

**STAFF REPORT**  
**PLANNING COMMISSION**

**FILE NO.: PDC10-020**

**Submitted: 8/03/10**

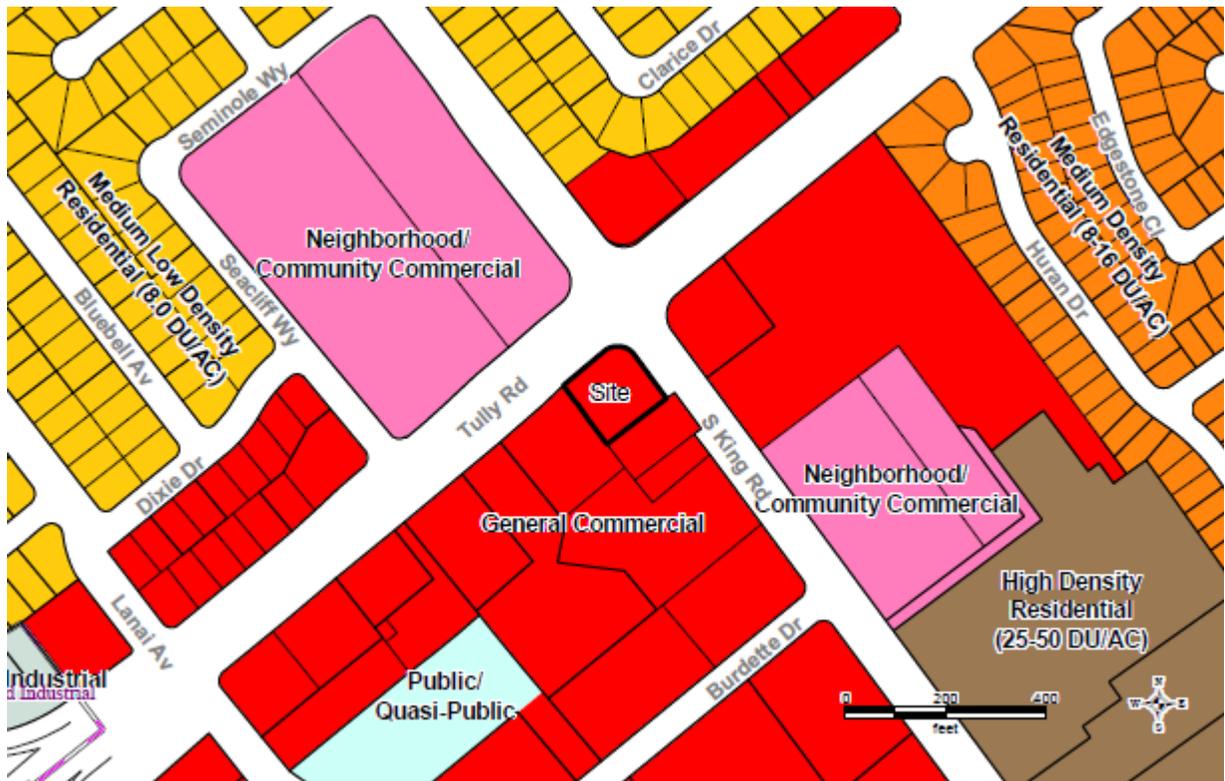
**PROJECT DESCRIPTION:** Planned Development Rezoning from the CP Commercial Pedestrian Zoning District to the CP(PD) Planned Development Zoning District to allow the demolition and reconstruction of an existing gas station including the relocation of the fuel pumps, canopy and the construction of a new convenience store and automatic carwash on a 0.5 gross acre site.

Existing Zoning	CP Commercial Pedestrian
Proposed Zoning	A(PD) Planned Development
General Plan	General Commercial
Council District	7
Annexation Date	April 6, 1961
SNI	West Evergreen
Historic Resource	No
Redevelopment Area	SNI
Specific Plan	N/A

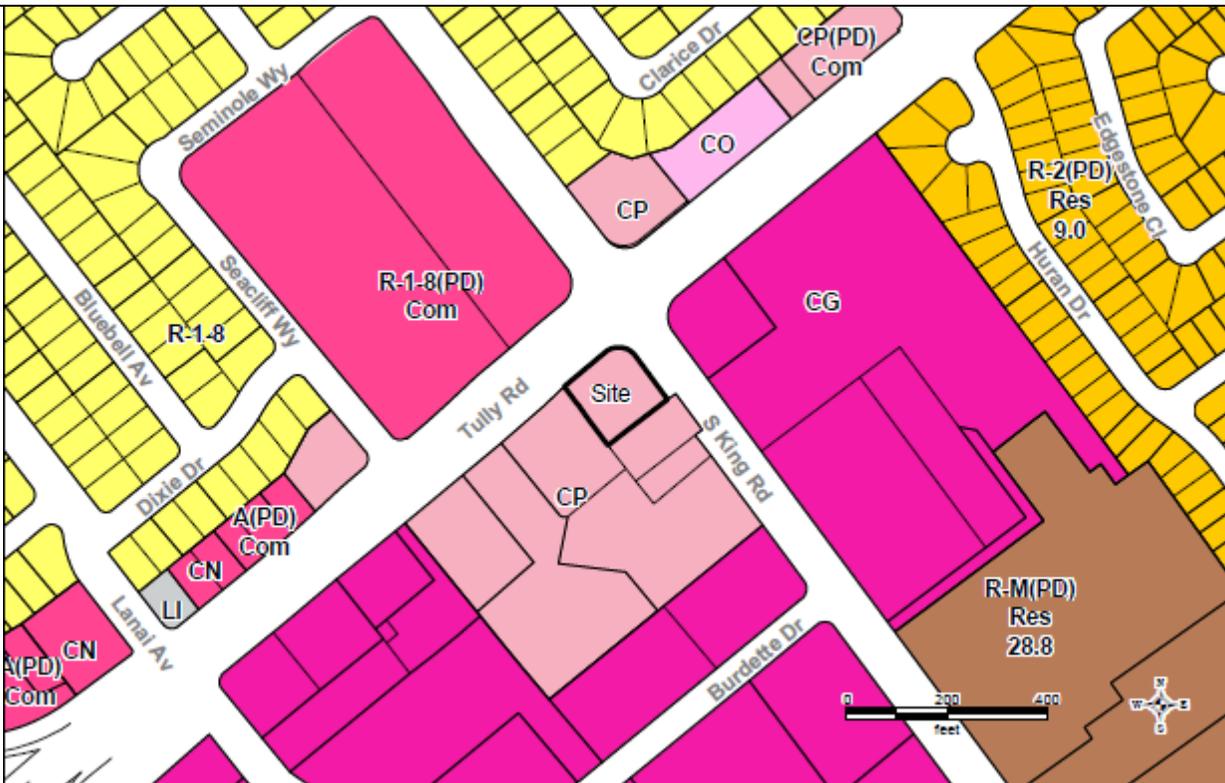
**LOCATION:** Southwest corner of Tully Road and S. King Road (1698 Tully Road).



### GENERAL PLAN



### ZONING



## **RECOMMENDATION**

Planning staff recommends the Planning Commission forward a recommendation to the City Council to approve the proposed Planned Development Rezoning for the following reasons:

1. The proposed project of a convenience store, automatic carwash and gas station is consistent with the San José 2020 General Plan Land Use/Transportation diagram designation of General Commercial in that this designation is intended for a wide variety of commercial uses.
2. This project is also consistent with the General Plan Commercial Land Use Policy No. 4 which encourages the upgrade, beautification, and revitalization of existing commercial areas.
3. The proposed project is in substantial conformance to the Commercial Design Guidelines.
4. The proposed zoning conforms to the City Council Policy 6-10: Drive-Through Uses.
5. The proposed zoning is compatible with existing uses on the adjacent and neighboring properties.

## **BACKGROUND**

On August 3, 2010, the applicant, Muthana Ibrahim, filed Planned Development Rezoning from the CP Commercial Pedestrian Zoning District to the CP(PD) Planned Development Zoning District to allow the demolition and reconstruction of an existing gas station including the relocation of the fuel pumps, canopy and the construction of a new convenience store and automatic carwash on a 0.5 gross acre site, located on the southwest corner of Tully Road and S. King Road (1698 TULLY ROAD). In February 2006, a Zoning Ordinance change eliminated the restriction on combining service stations and retail sales of food and beverages, enabling better opportunities for service station remodels such as proposed with this application.

A Planned Development Rezoning is required because the developer is proposing to develop the property in a configuration that is not supported in any of the City's conventional zoning districts. Specifically, the project proposes a new gas station, convenience store and carwash building with minimal setbacks from property lines.

The existing site includes a gas station with service bays that is oriented on a diagonal axis to the street. As a result of future Evergreen area road widening activities proposed along Tully Road, the existing canopy and a row of fuel dispensers would be displaced. The project proposal, as described below, will take into consideration the future road widening. The site is surrounded by commercial uses on all sides.

## **PROJECT DESCRIPTION**

The existing 1,608 square foot auto service building will be demolished and would be replaced by a 2,827 square foot convenience store that also includes an automated carwash facility. The existing fueling canopy and dispensers will be modified and relocated. The underground fuel storage tanks will remain. The proposed development standards take into consideration a requirement for a ten (10) foot dedication on Tully Road for future widening of the public right-of-way while providing an approximately 6 foot wide landscape buffer along the street. Parking will be provided in front of the convenience store. The stacking lane for the carwash will extend along the interior side and rear area of the site. The site will take access from both Tully Road and S. King Road. One of the existing curb cuts on King Road will be removed.

The project site is located in an alcohol sales restricted area. The project does not currently include off-sale of alcohol at this time. If at a later date the applicant wishes to sell alcohol, a Planned Development Permit and a Determination of Public Convenience or Necessity would be required.

## **ANALYSIS**

The proposed Planned Development Rezoning would facilitate redevelopment of an existing gasoline station. This project has been evaluated with respect to the following key areas: 1) Site Design, 2) consistency with City Council Policy 6-10: Drive-Through Uses, 3) General Plan Conformance, 4) Strong Neighborhood Initiative, and 5) Environmental Review.

### **Site Design**

The key objective of the site design is to establish a configuration that would facilitate the efficient use of the gas fueling operations, convenience store parking and carwash while providing an appropriate amount of perimeter landscaping along the street edges and a building orientation/design with good street presence.

As proposed, the new convenience store and car wash building will be built closer to S. King Road than the existing auto service building. Planning staff would normally encourage new buildings to be placed as close to the main intersection (S. King/Tully) as possible. However, the existing location of underground storage tanks limits where buildings, canopies and gasoline pumps can be located. Therefore, placement of the building towards the rear of the property was the best solution for this site. The new building will be placed about 35 feet from S. King Road as compared with the existing building which is twice that distance.

The proposed design of the new convenience store/car wash building will be integrated with the addition of a single roof structure. The carwash is proposed to be located behind the convenience store hiding it from view from Tully Road. This concept provides a more substantial and desirable building mass and will be more attractive than a stand alone carwash building. The final design of the fuel canopy has not been addressed and will be further refined at the PD Permit stage to make sure it is architecturally compatible with the new building.

### ***Perimeter Setbacks***

The Commercial Design Guidelines recommend a 25-foot street setback for service station and car wash uses. However, the Guidelines also encourage a five (5) foot minimum and ten (10) foot average street setback for areas having the characteristics of a sidewalk strip street. As the project is within an area of the West Evergreen SNI plan that encourages walking and biking, staff is recommending a ten (10) foot setback on the street frontages (with an exception of five (5) feet for a canopy) and a zero (0) setback for the interior/side setback to create a more interesting and walkable environment for residents. In addition, the plan calls for more landscaping in commercial areas. This project will provide more landscaping along the street frontages than is provided with the existing facility. This proposal will also eliminate a curb cut along King Road, which will reduce vehicle/pedestrian conflicts and will provide more continuous perimeter landscaping.

### ***Parking***

For a project with the identified combination of uses identified, the Zoning Ordinance calls for one (1) parking space per employee, one (1) parking space for the air and water service, one (1) parking spaces

for an informational stop and one (1) parking space for every 200 square feet of retail. As proposed, the convenience store would have a parking requirement of 7.25 spaces. As the convenience store parking requirement includes space for employees, and there are no separate employees for the gas station or carwash uses, the proposed project with 10 parking spaces complies with the City's parking requirements.

#### City Council Policy 6-10: Drive-Through Uses

The carwash facility is deemed to be a drive-through use and therefore subject to the City Council policy. The proposed location of the carwash behind the convenience store allows for adequate stacking for five (5) vehicles, as recommended in the policy, without interfering with the circulation pattern for other activities on the site. The project is designed so that in the event that stacking for five cars is not always sufficient, any overflow can be accommodated on the site without impacting the public right-of-way. In this case 2 or 3 additional cars can be queued on the site before reaching the travel lane on Tully Road.

The project complies with other key aspects of the policy such as the screening of the drive-through use (lane) from adjacent uses by landscaping and/or building placement. Since such proposals often generate additional noise, the policy recommends that drive-through uses be placed at least 200 feet from a residential uses. In this case, the closest residential use is located over 400 feet from the site to the north beyond the intersection of Tully Road and King Road.

#### General Plan Conformance

This site has a designation of General Commercial on the adopted San José 2020 General Plan Land Use/Transportation Diagram. The proposed project of a convenience and carwash is consistent with the San José 2020 General Plan Land Use/Transportation diagram designation of General Commercial in that this designation is intended for commercial uses. The General Commercial land use designation is a broad, non-specialized commercial designation intended to permit a wide variety of commercial uses. It includes both strip commercial areas along major thoroughfares as well as freestanding commercial establishments.

General Plan policies, most notably Commercial Land Use Policy # 4, encourages the upgrading, beautifying, and revitalization of existing strip commercial areas and shopping centers. As this project is proposing to revamp and upgrade an existing gas station, it meets the intent of this policy.

#### Strong Neighborhood Initiative (SNI)

The subject site is located within the West Evergreen Strong Neighborhood Initiative Area. To improve the neighborhood and enhance overall quality of life in the area, the residents would like a pedestrian and bicycle friendly environment, with safe and attractive connections between neighborhood facilities and residential areas. As a part of the proposed development, the applicant will be required to increase the amount of landscaping, close underutilized driveways and replace any curb, gutter, sidewalk damaged during construction.

#### Environmental Review

Under the provisions of Section 15302 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental

Quality Act of 1970, as amended. The proposed building is a replacement and will have substantially the same purpose as the existing structure. In addition, the applicant's conformance to City Council Policy 6-29 and the C.3 requirements for stormwater runoff make impacts to water quality less than significant as well. These items will be addressed in more detail through the Planned Development Permit process.

**Conclusion**

The applicant has worked diligently with City staff to create a project that will result in a site design configuration that would facilitate the efficient use of the gas fueling operations, convenience store parking and carwash. The proposal takes into consideration the overall future widening proposal of Tully Road. A new, attractive building will be proposed and the overall amount of landscaping will be increased to upgrade the overall appearance of the site. The proposed use will be compatible with the surrounding commercial uses.

**PUBLIC OUTREACH**

A community meeting was not held since this project represents only a modest change to the original use and conforms to the Commercial Design Guidelines. A sign was posted on-site to notify neighbors of the proposed development. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's Website. A notice of this Planning Commission public hearing and subsequent City Council hearing was mailed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. Staff has been available to respond to questions from the public.

**Project Manager:** Lori Moniz      **Approved by:** Laurel Prevetti      **Date:** 24 Feb. 2011

<b>Owner/Applicant:</b> AU Energy, Inc. Sunny Goyal 41805 Albrae Street, 2 <sup>nd</sup> floor Fremont, CA 94538  MI Architects, Inc. Muthana Ibrahim 2960 Camino Diablo, Suite 100 Walnut Creek, CA 94597	<b>Attachments:</b> Development Standards Reduced Plan Set
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# ***GENERAL DEVELOPMENT PLAN NOTES***

## ***PDC10-020***

The following notes are to be incorporated on the Final General Development Plan upon City Council approval. The notes forwarded to the City Council will reflect any modifications recommended by the Planning Commission and shall replace all other notes currently identified on said plans.

***In any cases where the graphic plans and text may differ, the text below takes precedence.***

### **Development Standards**

**Allowed Uses:** Car wash, detailing

Gas or charge station without incidental service and repair

All permitted uses as allowed in the CP – Commercial Pedestrian Zoning District per Title 20 of the San Jose Municipal Code, as amended.

Conditional Use and Special Uses of the CP – Commercial Pedestrian Zoning District may be considered through the Planned Development Permit process, as stated in Chapter 20.100 of the Zoning Code, as amended.

**Parking Requirements:** All land uses shall provide on-site parking in conformance with Chapter 20.90 (Parking and Loading) of the City of San Jose, Municipal Code, as amended.

**Building/Parking Circulation Setbacks:** Tully Road: Minimum ten (10') feet  
Except for gas station canopy – Minimum five (5') feet  
S. King Road: Minimum ten (10') feet  
Side / Rear: Zero feet (0')

**Maximum Building Height/Stories:** The maximum building height shall not exceed thirty-five feet (35') or two (2) stories.

**Design Guidelines:** The proposed development shall conform to the Commercial Design Guidelines, unless otherwise indicated.

**Signs:** All signs shall conform to current City of San Jose sign regulations (Title 23) and shall be approved under a separate Planned Development Adjustment permit to the satisfaction of the Director of Planning.

**Late Night Use and Activity:** No establishment on the site shall be open between the hours of 12:00 Midnight and 6:00 a.m. except pursuant to and in compliance with a Planned Development Permit/Amendment.

**Cross Access:** If the site is ever redeveloped with a use other than a gas or charge station, the developer shall make an irrevocable offer for cross access easement to the adjacent commercial properties to the satisfaction of the Director of Planning.

# ***GENERAL DEVELOPMENT PLAN NOTES***

## ***PDC10-020***

**Water Quality:** 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.

**Archaeology:** 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.

# SHELL GAS STATION, CONVENIENCE STORE & CARWASH

1698 TULLY ROAD  
SAN JOSE, CALIFORNIA 95122

FILE NO: PDC10-020

## DRAWING INDEX

1	TITLE SHEET
2	LAND USE PLAN
3	CONCEPTUAL SITE PLAN
4	CONCEPTUAL GRADING & DRAINAGE PLAN
4A	CONCEPTUAL STORM WATER QUALITY PLAN
4B	CONCEPTUAL SANITARY SEWER PLAN
5A	CONCEPTUAL BUILDING ELEVATIONS
5B	CONCEPTUAL CANOPY ELEVATIONS
5C	CONCEPTUAL FLOOR PLAN
6	CONCEPTUAL LANDSCAPE PLAN

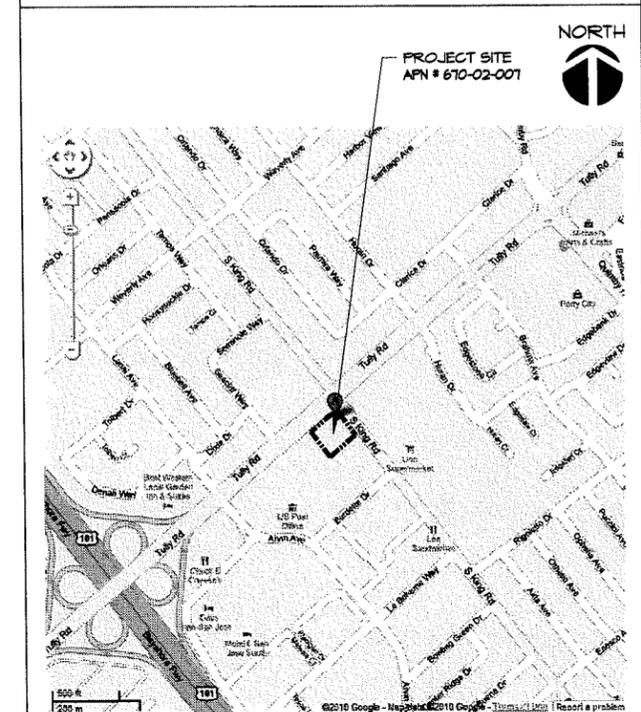
## SITE INFO

APN# 670-02-007  
 JURISDICTION: CITY OF SAN JOSE, CA  
 CURRENT ZONING: C-P (COMMERCIAL PEDESTRIAN DISTRICT)  
 REZONING: A (P) (PLANNED DEVELOPMENT DISTRICT)  
 MINIMUM LOT AREA: 6,000 SF.  
 SETBACKS (BUILDING AND/OR PARKING & CIRCULATION):  
 FRONT (SOUTH KING ROAD): 10 FEET  
 CORNER SIDE (TULLY ROAD): 5 FEET  
 REAR: 0 FEET  
 SIDE: 0 FEET  
 BUILDING HEIGHT (MAX.): THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FORTY-FIVE FEET (45'), AND NO MORE THAN TWO (2) STORIES WILL BE PERMITTED.  
 PARKING REQUIREMENTS:  
 FOOD MART- 1 SPACE PER 200 SF. x 0.85  
 $1,706 \text{ SF.} \times 0.85 = 1,450 / 200 = 7 \text{ SPACES}$   
 GAS STATION  
 1 SPACE PER EMPLOYEE (1 EMPLOYEE) = 1 SPACE  
 1 SPACE PER AIR/WATER = 1 SPACE  
 1 SPACE PER VACUUM = 1 SPACE  
 1 SPACE FOR INFORMATION STOP = 1 SPACE  
 (OVERLAP W/ FOOD MART)  
 CARWASH  
 VEHICLE STACKING FOR (5) CARS  
 PARKING REQUIRED: 11 SPACES  
 PARKING PROVIDED: 14 SPACES  
 UNI-SIZE PARKING STALLS (8.5X17): 12 SPACES  
 UNISIZE PARALLEL PARKING STALLS (8' x 21'): 1 SPACE  
 VAN ACCESSIBLE PARKING STALL (11X18): 1 SPACE

## PROJECT DIRECTORY

<b>ARCHITECT</b> M I ARCHITECTS, INC. 2460 CAMINO DIABLO, SUITE 100 WALNUT CREEK, CA 94597 TEL: (925) 878-4875 FAX: (925) 443-1581 CELL: (925) 878-4875 MR. MUTHANA IBRAHIM, ARCHITECT	<b>LANDSCAPE ARCHITECT</b> GIARDELLA ASSOCIATES 451 ROSE AVE. MENLO PARK, CA 94025 TEL: (650) 326-6100 FAX: (650) 323-6106 CELL: (650) 323-6106 MR. RICHARD GIARDELLA
<b>CIVIL ENGINEER</b> RIFE ENGINEERING, INC. 8650 GREENBACK LANE, SUITE 107 ORANGEVALE, CA 95662 TEL: (916) 484-3285 FAX: (916) 484-3547 CELL: (916) 484-3547 MR. ROBERT F. EYNCK, ENGINEER	<b>DEVELOPER</b> A U ENERGY, LLC 41825 ALBRAE ST., 2ND FLR. FREMONT, CA 94538 TEL: (650) 868-7454 FAX: (650) 868-7454 MR. NICK GOTAL

## LOCATION MAP SCALE: 1" = 500'



**Architects**

M I Architects, Inc.

ARCHITECTURE  
PLANNING  
MANAGEMENT  
DESIGN

2460 CAMINO DIABLO

SUITE 100

WALNUT CREEK, CA

94597

925-287-1174 Tel

925-443-1581 Fax

925-878-4875 Cell

muthana@miarchitect.com

SHELL GAS STATION,  
CONVENIENCE STORE & CAR WASH  
1698 TULLY ROAD  
SAN JOSE, CA 95122

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ISSUED FOR CONSTRUCTION  
 ISSUED FOR PLAN CHECK  
 05-08-10 ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
1	05-28-10	REVISED PER PLANNING COMMENTS
2		
3		
4		

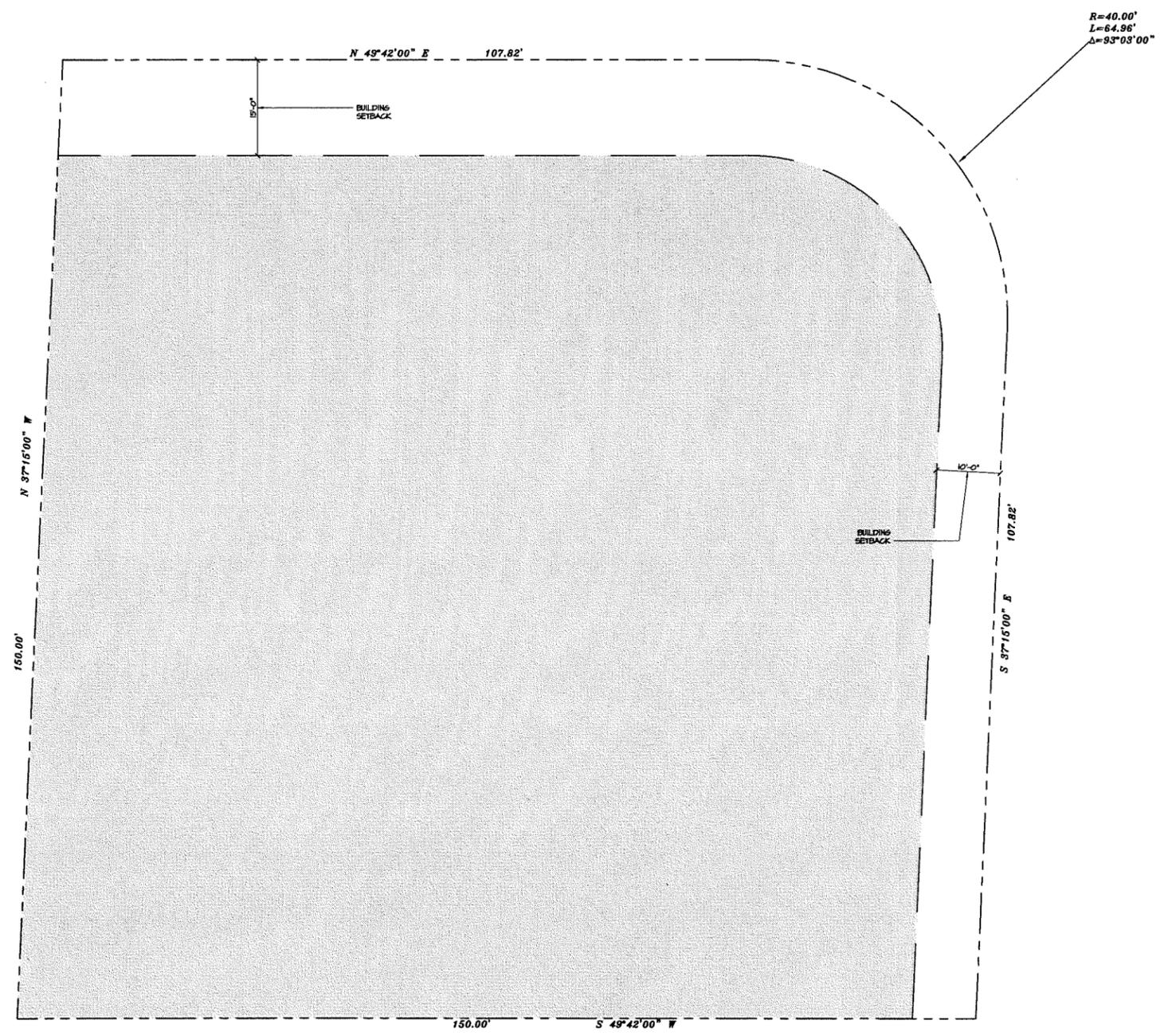
TITLE SHEET

PROJECT # 1-5005  
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 SCALE AS NOTED DATE: 05-28-10  
 GENERAL DEVELOPMENT PLAN-EXHIBIT C  
 (PDC10-020)

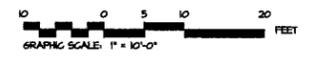
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**1 LAND USE PLAN**  
1" = 10'-0"



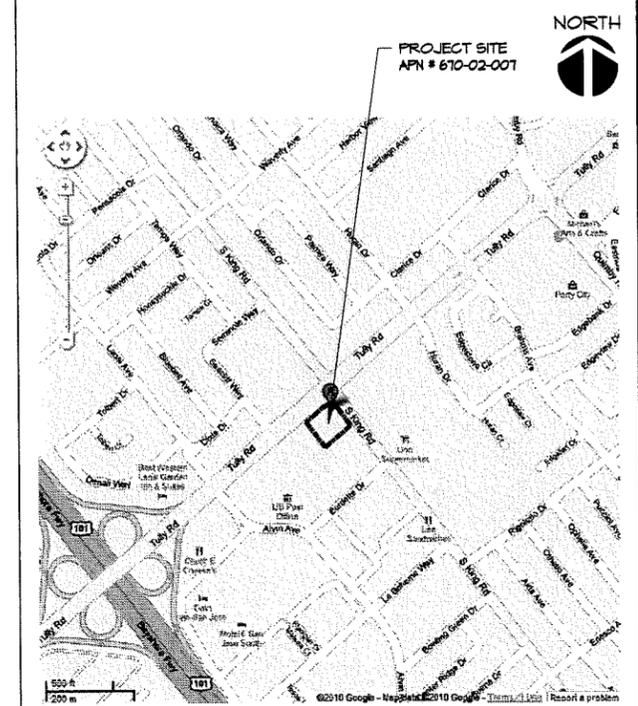
**TULLY ROAD**  
130' WIDE PUBLIC RIGHT OF WAY

**SOUTH KING ROAD**  
80' WIDE PUBLIC RIGHT OF WAY

**SITE INFO**

APN # 670-02-007  
 JURISDICTION: CITY OF SAN JOSE, CA  
 CURRENT ZONING: C-P (COMMERCIAL PEDESTRIAN DISTRICT)  
 REZONING: A (PD) (PLANNED DEVELOPMENT DISTRICT)  
 MINIMUM LOT AREA: 6,000 S.F.  
 SETBACKS (BUILDING AND/OR PARKING & CIRCULATION):  
 FRONT (SOUTH KING ROAD): 10 FEET  
 CORNER SIDE (TULLY ROAD): 5 FEET  
 REAR: 0 FEET  
 SIDE: 0 FEET  
 BUILDING HEIGHT (MAX.): THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED FORTY-FIVE FEET (45'), AND NO MORE THAN TWO (2) STORIES WILL BE PERMITTED.  
 PARKING REQUIREMENTS:  
 FOOD MART: 1 SPACE PER 200 S.F. x 0.25 = 1 SPACES  
 1,706 S.F. x 0.25 = 1,450 / 200 = 1 SPACES  
 GAS STATION:  
 1 SPACE PER EMPLOYEE (1 EMPLOYEED) = 1 SPACE  
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 CARWASH:  
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 UNI-SIZE PARKING STALLS (9.5'x17'): 12 SPACES  
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 VAN ACCESSIBLE PARKING STALL (17'x18'): 1 SPACE

**LOCATION MAP** SCALE: 1" = 500'



**M I Architects, Inc.**  
 ARCHITECTURE  
 PLANNING  
 MANAGEMENT  
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 94597  
 925-287-1174 Tel  
 925-443-1501 Fax  
 925-878-4875 Cell  
 mthomas@miarchitect.com

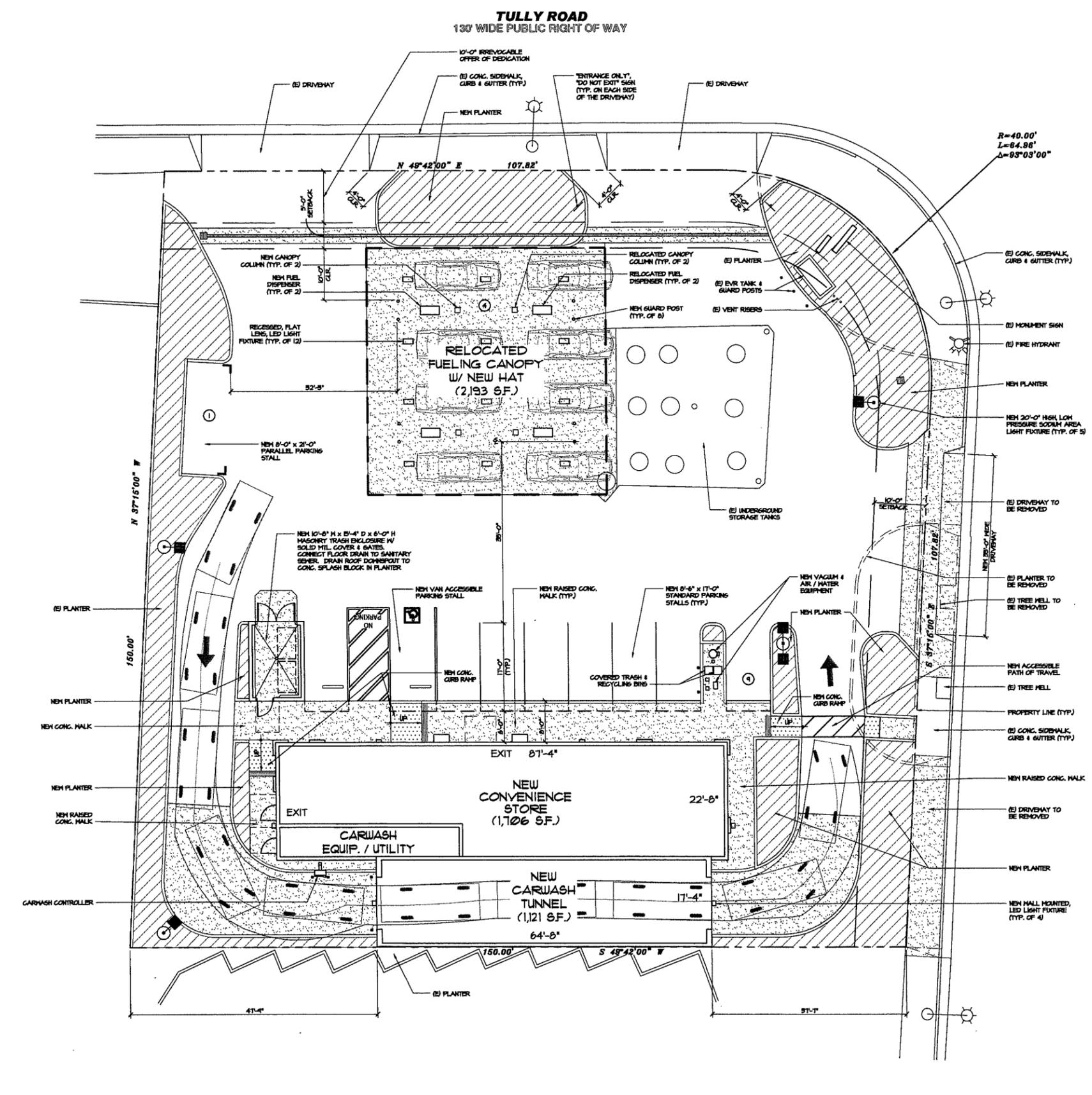
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 CONVENIENCE STORE & CAR WASH  
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 SAN JOSE, CA 95122**

-	ISSUED FOR CONSTRUCTION	
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06-05-10	ISSUED FOR PLANNING	
NO.	DATE	DESCRIPTION
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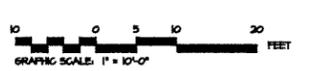
**LAND USE PLAN**  
 PROJECT #: 1-5005  
 DRAWN: JM CHECKED: MII  
 SCALE: AS NOTED DATE: 05-28-10  
 GENERAL DEVELOPMENT PLAN-EXHIBIT C (FDC10-020)

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1 SITE PLAN  
1" = 10'-0"



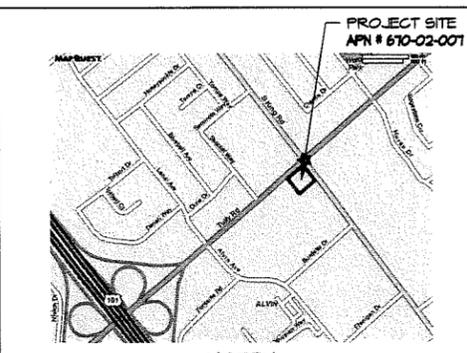
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SITE PLAN LEGEND

- NEW / EXISTING LANDSCAPING
- NEW CONCRETE PAVING
- 4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE

VICINITY MAP



Architects

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 mthano@miarchitect.com

SHELL GAS STATION,  
 CONVENIENCE STORE & CAR WASH  
 1698 TULLY ROAD  
 SAN JOSE, CA 95122

ISSUED FOR CONSTRUCTION	
ISSUED FOR PLAN CHECK	
05-28-10 ISSUED FOR PLANNING	
NO. DATE DESCRIPTION	
04-28-10 REVISED PER PLANNING COMMENTS	
02-10-10 REVISED PER PLANNING COMMENTS	
CONCEPTUAL SITE PLAN	
PROJECT # 1-5005	
DRAWN: JH CHECKED: MII	
SCALE: AS NOTED DATE: 05-28-10	
GENERAL DEVELOPMENT PLAN-EXHIBIT C (PD10-020)	

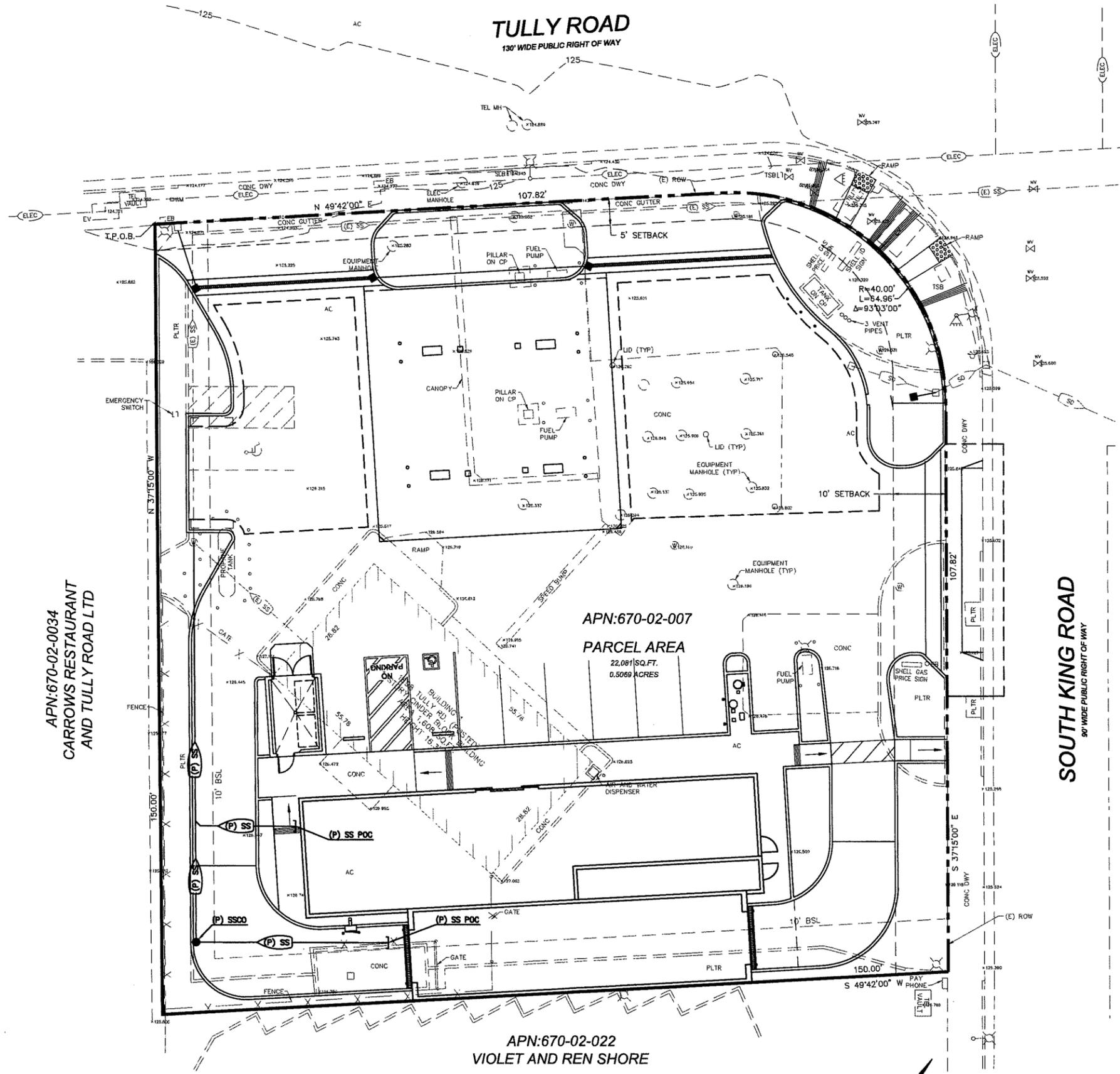
3

SHEET OF





Z:\2010 Projects\21029 1698 Tully, SA\WORKING CAD\PRELIMINARY\21029 CAB CONCEPTUAL SANITARY SEWER PLAN.dwg Jun 27, 2011-02:26 pm



**NOTE:**  
(E) SANITARY SEWER LOCATIONS PROVIDED BY ARCHITECT.

APN:670-02-0034  
CARROWS RESTAURANT  
AND TULLY ROAD LTD

APN:670-02-007  
PARCEL AREA  
22,081 SQ.FT.  
0.5069 ACRES

APN:670-02-022  
VIOLET AND REN SHORE

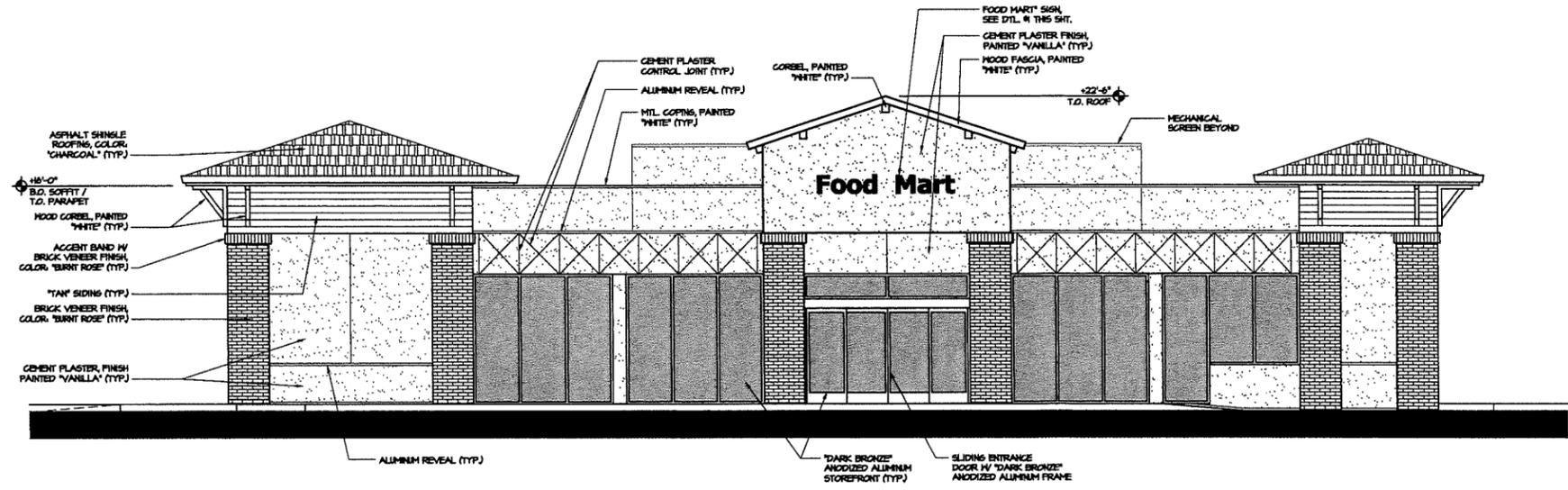
SOUTH KING ROAD  
90' WIDE PUBLIC RIGHT OF WAY

TULLY ROAD  
130' WIDE PUBLIC RIGHT OF WAY

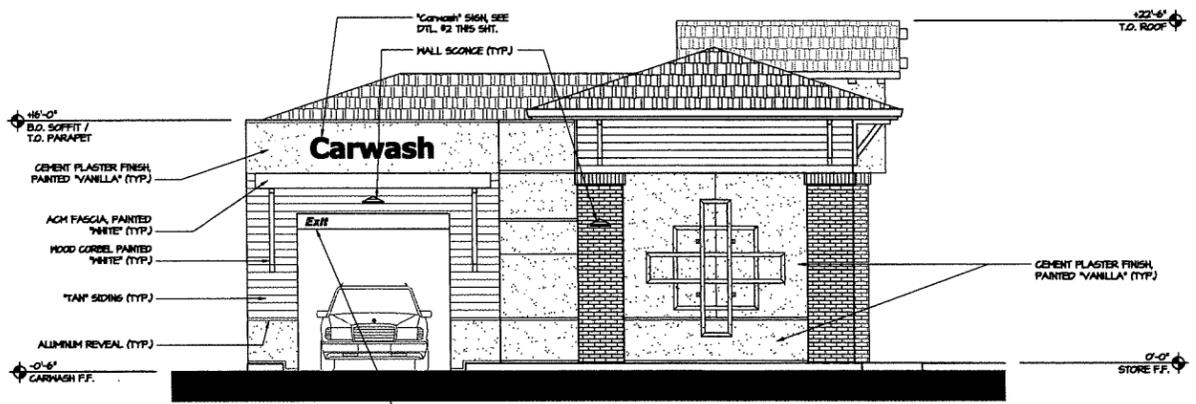


SHELL STATION 1698 TULLY ROAD SAN JOSE, CA 95121		CONCEPTUAL SANITARY SEWER PLAN	
Drawing	Sheet	21029	
of	of Total	4B	
A. U ENERGY, LLC 41805 ALBAE STREET, 2ND FLOOR FREMONT, CA 94538 CONTACT: SUNNY GOYAL PH: (610) 867-3150		RFE Engineering, Inc. Civil Engineers • Planners • Surveyors 8080 Greenwood Lane, Suite 107, Orangevale, CA 95662 Phone: 916-988-3285 Fax: 916-988-3397 www.RFEEngineering.com	
DESIGN	DRAWN	CHECK	NO. REVISION
QUANT.	0	RFE	RFE
DATE	DATE	BY	BY
			PRELIMINARY DRAFT
			NOT FOR CONSTRUCTION

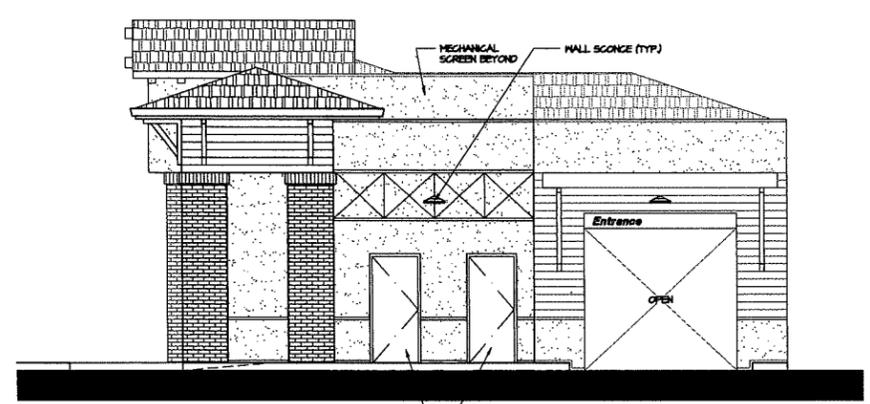
21029 1698 TULLY ROAD, SAN JOSE CA



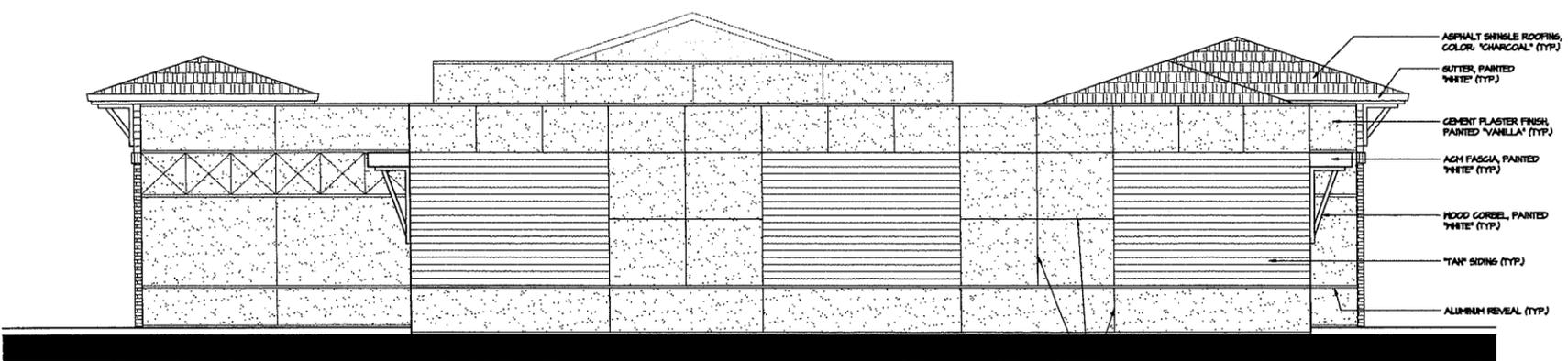
**A** NORTHWEST ELEVATION (TULLY ROAD)  
3/16" = 10'-0"



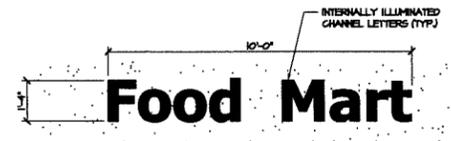
**B** NORTHEAST ELEVATION (S. KING ROAD)  
3/16" = 10'-0"



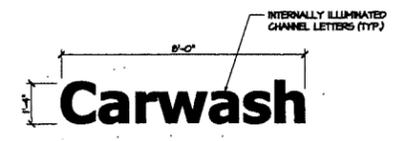
**C** SOUTHWEST ELEVATION  
3/16" = 10'-0"



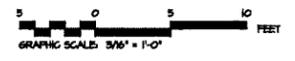
**D** SOUTHEAST ELEVATION  
3/16" = 10'-0"



**1** "Food Mart" SIGN  
3/8" = 1'-0"



**2** "Carwash" SIGN  
3/8" = 1'-0"



SHELL GAS STATION,  
CONVENIENCE STORE & CAR WASH  
1698 TULLY ROAD  
SAN JOSE, CA 95122

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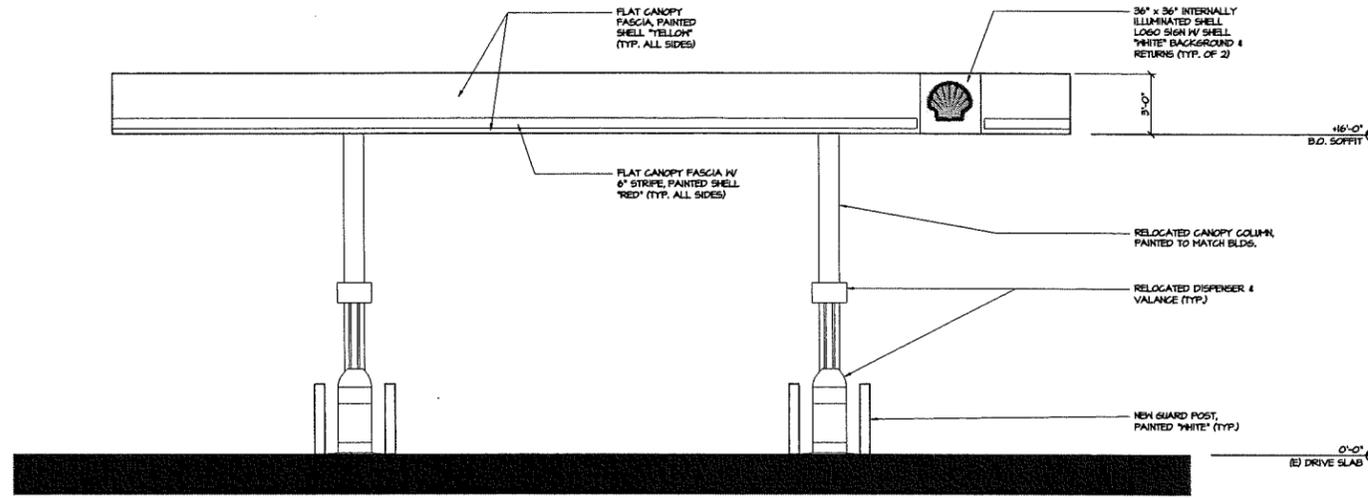
ISSUED FOR CONSTRUCTION		
ISSUED FOR PLAN CHECK		
08-08-10	ISSUED FOR PLANNING	
NO.	DATE	DESCRIPTION
1	08-10-10	REVISED FOR PLANNING COMMENTS
2	08-10-10	REVISED FOR PLANNING COMMENTS
CONCEPTUAL BUILDING ELEVATIONS		
PROJECT # 1-5005		
DRAWN: JH	CHECKED: MII	
SCALE: AS NOTED DATE: 08-28-10		
GENERAL DEVELOPMENT PLAN-EXHIBIT C (PDC10-020)		

**5A**



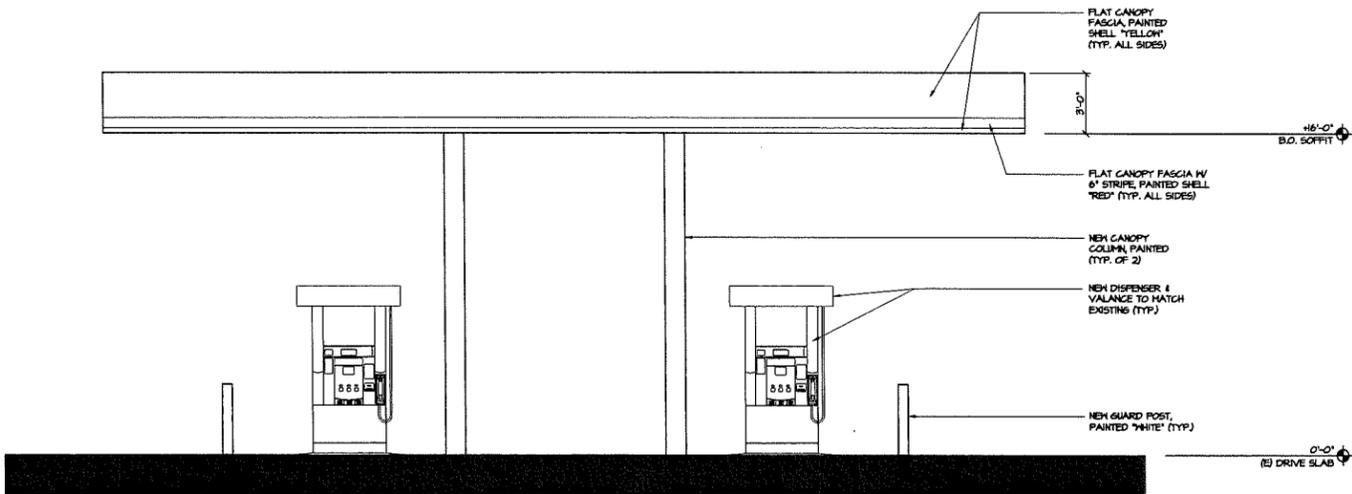
Architects

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94591  
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925-443-1561 Fax  
925-878-4875 Cell  
mihana@miarchitect.com



**A** NORTHEAST CANOPY ELEVATION (S. KING STREET)  
1/4" = 1'-0"

THE FUELING AREA SHALL BE DEFINED AS THE AREA EXTENDING A MIN. OF 6.5 FEET FROM THE CORNER OF EACH FUEL DISPENSER OR THE LENGTH AT WHICH THE HOSE AND NOZZLE ASSEMBLY MAY BE OPERATED PLUS A MINIMUM OF ONE FOOT, WHICHEVER IS GREATER. THE FUELING AREA SHALL BE COVERED BY A CANOPY THAT EXTENDS TEN FEET IN EACH DIRECTION FROM EACH PUMP OR AT THE MINIMUM A DISTANCE EQUAL TO OR GREATER THAN THE AREA WITHIN THE GRADE BREAK OR FUELING AREA AS DEFINED ABOVE.



**B** NORTHWEST CANOPY ELEVATION (TULLY ROAD)  
1/4" = 1'-0"

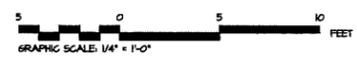
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NO.	DATE	DESCRIPTION
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CONCEPTUAL  
CANOPY ELEVATIONS  
PROJECT # 1-5005  
DRAWN: JM CHECKED: MI  
SCALE: AS NOTED DATE: 05-28-10  
GENERAL DEVELOPMENT PLAN-EXHIBIT C  
(PDC10-020)



**5B**  
SHEET OF

S:\1-Projects\1-5005 Tully Road, San Jose\Draw\Planning\1-5005-CAL-5B.dwg modified by Judy Malone at Feb 23, 2011 - 8:10am



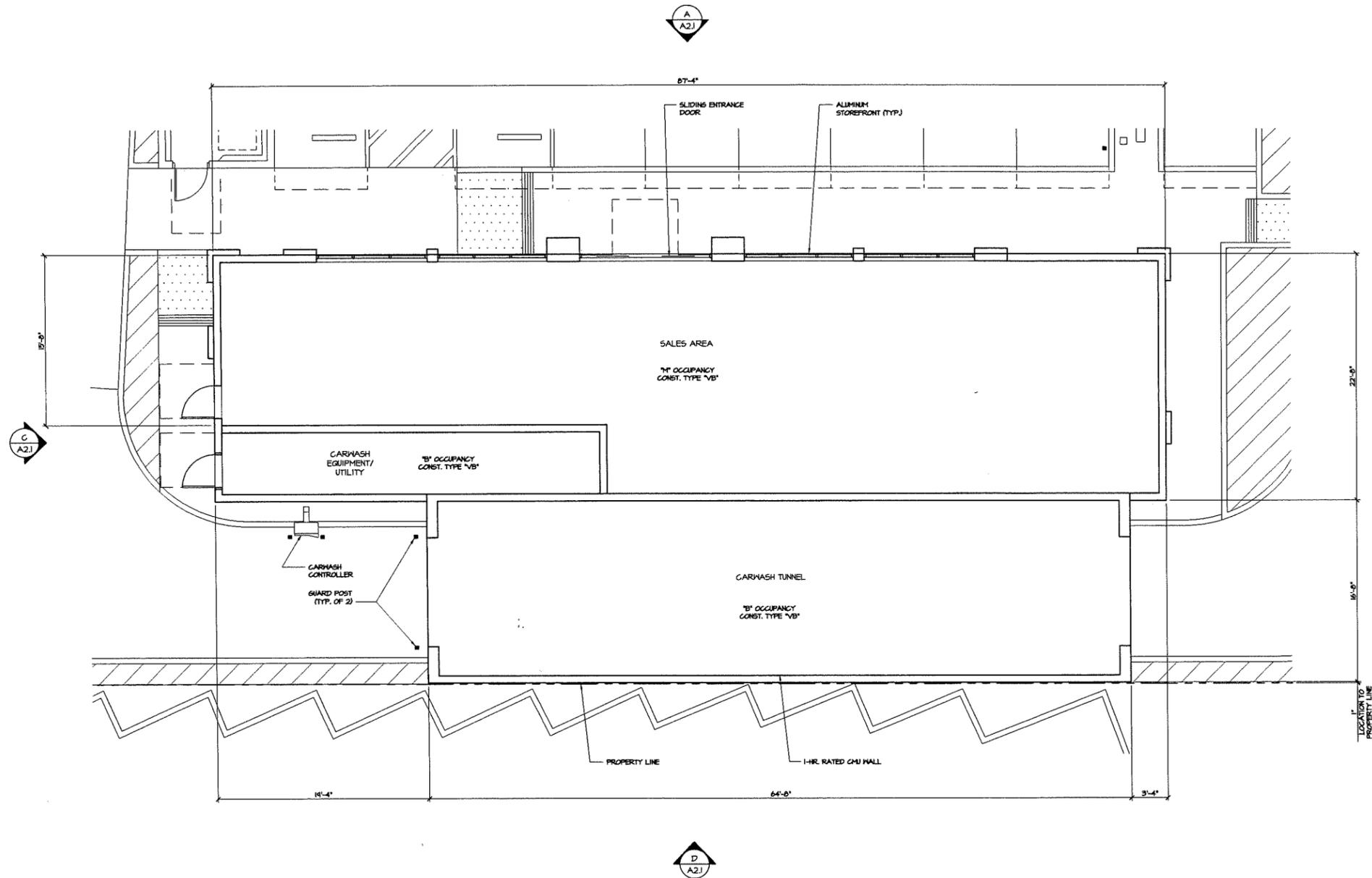
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DESIGN

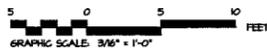
2960 CAMINO DIABLO  
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**1 FLOOR PLAN**  
3/16" = 1'-0"



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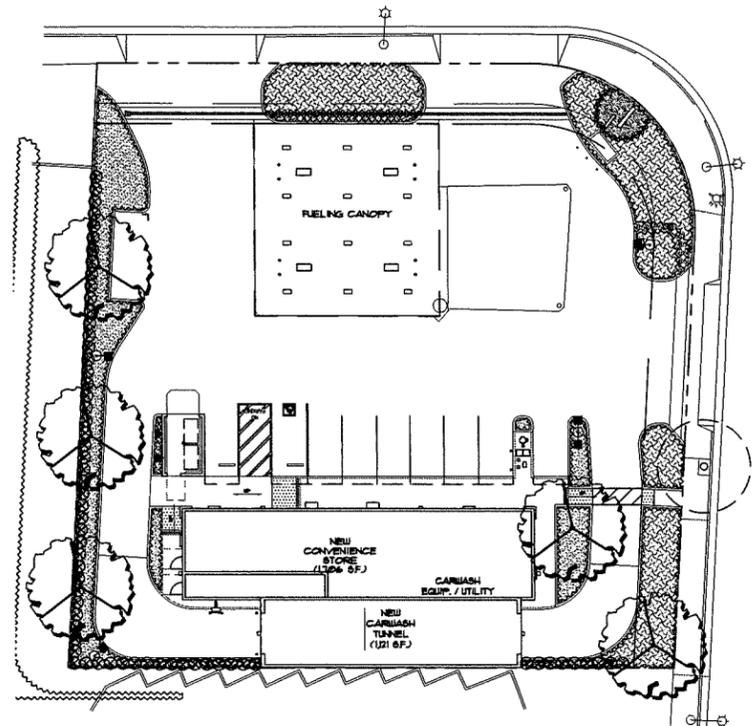
-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
05-28-10	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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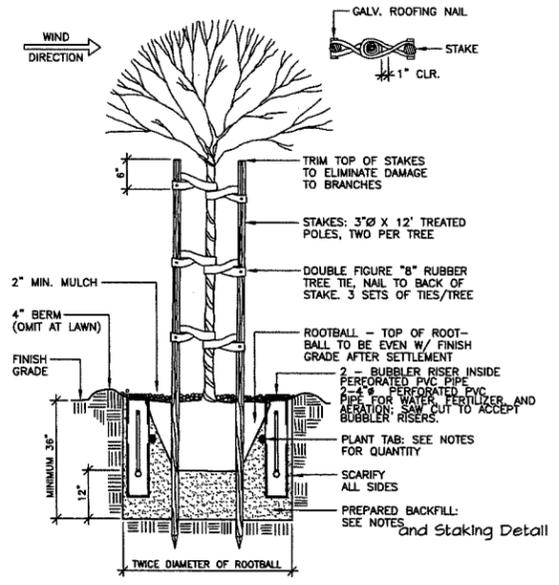
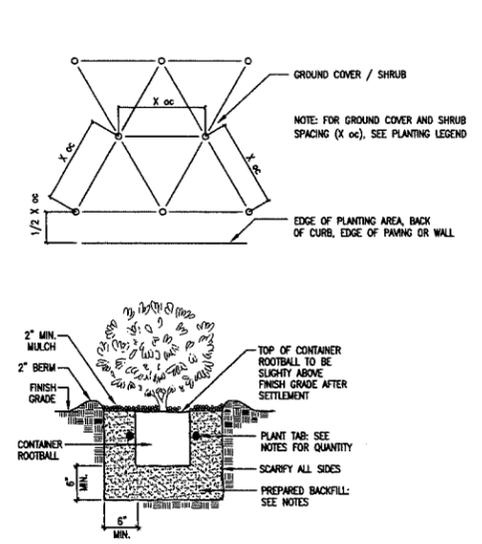
CONCEPTUAL FLOOR PLAN  
PROJECT #: 1-5005  
DRAWN: JM CHECKED: MII  
SCALE: AS NOTED DATE: 05-28-10  
GENERAL DEVELOPMENT PLAN-EXHIBIT C (PDC10-020)



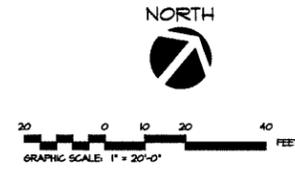
SHEET OF



**1 LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

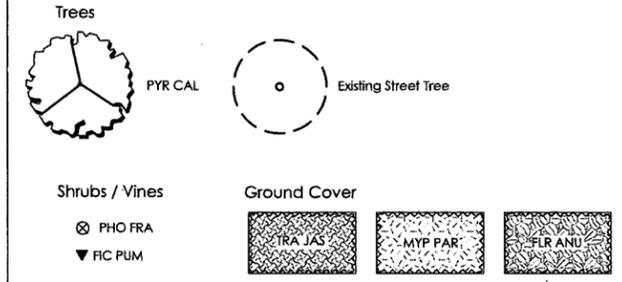


Planting Details  
NOT TO SCALE



**PLANTING LEGEND**

Symbol	BOTANICAL NAME	COMMON NAME	SIZE
<b>Trees</b>			
Tree Symbol	Botanical Name	Common Name	Size
PYR CAL	Pyrus calleryana 'Red Spire'	Red Spire Pear	15 Gallon
<b>Shrubs</b>			
Shrub Symbol	Botanical Name	Common Name	Size
PHO FRA	Photinia frazeri	Photinia	5 gal
<b>Ground Cover / Vines</b>			
Symbol	Botanical Name	Common Name	Size
MYP PAR	Myoporum parvifolium	White Myoporum	1 gal @ 30" oc
FLR ANU	Annual Flowers	Seasonal Flowers	4" Pot @ 12" oc
TRA JAS	Trachelo. jasminoides	Star Jasmine	1 gal @ 30" oc
FC PUM	Ficus pumila	Creeping Fig	1 gal



**PLANTING NOTES**

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no storing of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species and size as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
- HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.
- Within the planting areas install drainage swale from open curb to catch basin. Swale to be lined with 4" cobble stone.



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08-05-10 ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
01-11		REVISED PER PLANNING COMMENTS
02-11		
03-11		
04-11		

**CONCEPTUAL LANDSCAPE PLAN**

PROJECT #: I-5005  
DRAWN: RC CHECKED: rc  
SCALE: AS NOTED DATE: 07-14-10  
GENERAL DEVELOPMENT PLAN-EXHIBIT C