No. 2
AG	24"	3	Arbutus glandulosa "Marina"	Arbutus "Marina"
AP	Existing	2	Acer palmatum	Japanese maple (5' tall)
CX	Existing	2	Clementine x ponkan	Fremont mandarin (dwarf)
SHRUBS				
PX	5g	12	Photinia x fraseri	Red tip photinia
PX	Existing	15	Photinia x fraseri	Red tip photinia (10' tall)
NO	Existing	3	Nerium oleander	Oleander (8' tall)

EXISTING PARKING LOT

(A (PD) 75.0 DU/A)

SIDEWALK

ELDEN DRIVE

EXISTING 2 STORY APARTMENT BUILDING

EXISTING 2 STORY APARTMENT BUILDING

EXISTING 2 STORY HOME

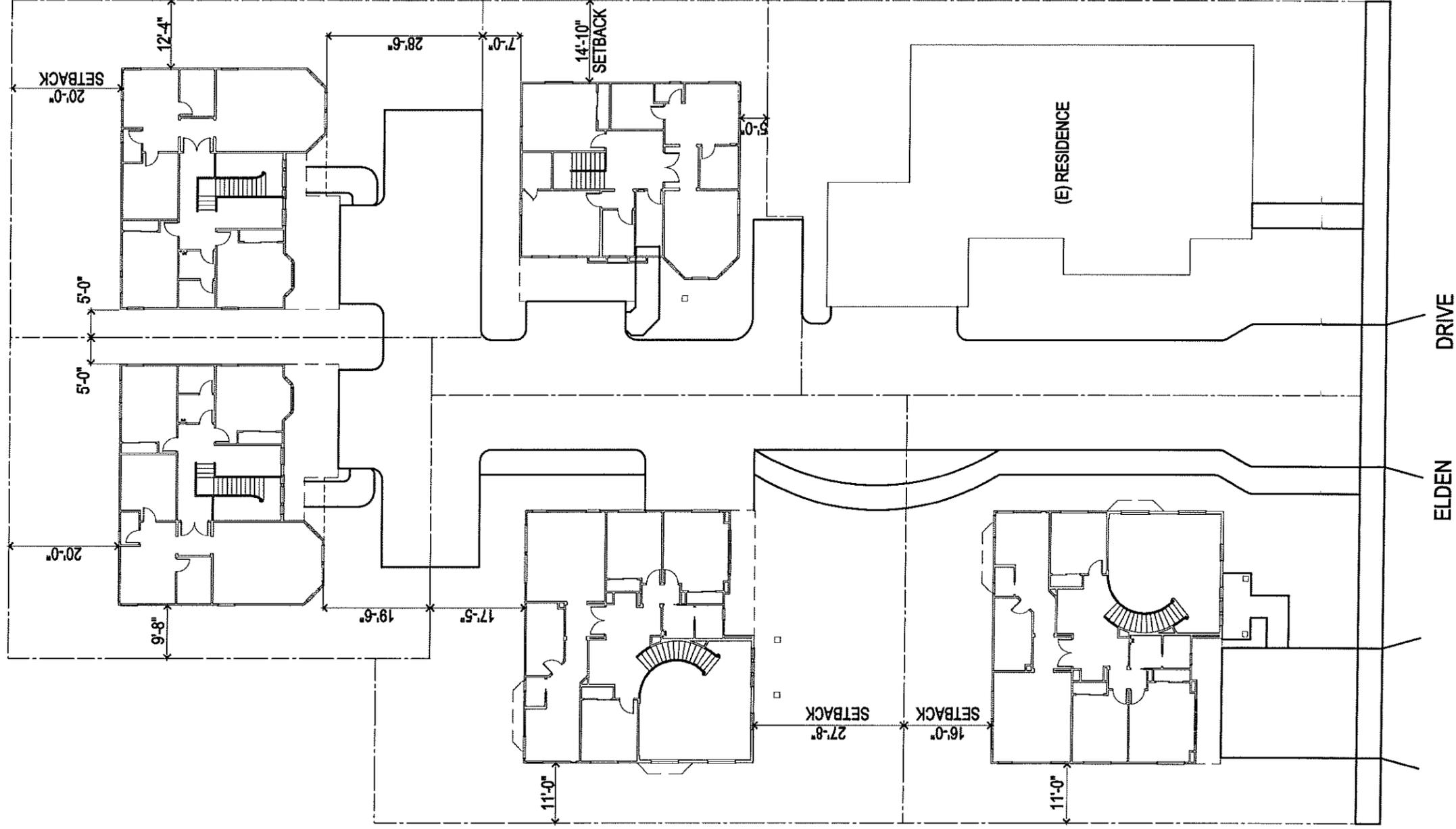
(E) RESIDENCE

(R-1-5)

GIOSSO / MCLEOD DEV.
679-681 ELDEN DRIVE
CAMPBELL, CA (SAN JOSE)
PHONE (408) 371-9179

Date:
03/06/08
Scale
1/16" = 1' 0"

Page #
6



2ND FLOOR PLAN / SITE PLAN

E L D E N D R I V E
 San Jose, California



SDG Architects, Inc.
 925.634.7000
 28 May 08