

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC07-052

Submitted: July 9, 2007

PROJECT DESCRIPTION:

A Planned Development Rezoning from the A(PD) Planned Development Zoning District to R-1-8(PD) Planned Development to allow for the development of up to two (2) single-family detached residences on the subject 0.32 gross acre site.

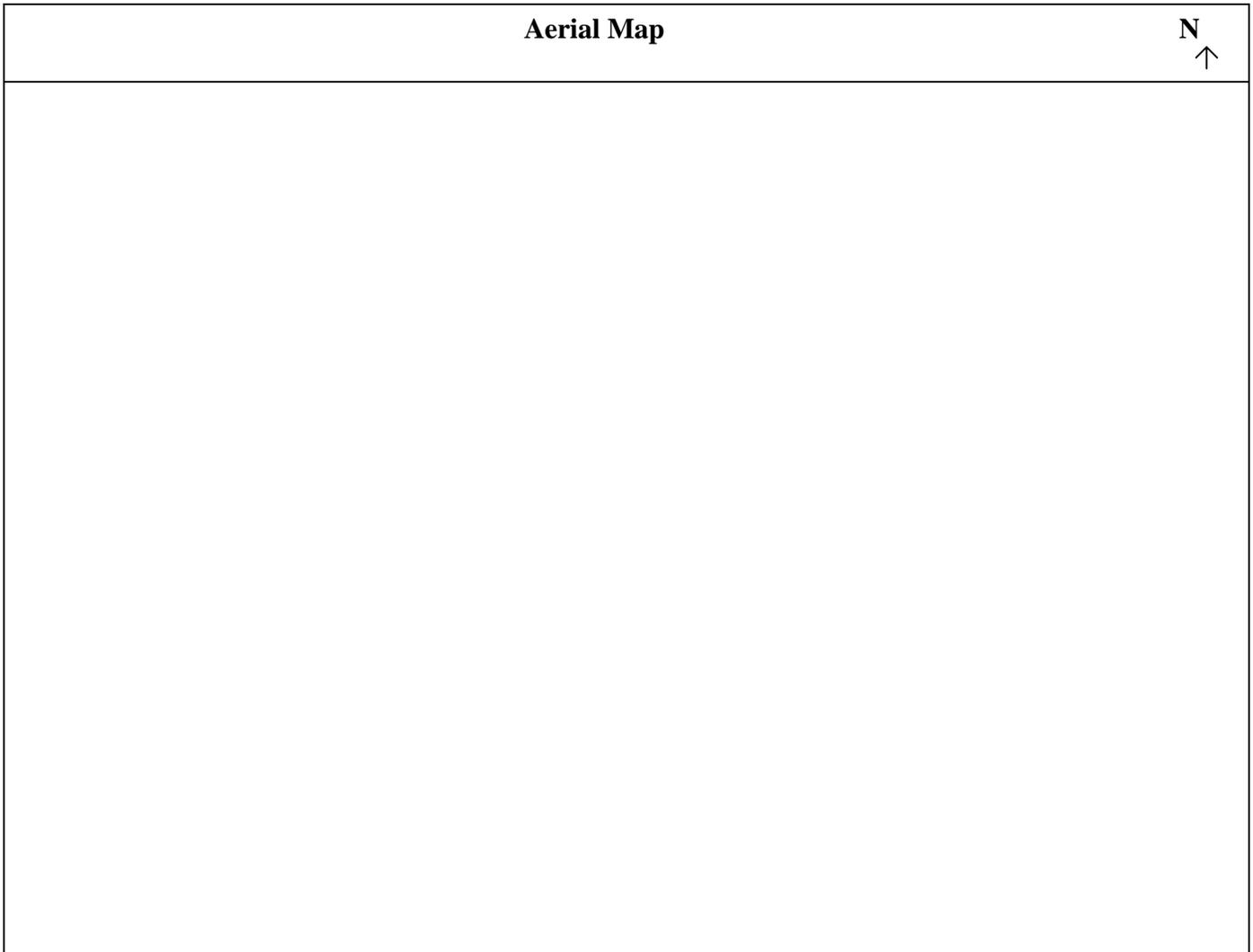
LOCATION:

Northeast corner of Toy Lane and Kettmann Road. (3560 Kettmann Road/2605 Toy Lane)

Zoning	A(PD) Planned Development (File No. PDC82-069)
Proposed Zoning	R-1-8 (PD) Planned Development
General Plan	Medium Low Density Residential (8 DU/AC)
Council District	8
Annexation Date	June 16, 1978 (Evergreen No. 114)
SNI	NA
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	NA

Aerial Map

N
↑



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 Planned Development Rezoning is consistent with the goals and policies of the San Jose 2020 General Plan, specifically:
 - a. The zoning will comply with site's the Land Use/Transportation Diagram land use designation of Medium Low Density Residential (8.0 DU/AC).
 - b. The Housing Major Strategy, as the project will provide housing in a form and intensity that is compatible with the surrounding development pattern.
 - c. The Neighborhood Identity Policy No. 3, in that the proposed lot sizes are compatible with the existing single-family residential development adjacent to the subject site.
2. The project is consistent with the Residential Design Guidelines appropriate for single-family detached houses.
3. The project conforms to the Evergreen-East Hills Development Policy.
4. Under the provisions of Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt.

BACKGROUND & DESCRIPTION

On July 9, 2007, Joe Hernandez, representing the property owners, Himanshu and Anima Desai, applied for a Planned Development Rezoning on the subject site to allow for (1) an existing single lot to be split into two lots, (2) demolition of a detached garage and storage structure, (3) the addition of an attached garage to the existing detached single-family residence, and (4) the construction of a new two-story single-family detached residence with an attached tandem garage on the newly created lot.

The proposed project requires a Planned Development Zoning, as opposed to a conventional zoning, because the newly created lot will not meet the prescribed minimum lot size or width of a conventional residential zoning district. Retention of the existing residence on the site causes the new lot to be slightly smaller and narrower.

Site and Surrounding Uses

The subject site is on relatively flat land and currently developed with a residential structure that is used as a preschool. The site is surrounded by single-family detached residences to the north and to the east, as well as, across Kettmann Road and Toy Lane. These surrounding lots generally average 6,000 square feet in size.

Previous Planning Approvals

In 1982, a Planned Development Rezoning was approved to allow for the existing residential structure on the site to be converted to a preschool with a maximum of 48 children and four teachers. At that time, the subdivision that currently surrounds the site to the north and east was newly constructed and not yet occupied. The residential structure on the subject site was a part of the said subdivision and was the

original house on the larger lot that was retained with the remainder of the lot being subdivided into 75 single-family detached lots.

ANALYSIS

The proposed rezoning was analyzed with respect to conformance with the following: 1) the San Jose 2020 General Plan, 2) the Residential Design Guidelines, and 3) the Evergreen-East Hills Development Policy.

San Jose 2020 General Plan Conformance

The site's Medium Low Density Residential (8.0 DU/AC) land use designation is typified by the 6,000 square foot subdivision lot which is prevalent in San José. It is characteristic of many residential neighborhoods, and is the density at which the majority of San José's single-family housing has been built. The project proposes to retain the existing single-family detached structure on a lot that is slightly larger than typical, and add one (1) new single-family detached residence, which would equate to an overall density of 6.25 DU/AC consistent with the Medium Low Density Residential (8.0 DU/AC) land use designation.

The proposed project on the subject site is also consistent with the following General Plan Policies as discussed in the following:

1. **Housing Major Strategy:** This strategy seeks to maximize housing opportunities on parcels already served by the City and to consider the addition of new residential lands only when the City is confident that urban services can be provided.

The subject site is surrounded by existing single-family detached residences. The proposed residential project will allow for development within an urbanized area and at the same time be compatible with the surrounding development pattern and density.

2. **Urban Design Policy No.6:** Proposed structures adjacent to existing residential areas should be architecturally designed and sited to protect the privacy of the existing residences.

The new two-story single-family residence is proposed to have building setbacks that are consistent with adjacent existing residences. Therefore, the new structure is appropriately sited on the newly created lot.

3. **Neighborhood Identity Policy No. 3:** Public and private development should be designed to improve the character of existing neighborhoods.

The existing neighborhood is comprised of lots ranging from approximately 4,312 square feet to 10,890 square feet with one and two story single-family-detached homes. The subject site, given its size of approximately 13,939 square feet, can accommodate two single-family residences consistent with the varied lotting pattern in the neighborhood. The proposed lot sizes are consistent with existing adjacent development.

Evergreen-East Hills Development Policy

The subject site is located within the Evergreen-East Hills Development Policy (EEHDP) area. A revised Policy was adopted on December 8, 2008 to change the traffic analysis methodology for managing the traffic congestion associated with near term development in the EEHDP area and promote development consistent with the General Plan goals. The updated EEHDP establishes a capacity for the development of up to 500 new residential units within the area. The pool of new residential units is divided up between small projects (35 units or less) and large projects (between 35 and 150 units). Units are withdrawn from the pool with the approval of a rezoning or development permit. The previous policy created a benefit assessment district which allocated units to specific parcels and not every undeveloped or underdeveloped parcel had a unit allocation. Under the old policy the subject site had no additional unit allocation. With the adoption of the new EEHDP the subject site now has the ability to develop an additional residential unit. The approval of the proposed Planned Development rezoning will remove one (1) residential unit from the pool of 500 units. Currently, 287 out of the pool of 500 residential units have been approved by the City Council, so if this rezoning is approved, 288 units will have been allocated out of the pool and 212 units will remain.

The EEHDP requires new projects making use of the development pool capacity must:

- Further the Major Strategies, Goals and Policies of the City of San Jose General Plan. Although development must adhere to all applicable aspects of the General Plan, development policies which are particularly relevant to the topography and environment of the Evergreen-East Hills area include hillside development and riparian corridor protection policies.
- Conform to the City's Design Guidelines for Residential uses.
- Not require modification of the Urban Service Area or Urban Growth Boundary boundaries.
- Not create significant adverse effects upon the environment, including but not limited to; projects that must not require significant grading or other alteration of the natural environment.

As discussed in the General Plan Conformance section of this report above, the project as proposed furthers the Housing Major Strategy and Neighborhood Identity and Urban Design Policies of the City of San Jose General Plan. The project does not require modification to the Urban Service Area or Urban Growth Boundary, and does not create a significant adverse effect upon the environment. The project will not require significant grading. Therefore, the proposed project is in conformance with the Evergreen-East Hills Development Policy.

In addition, under the EEHDP, the applicant will pay a Traffic Impact Fee (TIF) based on a fair-share contribution towards the cost of providing transportation improvements that directly mitigate the traffic impacts associated with the development.

Residential Design Guidelines

This zoning application proposes a maximum of two (2) residential units on the subject site. The project would retain the existing one-story residential structure on an 8,988 square foot lot and add one (1) new two-story single-family detached residence on a newly created 4,827 square foot lot. Each unit will be on their own individual lot with street frontage and private rear yards and will utilize lot sizes, setbacks, and height limits that are comparable to the surrounding residential development.

The intent of the Residential Design Guidelines for single-family detached houses is to restore and reinforce the presence of dwellings along streets by reducing the dominance of garages and automobiles in residential neighborhoods. The Development Standards for the proposed project mirror that of the R-1-8 Single-Family Residence Zoning District, which is consistent with how the surrounding residences were developed. To further the intent of the Guidelines, the new residence includes a tandem garage, which reduces the dominance of garage faces along the street, and in addition to that, the garage is setback from the front face of the residence. The existing single-family residence will include a new attached traditional side by side garage. This new garage will be in front of the front face of the residence; however, the front face of the residence itself dominates the length of the property taking up 35 feet of the street frontage while the garage extends only 19 feet along the street frontage.

The architectural details and final site design will be refined and effectuated through the subsequent Planned Development Permit process. To guide the architectural design of the new unit, the development standards include a provision that the project will meet the architectural policies of the City's Single-Family Design Guidelines.

Finally, the project is consistent with the Residential Design Guidelines in that, the garages are not the dominant feature of the proposed project, the newly created lot is of a compatible size with the exiting neighborhood, and the setbacks and height limits are consistent with the surrounding existing residential development.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under the provisions of Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, 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.

Section 15303, New Construction or Conversion of Small Structures, consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The proposed project is to allow for the development of one new single-family residence consistent with the previously mentioned section.

PUBLIC OUTREACH/INTEREST

The property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

Project Manager: Lesley Xavier

Approved by:



Date: 5/27/11

Owner/Applicant:	Attachments:
<p><u>Owner:</u> Himanshu and Anima Desai, Trustee 4903 Formby Court San Jose, CA 95138</p> <p><u>Applicant:</u> Joe G. Hernandez 14938 Camden Avenue, Suite 48 San Jose, CA 95124</p>	<p>Development Standards Plan Set</p>

FILE No. PDC07-052
DEVELOPMENT STANDARDS

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

ALLOWED USES

- The permitted, special, and conditional uses of the R-1 Single-Family Residence Zoning District, as amended. Conditional and special uses shall require the approval of a Planned Development Permit.

DEVELOPMENT STANDARDS

NUMBER OF UNITS

- Maximum 2 units

MINIMUM LOT SIZE

- 4,827 square feet

SETBACKS

Front:	25 feet
Corner Side:	12.5 feet
Side:	5 feet
Rear:	20 feet

MAXIMUM BUILDING HEIGHT:

- 30 feet and/or 2 stories

PARKING REQUIREMENTS:

- Two covered parking spaces per unit, per Title 20 of the San Jose Municipal Code, as amended.
- Minimum driveway length shall be 23 feet.
- Close unused driveway cut(s). Install driveway cuts for future homes as needed.

MINOR ARCHITECTURAL PROJECTIONS:

- Minor architectural projections such as fireplaces, bay windows, patios and porches may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20% of the building elevation length.

FENCES:

- Permitted as of right, per Title 20 of the San Jose Municipal Code (Chapter 20.30.600, Part 6 Fence Regulations), as amended.

ACCESSORY STRUCTURES/BUILDINGS:

- Permitted as of right, per Title 20 of the San Jose Municipal Code (Chapter 20.30.500, Part 5 Accessory Buildings and Structures), as amended.

ARCHITECTURAL DESIGN:

- The architectural design of the residential development shall conform to the standards of the City's Single-Family Design Guidelines.

STREET TREES:

- Install any missing street trees within public right-of-way along both project street frontages per City standards. Contact the City Arborist at (408) 277-2756 for the designated street tree. Obtain a DOT street tree planting permit for any proposed street tree plantings.

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.

GENERAL DEVELOPMENT PLAN FOR

Desai Lot Split & New Residence

3560 Kettmann Road (2605 Toy Lane), San Jose, CA 95121

ORDINANCE NO. _____

DATED _____

Joe G. Hernandez
ARCHITECT AIA
14938 CAMDEN AVENUE 48, SAN JOSE, CA 95124
 408-723-9395 Fax 408-723-9395

CONSULTANTS



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DRAWN BY:

CHECKED: J.G.H.

APPROVED

Joe G. Hernandez - Architect C 09995 Ren. 2-28-11
 Civil Engineer C 025859 Ren. 12-31-11

LOCATION MAP

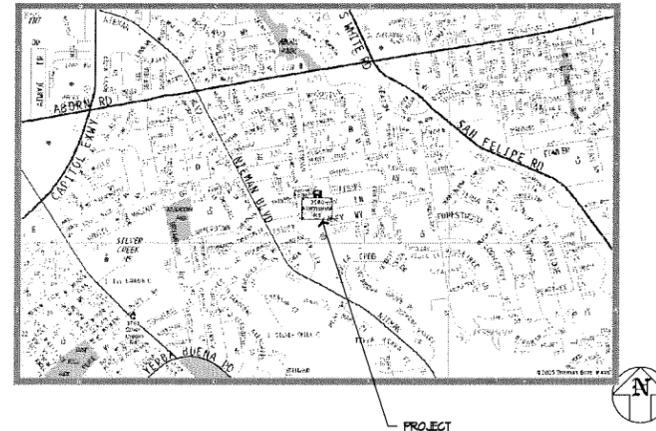


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6. PD-4.1 CONCEPTUAL GARAGE PLAN
7. PD-5 CONCEPTUAL EXTERIOR ELEVATIONS

PROJECT SCHEDULE

START CONSTRUCTION	SPRING, 2011
COMPLETE CONSTRUCTION	SUMMER, 2011

PARKING

TABLE OF USE AND AREA INFORMATION

NOTES - PROPOSED PROJECT

TOTAL NUMBER OF UNITS	2 SINGLE FAMILY ATTACHED
DENSITY UNITS PER ACRE	6.3 DU/AC
DESIGNATION GENERAL PLAN	MLDR 8.0 DU/AC
PARKING REQUIRED	2 COVERED SPACES + ONE SPACE PER DWELLING
PARKING PROVIDED	(2) 2 CAR GARAGES (2) 2 ON-SITE
TOTAL SITE AREA	13,815 G.S.F./N.S.F. - 0.32 AC.

PROPOSED USE TABLE

LAND USE	AREA SQ. FT.	DESIGNATION ON LAND USE PLAN	%
SINGLE FAMILY ATTACHED RESIDENTIAL	13,815		100.0%

NO.	DESCRIPTION	DATE
1	PDC UPDATE	4/24/10

REVISIONS

PROJECT
 Desai Lot Split & New Residence
 3560 Kettmann Road (2605 Toy Lane)
 San Jose CA 95121

OWNER
 Himanshu Desai
 4903 Formby Court
 San Jose CA 95138
 (408) 891-5325

"GENERAL DEVELOPMENT
 PLAN EXHIBIT C"

CONCEPTUAL
 TITLE SHEET

SCALE/NO SCALE

PROJECT NO. 22107 DRAWING NO.

DATE: JULY 6, 2007

T-1

ZONING FILE: PDC07052, PT07056, PD07062

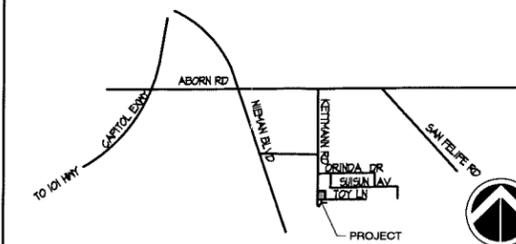
PROPOSED USE TABLE

LAND USE	AREA SQ. FT.	DESIGNATION ON LAND USE PLAN	%
SINGLE FAMILY ATTACHED RESIDENTIAL	19,815		100.0%

LEGEND

- ZONING BOUNDARY
- PROPOSED LOT LINE
- EXISTING (E) LOT LINE
- (E) BUILDINGS
- DEMO (E) BUILDINGS
- DEMO (E) DRIVEWAY

LOCATION MAP



PROJECT INFORMATION

PROJECT OWNER & ADDRESS:	HIMANSHU DESAI, 4903 FORMBY COURT, SAN JOSE, CA 95138
PROJECT LOCATION:	3560 KETTMANN ROAD (2605 TOY LANE), SAN JOSE, CA 95121
ASSESSOR'S PARCEL NUMBER:	616-18-084
EXISTING ZONING:	A(PD) SINGLE FAMILY DETACHED OR PRESCHOOL
PROPOSED ZONING:	EXISTING A(PD) SFR DETACHED / NEW A(PD) SFR ATTACHED
GENERAL PLAN DESIGNATION:	MEDIUM LOW DENSITY RESIDENTIAL 0 DU/AC
TOTAL SITE AREA:	19,815 G.S.F./N.S.F. - 0.32 AC.
LOT SPLIT PARCEL 1:	8,988 G.S.F./N.S.F. - 0.21 AC.
(E) SINGLE-FAMILY DETACHED AREA:	2,075 G.S.F. ONE-STORY (EXISTING LIVING AREA)
(N) 2-CAR ATTACHED GARAGE AREA:	19419-36: G.S.F. (NEW GARAGE AREA)
(E) ACCESSORY BLDGS. AREA:	719 G.S.F. (TO BE DEMOLISHED)
LOT SPLIT PARCEL 2:	4,827 G.S.F./N.S.F. - 0.11 AC.
(N) SINGLE-FAMILY ATTACHED AREA:	2,504/45 G.S.F. (NEW LIVING/PORCH FLOOR AREAS)
2ND FLOOR OPEN DECK AREA:	147 G.S.F.
(N) 2-CAR ATTACHED GARAGE AREA:	380 G.S.F.
BUILDING HEIGHT:	+ 28'-10"
UNIT DENSITY:	6.3 NET DU/AC
FLOOD ZONE:	NO FLOOD ZONE HAZARD
SEISMIC ZONE:	4 - NO SEISMIC HAZARD ZONE (FAULT A, 14KM; B, 4KM)
TYPE OF CONSTRUCTION:	TYPE V-B
OCCUPANCY:	R-3 (310.1) EACH < 10 OCCUPANTS & U (312.1) PRIVATE GARAGE

NOTES - PROPOSED PROJECT

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408-723-9395 FAX 408-723-9395

CONSULTANTS



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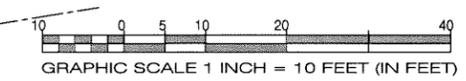
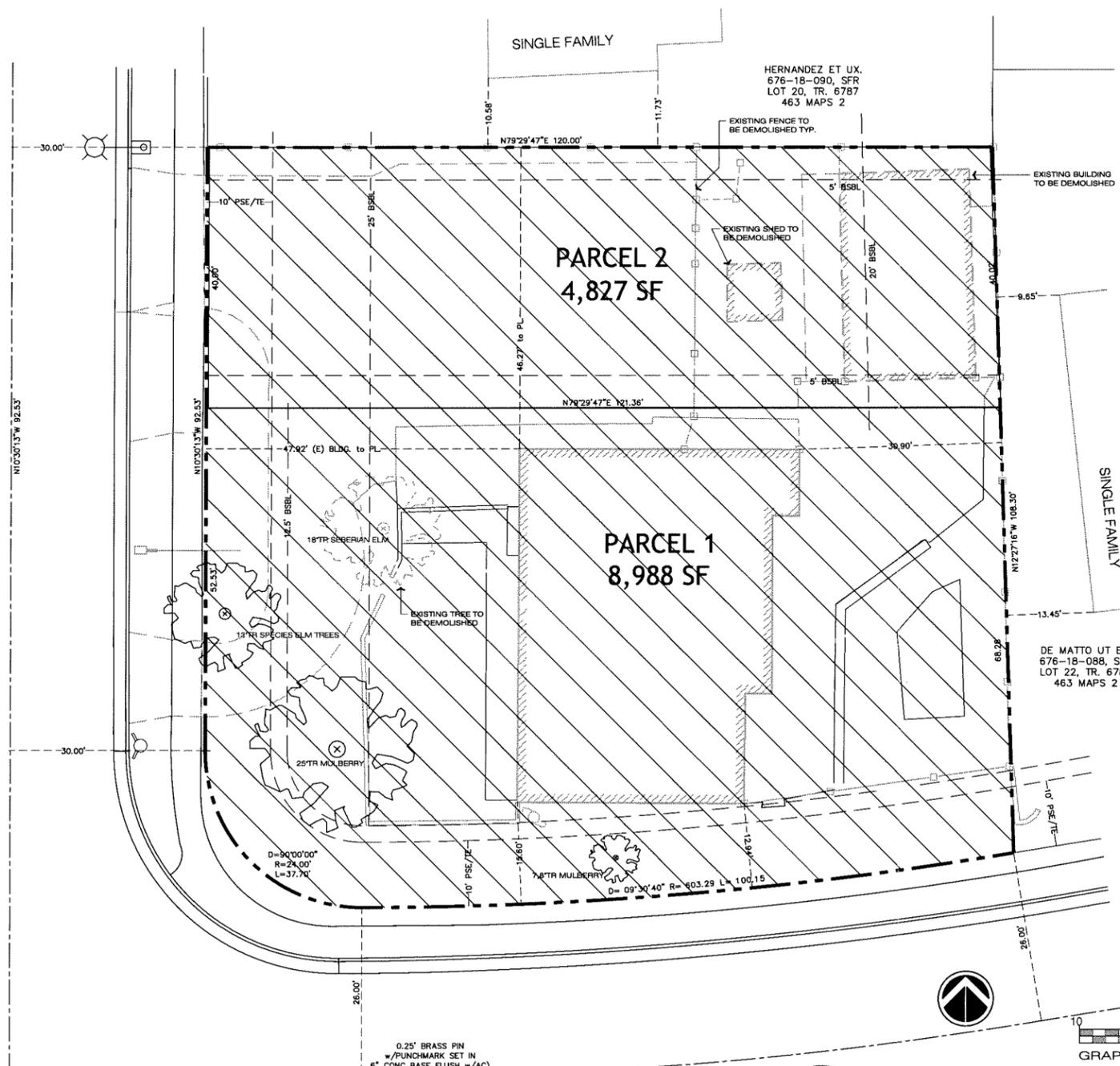
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CHECKED: J.G.H.

APPROVED

Joe G. Hernandez - Architect C 09995 Ren. 2-28-11
Civil Engineer C 025659 Ren. 12-31-11

KETTMANN ROAD (WIDTH VARIES)



TOY LANE (52') 1 **CONCEPTUAL LANDUSE PLAN**

1"=10'-0"

NO.	DESCRIPTION	DATE
1	PDC UPDATE	9/24/10

REVISIONS

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Desai Lot Split & New Residence
3560 Kettmann Road (2605 Toy Lane)
San Jose CA 95121

OWNER
Himanshu Desai
4903 Formby Court
San Jose CA 95138
(408) 891-5325

**"GENERAL DEVELOPMENT
PLAN EXHIBIT C"**

LANDUSE PLAN

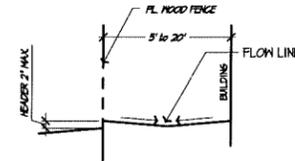
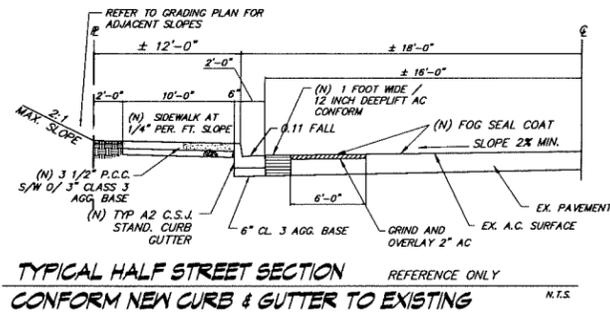
SCALE: 1"=10'-0"

PROJECT NO. 22101

DATE: JULY 6, 2007

DRAWING NO.

PD-1



IMPERVIOUS SURFACES

IMPERVIOUS COVERAGE (SQ. FT.)	EXIST'G	DEMO.	PCL1	PCL2	TOTALS
(E) SFR:	2075		2075		
(E) ACCESSORY BLDGS:	118	118			
(E) HARDSCAPE:	5411	3641	1726		
(N) GARAGE:	360		360		
(N) HARDSCAPE:	361		616		
(N) SFR/PORCH/GAR/CANTILEVERED 2ND FLR:				1056	
(N) HARDSCAPE:				665	
SUBTOTAL:	8205	4404	4711	2463	1240
(E) IMPERVIOUS SURFACE:	8205				1240
(N) IMPERVIOUS SURFACE:			4711		
(N) PCL 1 IMPERVIOUS:				2463	
(N) PCL 2 IMPERVIOUS:					

GENERAL NOTES

- OWNER SHALL INSTALL NEW DRIVEWAY CURB CUTS AND SANITARY SEWER CONNECTION PER PUBLIC WORKS APPROVED PLANS.
- REMOVE AND REPLACE BROKEN OR UPLIFTED SIDEWALK, CURB, GUTTER AND A.G. PAVEMENT TO PUBLIC WORKS STANDARDS.
- STREET TREES SHALL BE PROVIDED WITHIN THE PUBLIC RIGHT-OF-WAY ALONG THE ENTIRE STREET FRONTAGE PER THE CITY ARBORIST.
- IN THE EVENT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND ALL PROJECT-RELATED CONSTRUCTION SHALL CEASE WITHIN 100-FOOT RADII. SANTA CLARA COUNTY CORONER SHALL BE NOTIFIED IMMEDIATELY AND/OR AN ARCHAEOLOGICAL SURVEY SHALL BE CONDUCTED.
- ALL ON-SITE DRAINAGE SHALL BE AWAY FROM BUILDINGS AND NEIGHBORS TO A STORM DRAIN SYSTEM OR STREET IN ACCORDANCE WITH PUBLIC WORKS APPROVED FINAL GRADING PLAN.
- THE PROJECT SITE IS NOT WITHIN THE DESIGNATED FEMA 100-YEAR FLOODPLAIN. THE SITE DESIGNATION IS 'D', AN UNDETERMINED FLOOD HAZARD ZONE.

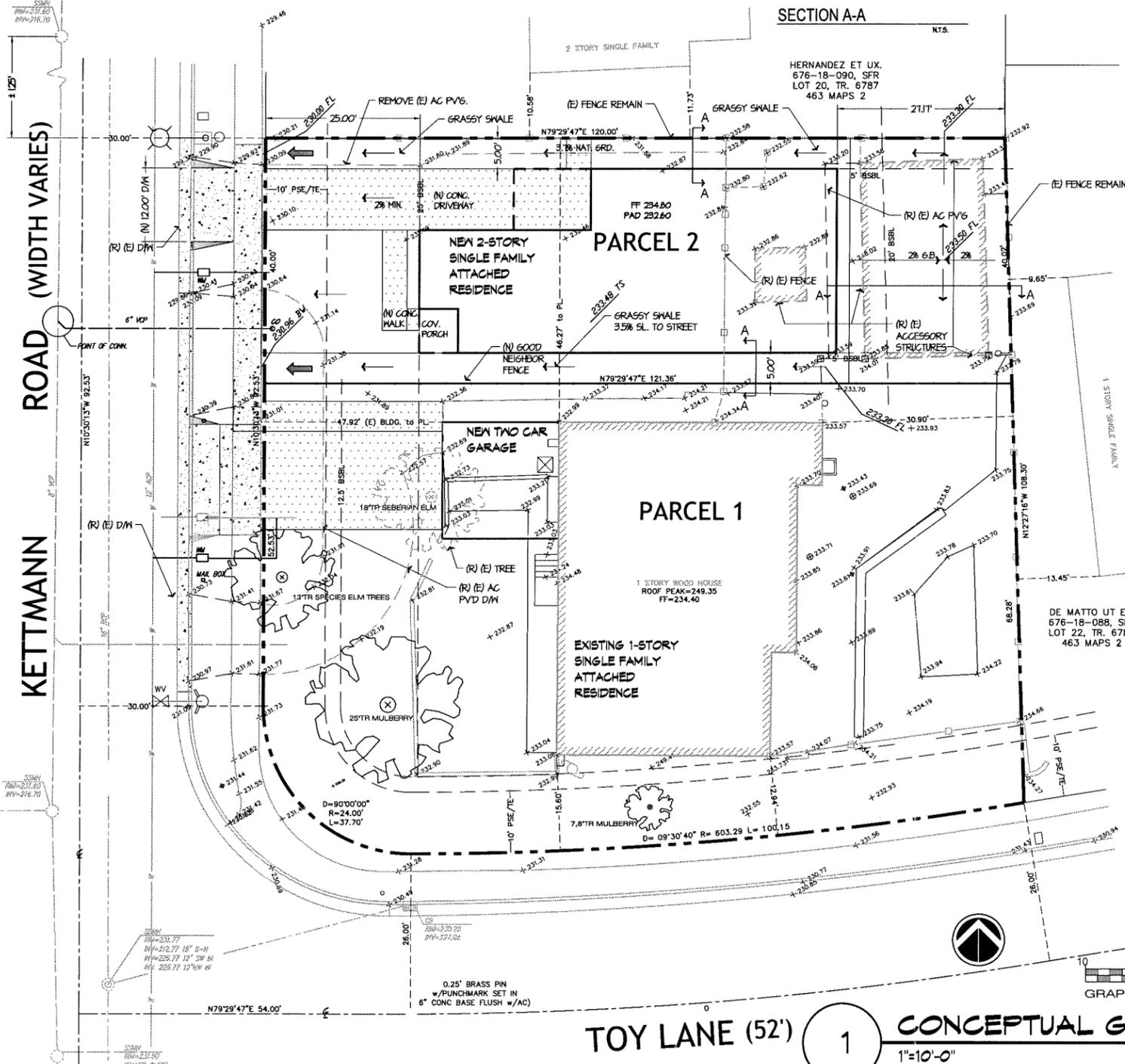
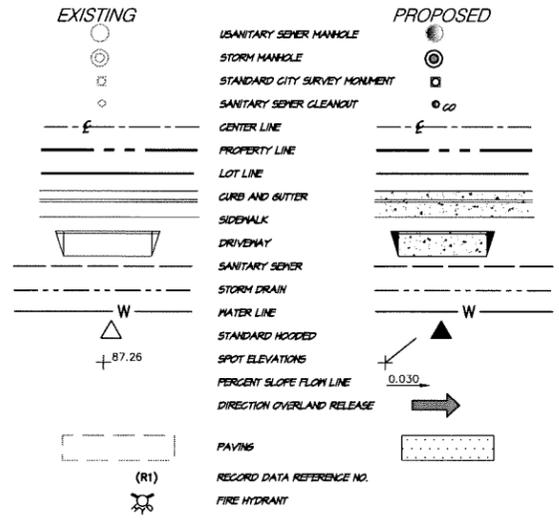
Joe G. Hernandez ARCHITECT AIA
 14938 CAMDEN AVENUE 48, SAN JOSE, CA 95124
 408-723-9395 Fax 408-723-9395

CONSULTANTS

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 DRAWN BY:
 CHECKED: J.G.H.
 APPROVED
 Joe G. Hernandez - Architect C 09995 Ren. 2-28-11
 Civil Engineer C 025859 Ren. 12-31-11



LEGEND



TOY LANE (52') 1 CONCEPTUAL GRADING PLAN 1"=10'-0"

NO.	DESCRIPTION	DATE
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'GENERAL DEVELOPMENT PLAN EXHIBIT C'

CONCEPTUAL GRADING PLAN

SCALE: 1"=10'-0"	PROJECT NO. 22101	DRAWING NO. PD-2
	DATE: JULY 6, 2007	

PROJECT INFORMATION

PROJECT OWNER & ADDRESS:	HIMANSHU DESAI, 4903 FORMBY COURT, SAN JOSE, CA 95138
PROJECT LOCATION:	3560 KETTMANN ROAD(2605 TOY LANE), SAN JOSE, CA 95121
ASSESSOR'S PARCEL NUMBER:	676-18-084
EXISTING ZONING:	A(PD) SINGLE FAMILY DETACHED OR PRESCHOOL
PROPOSED ZONING:	EXISTING A(PD) SFR DETACHED / NEW A(PD) SFR ATTACHED
GENERAL PLAN DESIGNATION:	MEDIUM LOW DENSITY RESIDENTIAL 8 DU/AC
TOTAL SITE AREA:	13,815 G.S.F./N.S.F. - 0.32 AC.
LOT SPLIT PARCEL 1:	8,980 G.S.F./N.S.F. - 0.21 AC.
(E) SINGLE-FAMILY DETACHED AREA:	2,075 G.S.F. ONE-STORY (EXISTING LIVING AREA)
(N) 2-CAR ATTACHED GARAGE AREA:	1919-361 G.S.F. (NEW GARAGE AREA)
(E) ACCESSORY BLDGS. AREA:	119 G.S.F. (TO BE DEMOLISHED)
LOT SPLIT PARCEL 2:	4,821 G.S.F./N.S.F. - 0.11 AC.
(N) SINGLE-FAMILY ATTACHED AREA:	2,509/45 G.S.F. (NEW LIVING/PORCH FLOOR AREAS)
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 408-723-9395 Fax 408-723-9395

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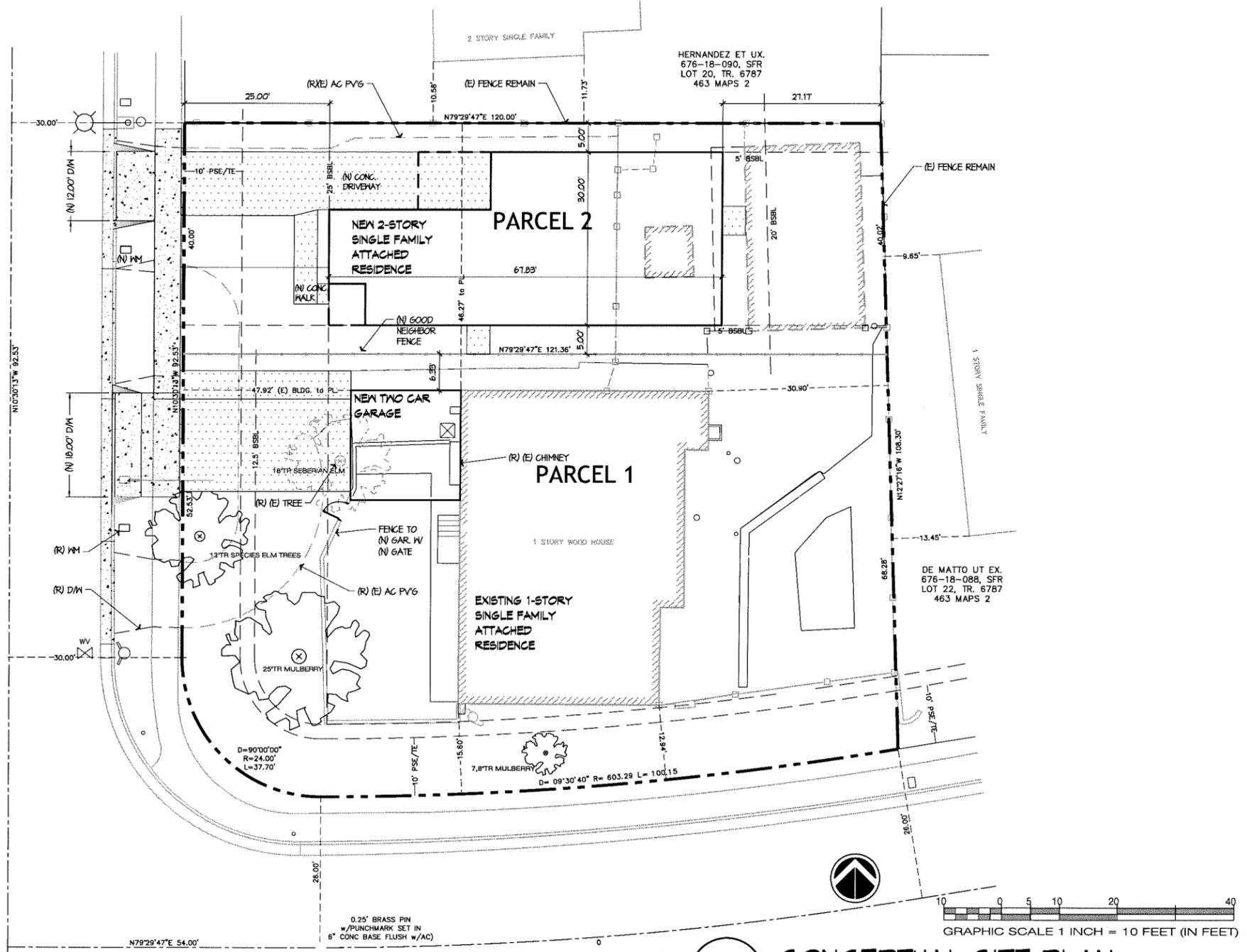
LEGEND

ZONING BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING (E) LOT LINE	---
(E) BUILDINGS	///
DEMO (E) BUILDINGS	///
DEMO (E) DRIVEWAY	---

ABBREVIATIONS

AC	ASPHALT CONCRETE
D/W	DRIVEWAY
(E)	EXISTING
GAR.	GARAGE
P.U.E.	PUBLIC UTILITY EASEMENT
P.V.G.	PAVING
(R)	REMOVE
TR	TREE
MTH	MITH
WM	WATER METER

KETTMANN ROAD (WIDTH VARIES)



TOY LANE (52') **1** **CONCEPTUAL SITE PLAN**
 1"=10'-0"

NO.	DESCRIPTION	DATE
1	PDG UPDATE	9/24/10

REVISIONS

PROJECT
Desai Lot Split & New Residence
 3560 Kettmann Road (2605 Toy Lane)
 San Jose CA 95121

OWNER
Himanshu Desai
 4903 Formby Court
 San Jose CA 95138
 (408) 891-5325

**'GENERAL DEVELOPMENT
 PLAN EXHIBIT C'**

**CONCEPTUAL
 SITE PLAN**

SCALE: 1"=10'-0"	PROJECT NO. 22101	DRAWING NO. PD-3
	DATE: JULY 6, 2007	

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DRAWN BY:

CHECKED: J.G.H.

APPROVED

Joe G. Hernandez - Architect C 09995 Ren. 2-28-11
 Civil Engineer C 025859 Ren. 12-31-11

NO.	DESCRIPTION	DATE
1	PDC UPDATE	9/24/10

REVISIONS

PROJECT
Desai Lot Split & New Residence
 3560 Kettmann Road (2605 Toy Lane)
 San Jose CA 95121

OWNER
Himanshu Desai
 4903 Forby Court
 San Jose CA 95138
 (408) 891-5325

**"GENERAL DEVELOPMENT
 PLAN EXHIBIT C"**

**CONCEPTUAL
 FLOOR PLANS**

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

PROJECT NO.

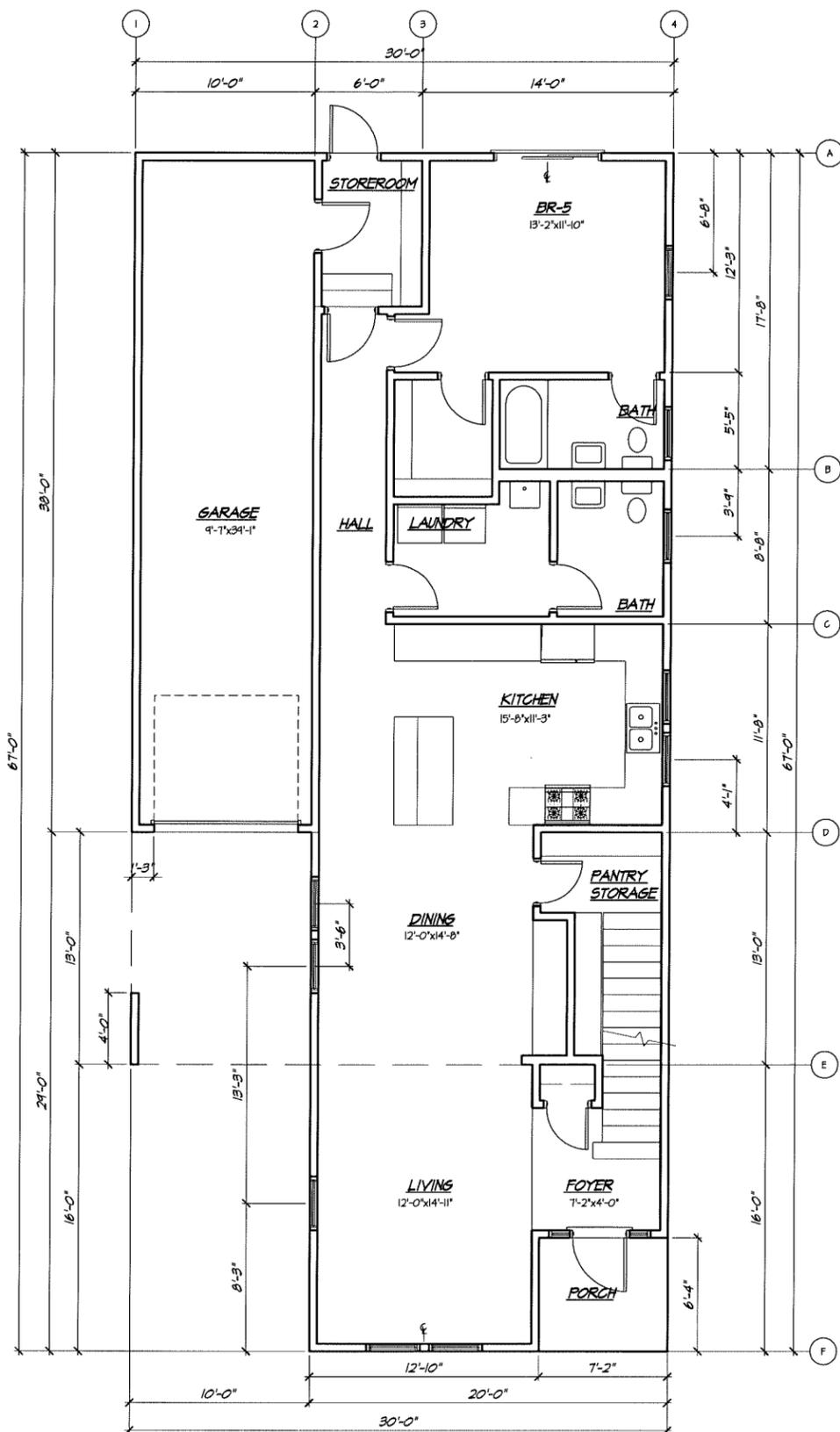
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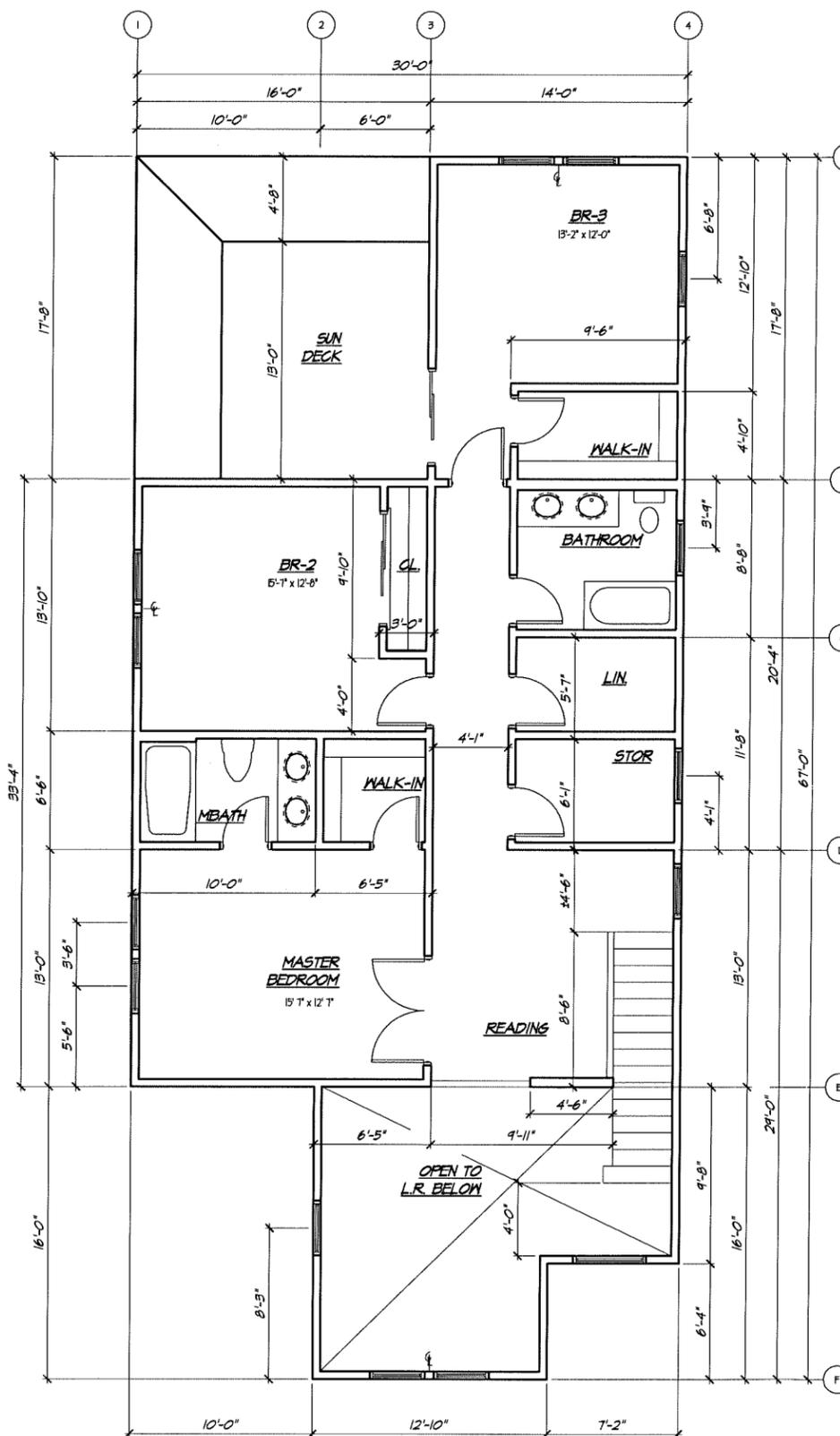
JULY 6, 2007

DRAWING NO.

PD-4



**FIRST FLOOR PLAN
 CONCEPTUAL**



**SECOND FLOOR PLAN
 CONCEPTUAL**

CONSULTANTS



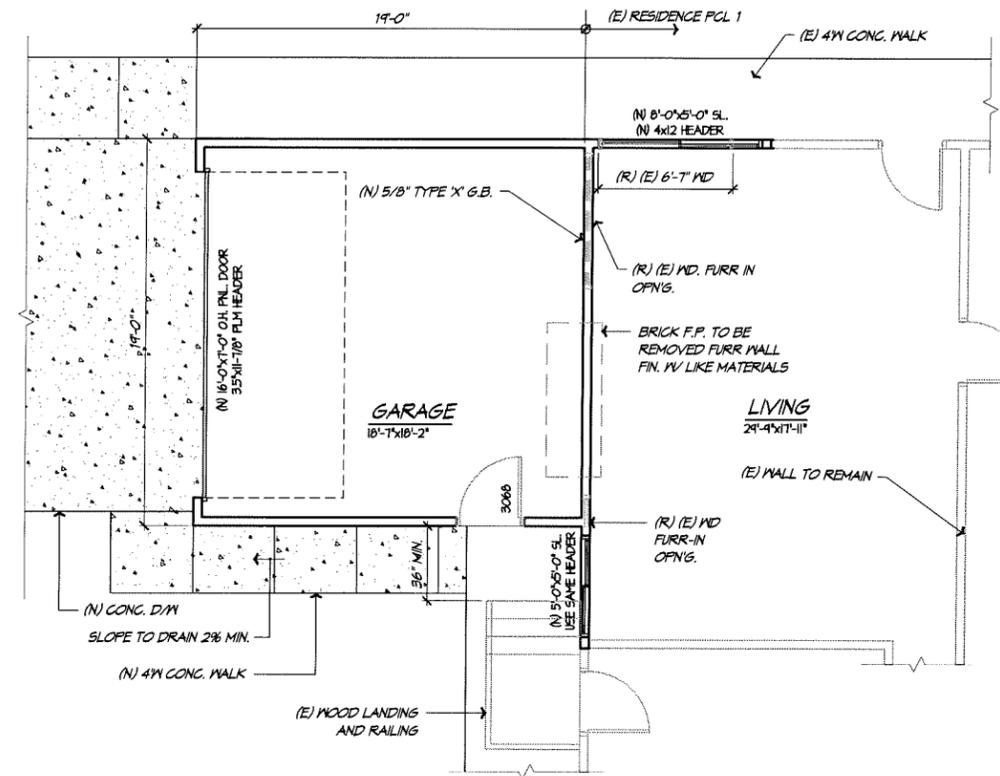
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Joe G. Hernandez - Architect C 09995 Ren. 2-28-11
 Civil Engineer C 025859 Ren. 12-31-11



NEW GARAGE FLOOR PLAN
CONCEPTUAL 1/4"=1'-0"



NO.	DESCRIPTION	DATE
1	PDC UPDATE	9/24/10

REVISIONS

PROJECT
 Desai Lot Split & New Residence
 3560 Kettmann Road (2605 Toy Lane)
 San Jose CA 95121

OWNER
 Himanshu Desai
 4903 Formby Court
 San Jose CA 95138
 (408) 891-5325

'GENERAL DEVELOPMENT
 PLAN EXHIBIT C'

CONCEPTUAL
 GARAGE PLAN

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

PROJECT NO. 22101

DATE: JULY 6, 2007

DRAWING NO.

PD-4.1

CONSULTANTS



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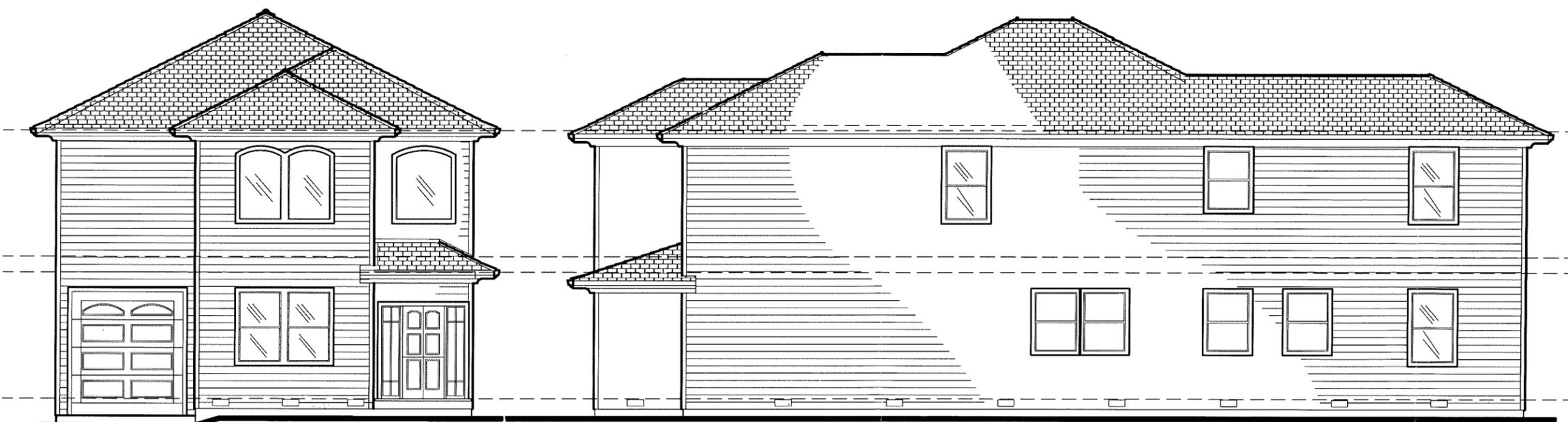
APPROVED

Joe G. Hernandez - Architect C 09995 Ren. 2-28-11
 Civil Engineer C 025859 Ren. 12-31-11



NORTH ELEVATION
 CONCEPTUAL 1/4"=1'-0"

EAST ELEVATION
 CONCEPTUAL 1/4"=1'-0"



WEST ELEVATION
 CONCEPTUAL 1/4"=1'-0"

SOUTH ELEVATION
 CONCEPTUAL 1/4"=1'-0"

NO.	DESCRIPTION	DATE
1	PDC UPDATE	9/24/10

REVISIONS

PROJECT
Desai Lot Split & New Residence
 3560 Kettmann Road (2605 Toy Lane)
 San Jose CA 95121

OWNER
Himanshu Desai
 4903 Forby Court
 San Jose CA 95138
 (408) 891-5325

**'GENERAL DEVELOPMENT
 PLAN EXHIBIT C'**

**CONCEPTUAL
 EXTERIOR ELEVATIONS**

SCALE: 1/4"=1'-0"	PROJECT NO. 22107	DRAWING NO. PD-5
	DATE: JULY 6, 2007	