

STAFF REPORT
PLANNING COMMISSION

FILE NO.: CPA08-057-02

Submitted: 5/15/12

PROJECT DESCRIPTION: Conditional Use Permit Amendment to allow passenger vehicle and pick-up truck servicing (tires, batteries, lube, oil change, smog check, air conditioning) associated with a future AAA store, within a previously approved tenant space (under construction) on a 5.33 acre portion of an 8.19 acre shopping center site (Brokaw Commons).

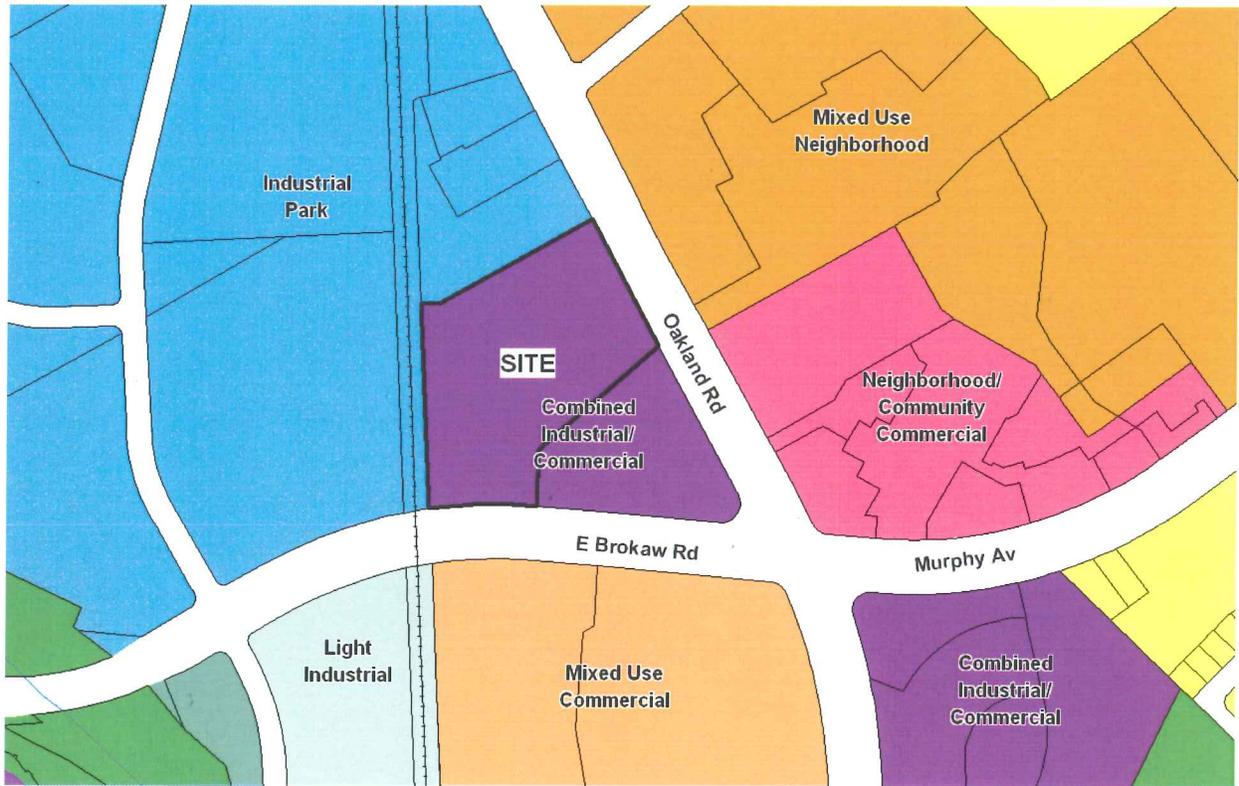
Zoning	CN Commercial Neighborhood
General Plan	Combined Industrial/Commercial
Council District	4
Annexation Date	04/04/1979
SNI	N/A
Historic Resource	No
Specific Plan	N/A

LOCATION: Northwest corner of East Brokaw and Oakland Roads (1035 E. Brokaw Road)

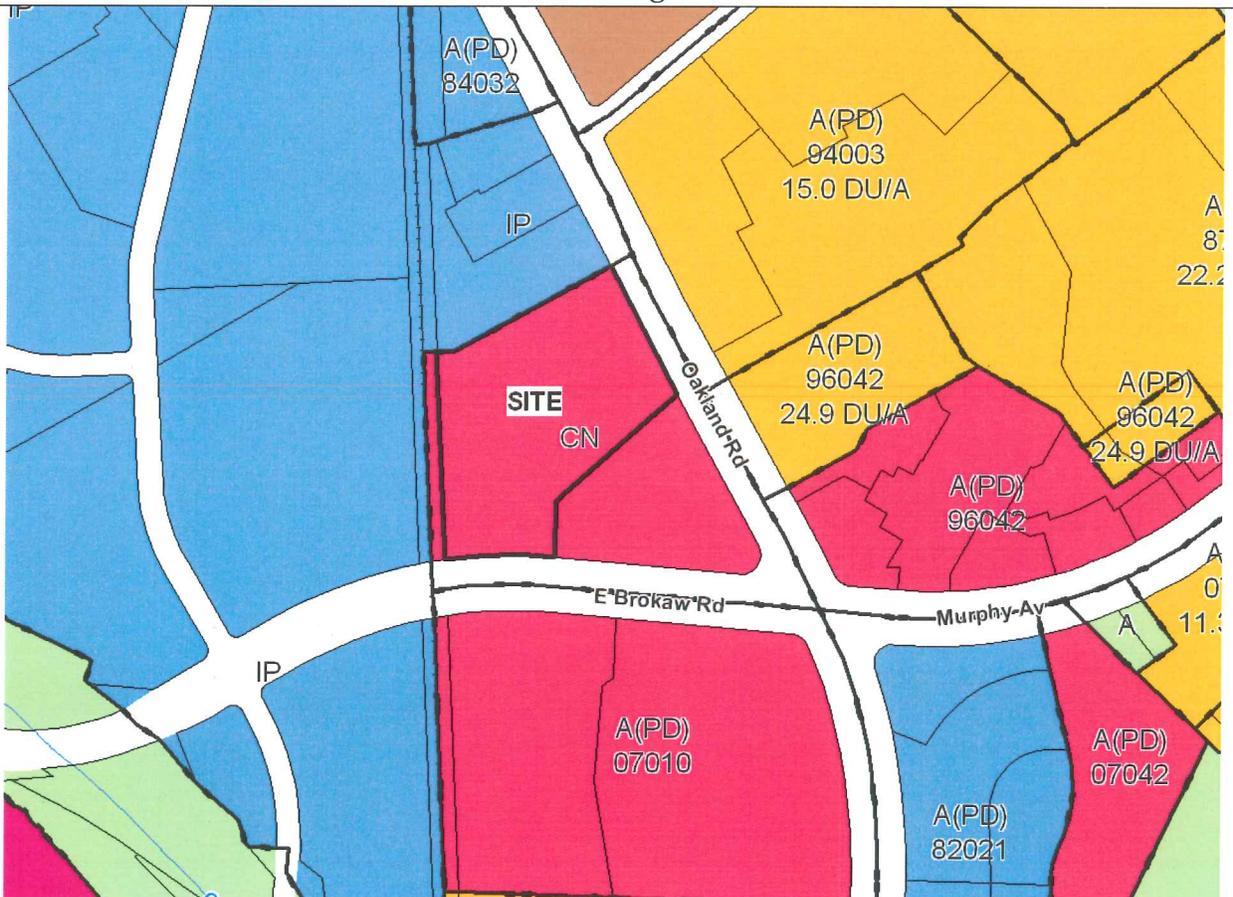
Aerial Photo



General Plan



Zoning



RECOMMENDATION

The Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit Amendment for the following reasons, and include the findings and conditions as shown in the attached draft Resolution.

1. The project conforms to the General Plan Land Use/Transportation Diagram designation of Combined Industrial/Commercial, which allows a broad range of compatible commercial and industrial uses.
2. The proposed project complies with all applicable provisions of the CN Commercial Neighborhood Zoning District.
3. The project is compatible with the surrounding land uses.
4. Sufficient parking will be provided for the proposed uses and other future allowed uses within the shopping center development.

BACKGROUND

On May 15, 2012, Scott Athearn representing Dollinger Properties, applied for a Conditional Use Permit Amendment to allow passenger vehicle and pick-up truck servicing (tires, batteries, lube, oil change, smog check, air conditioning) associated with a future AAA store within a previously approved tenant space at the Brokaw Commons, a new shopping center which is under construction. This tenant space is within a larger pad building that sits on a 5.33 acre portion of the 8.19 acre shopping center site. The CN Commercial Neighborhood Zoning District allows the proposed use with the issuance of a Conditional Use Permit (CUP).

The subject shopping center site is located on the northwest corner of East Brokaw and Oakland Roads. The approximately 102,000 square foot shopping center development was approved on October 22, 2008 with a Conditional Use Permit (File No. CP08-057). The subject site is adjacent to a vacant industrial park property to the north, an industrial office park to the west, a neighborhood shopping center and residential to the east across Oakland Road, and future commercial to the south across Brokaw Road. No physical expansion beyond what was previously approved is proposed.

ANALYSIS

The primary areas analyzed for the Conditional Use Permit include: 1) conformance to the Envision San José 2040 General Plan, 2) conformance to the applicable provisions of the Zoning Ordinance, and 3) compliance with the California Environmental Quality Act (CEQA).

Envision San José 2040 General Plan Conformance

The subject site is designated Combined Industrial/Commercial on the General Plan Land Use/Transportation Diagram, which allows a significant amount of flexibility for the development of a varied mix of compatible commercial and industrial uses. This designation occurs in areas, such as the area around the subject site, where the existing pattern of development includes a mix of commercial and industrial land uses.

The General Plan defers to the Zoning Ordinance to provide more specific guidance on the variety of uses that would be appropriate for a given area. On June 17, 2008 the City Council adopted an ordinance rezoning the property to the CN Commercial Neighborhood Zoning District.

Zoning Ordinance Conformance

In the CN Commercial Neighborhood Zoning District a passenger vehicle and pick-up truck servicing use may be approved with the issuance of a Conditional Use Permit. Per the Zoning Ordinance passenger vehicle and pick-up truck servicing is limited to include tires, batteries, lube, oil change, smog check, air conditioning and other incidental non-engine and exhaust related service and repair as long as the use is conducted within a fully enclosed building. Other more intensive automobile service uses are limited to the LI Light Industrial and HI Heavy Industrial Zoning Districts.

The proposed plans show a series of six (6) roll-up doors facing Brokaw Road. Although not intended for vehicular movement or access, including roll-up doors that could be opened to the service area along this elevation is counter to the intent of the Zoning Ordinance requirement that such activities be conducted within a fully enclosed building. Roll-up doors should be limited to those necessary for vehicular access. This Conditional Use Permit Amendment includes a condition that the roll-up doors along the Brokaw Elevation be converted to standard storefront windows, which will still allow visibility into the service area while meeting the intent of the Zoning Ordinance.

The proposed building design includes roll-up doors for vehicular access on the side of the building facing west toward the railroad tracks and well away from any residential uses or direct visibility from public streets.

Since the proposed use will be conducted within a fully enclosed building, and since there is no building expansion proposed, the key issue is conformance to the City's parking regulations.

As a part of a larger neighborhood shopping center of at least 100,000 square feet, the Zoning Ordinance allows parking for a mix of permitted and conditional uses to be calculated at 1 parking space per 225 net square feet of floor area. The parking required for 102,000 square feet (86,700 net square feet) is 386 parking spaces. The shopping center provides a total of 462 parking spaces.

Environmental Review

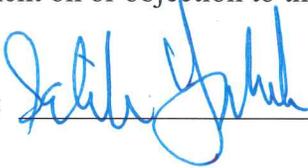
The project was found to be exempt from environmental review under Section 15301(a), Existing Facilities of the CEQA Guidelines, which exempts the leasing, licensing, or minor alteration of existing public or private facilities, involving negligible or no expansion of use. Only minor modifications would be made to the interior of the previously approved pad building within a shopping center that is currently under construction. The project is in an area where all public services and facilities are available to allow for maximum development permissible under the General Plan, and the area in which the project is located is not environmentally sensitive.

CONCLUSION

Based on the above analysis, staff concludes that the proposed passenger vehicle and pick-up truck servicing use conforms to the General Plan and the requirements of the Zoning Ordinance. The proposed auto related uses will not have any negative impacts to surrounding properties nor diminish the quality of the architectural design originally approved.

PUBLIC OUTREACH

Notices of the public hearing for this project were sent to all property owners within 500 feet of the subject property. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report and staff has been available to discuss the project with members of the public. No member of the public has made any comment on or objection to the proposed project.

Project Manager: John W. Baty, AICP **Approved by:**  **Date:** 6/13/2012

Owner/Applicant: Scott Athearn Dollinger Properties 555 Twin Dolphins Drive #600 Redwood City, CA 94065	Attachments: Draft Resolution Plan Set
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RESOLUTION NO. 12-0

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit Amendment to allow a passenger vehicle and pick-up truck servicing use (tires, batteries, lube, oil change, smog check, air conditioning) on a 5.33 acre portion of an 8.19 acre shopping center site (Brokaw Commons).

FILE NO. CPA08-057-02

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on March 20, 2012, an application (File No. CPA08-057-02) was filed for a Conditional Use Permit Amendment for the purpose of allowing a passenger vehicle and pick-up truck servicing use on that certain real property (hereinafter referred to as "subject property"), situate in the CN Commercial Neighborhood Zoning District, located at the northwest corner of East Brokaw Road and Oakland Road, San José, and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, "Brokaw Commons, East Brokaw Road & Oakland Road, San José, California" dated June 6, 2012. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. The combined 8.19 gross acre shopping center site located on the northwest corner of East Brokaw Road and Oakland Road is located within the CN Commercial Neighborhood Zoning District.
2. The subject site is designated Combined Industrial/Commercial on the General Plan Land Use/Transportation Diagram.
3. The subject site is adjacent to a vacant industrial park parcel to north, industrial office development across railroad tracks to the west, a neighborhood shopping center and residential uses to the east across Oakland Road, and future commercial uses to the south across East Brokaw Road.
4. The shopping center development was approved on October 22, 2008 with a Conditional Use Permit (File No. CP08-057).
5. A Conditional Use Permit/Amendment is required in the CN Commercial Neighborhood Zoning District to allow a passenger vehicle and pick-up truck servicing uses limited to tires, batteries, lube, oil change, smog check, air conditioning and other incidental non-engine and exhaust related service and repair as long as the use is conducted within a fully enclosed building.
6. The approximately 102,000 square foot shopping center, including the pad building where the subject use will be located, is currently under construction.
7. No physical expansion of the previously approved pad building is proposed.
8. Minor architectural changes proposed include the addition of new roll-up doors along the west side of the building facing the rail road tracks and not the street.
9. The closest residential use is over 700 feet to the northwest across Oakland Road.
10. The parking required for the approximately 102,000 square foot (86,700 net square foot) shopping center is 386 spaces, based on 1 parking space per 225 net square feet of floor area. The shopping center will provide a total of 462 parking spaces.
11. As conditioned, the project developer/facility operator will be required to obtain and fully comply with all applicable City Permits prior to occupancy.
12. The project was found to be exempt from environmental review under Section 15301(a), Existing Facilities, of the CEQA Guidelines, which exempts existing facilities involving negligible or no expansion of use from one use to another.

The Planning Commission concludes and finds, based on the analysis of the above facts, that:

1. The interrelationship between the orientation, location and elevations of the proposed building(s) and structure(s) and other uses on-site are mutually compatible and aesthetically harmonious in that:
 - a. The proposal does not change the previously approved plans with respect to the orientation, location and elevations of buildings, with the exception of converting previously approved roll-up doors along the Brokaw Road elevation to storefront windows.

2. The orientation, location and elevation of the proposed building(s) and structure(s) and other uses on the site are compatible with and are aesthetically harmonious with adjacent development or the character of the neighborhood in that:
 - a. The proposal does not change the previously approved plans with respect to the orientation, location and elevations of buildings, with the exception of converting previously approved roll-up doors along the Brokaw Road elevation to storefront windows.
3. The environmental impacts of the project will not have an unacceptable negative effect on adjacent property or properties in that:
 - a. Under the provisions of Section 15301(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is 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 project will not have a significant adverse effect on the environment.
 - b. The proposed project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.
4. Traffic access, pedestrian access and parking are adequate in that:
 - a. The proposal does not change the previously approved project with respect to access, pedestrian access, and parking.
 - b. The proposed number, size and access of parking spaces for the proposed use complies with the requirements of the Zoning Ordinance.
5. Landscaping, irrigation systems, walls and fences, features to conceal outdoor activities, exterior heating, ventilating, plumbing, utility and trash facilities are sufficient to maintain or upgrade the appearance of the neighborhood in that:
 - a. The proposal does not change or affect the previously approved plans with respect to landscaping, irrigation systems, walls and fences, features to conceal outdoor activities, exterior heating, ventilating, plumbing, and utility and trash facilities.
6. This site has a designation of Combined Industrial/Commercial on the adopted Envision San José 2040 General Plan Land Use/Transportation Diagram, and this application is considered to be consistent with that designation.

Finally, this Planning Commission concludes and finds, based upon an analysis of the above facts that:

1. The proposed use at the location requested will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of a property of other persons located within the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this

Title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use would generate; and
 - b. By other public or private service facilities as are required; and

In accordance with the findings set forth above, a Conditional Use Permit Amendment to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Permit by the applicant; and
 - b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.
2. **Permit Expiration.** This Conditional Use Permit Amendment shall automatically expire four years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such four-year period, the proposed use of this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit Amendment. The date of adoption is the date the Resolution granting this Conditional Use Permit Amendment is approved by the Planning Commission. The Director of Planning may approve a Permit Adjustment/Amendment extending the permit in accordance with Title 20.
3. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.
4. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this permit shall be deemed acceptance of all conditions specified in this

permit and the applicant's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described by the "Building Code" shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.

5. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "Brokaw Commons, East Brokaw Road & Oakland Road, San José, California" dated June 6, 2012 on file with the Department of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24).
6. **Revised Plans.** Within 30 days of the issuance of this Permit and prior to issuance of a Building Permit, the applicant shall submit a revised floor plan and elevation showing the overhead roll-up doors along the South (Brokaw Road) elevation replaced with storefront windows.
7. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* This permit file number, CPA08-057-02, shall be printed on all plans submitted to the Building Division.
 - b. *Revised Plans.* Verify compliance with the above Revised Plans conditions regarding replacing roll-up doors shown on the development plans with storefront windows on the Brokaw Road elevation.
8. **Compliance with Local and State Laws.** The subject use shall be conducted in full compliance with all local and state laws. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code or state laws. The Permit shall be subject to revocation if the subject use is conducted in such a manner as to cause a nuisance.
9. **Limitation on Auto-Related Uses.** Per the Zoning Ordinance, passenger vehicle and pick-up truck servicing is limited to include tires, batteries, lube, oil change, smog check, air conditioning and other incidental non-engine and exhaust related service and repair as long as the use is conducted within a fully enclosed building. No outdoor auto repair is allowed. No overnight outdoor storage of inoperable vehicles shall be allowed on the premises.
10. **Previous Conditions.** All of the conditions of the previously approved Conditional Use Permit (File No. CP08-057) shall remain unchanged and in full force and effect unless such conditions are specifically modified or deleted by this Amendment.
11. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
12. **Signs.** No signs are approved with this permit.
13. **Roof Equipment.** No roof equipment is permitted with this permit.
14. **Fire Safety.** Compliance with all 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.
15. **Discretionary Review.** The Director of Planning, Building and Code Enforcement maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Conditional Use Permit Amendment incorporated by reference in this Permit in accordance with Chapter 20.100 of the San Jose Municipal Code.

16. **Revocation, Suspension, Modification.** This Conditional Use Permit Amendment may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
- a. A violation of any conditions of the Conditional Use Permit Amendment was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.
 - d. The applicant shall obtain and operate in conformance with the conditions of all permits required by other responsible agencies.

ADOPTED and issued this 20th day of June 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

HOPE CAHAN
Chairperson

ATTEST:

JOSEPH HORWEDEL
Director of Planning, Building & Code Enforcement
Planning Commission Secretary

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

BROKAW COMMONS

EAST BROKAW ROAD & OAKLAND ROAD
SAN JOSE, CALIFORNIA

CONDITIONAL USE PERMIT
AMENDMENT (FILE NO. CPA08-057-02)

APPROVED PERMIT # CP08-057 APPROVED ADJUSTMENTS # : AD11-322, AD12-087, AD12-474

ASSESSOR'S PARCEL NUMBERS: 237-03-074, 237-03-073

BROKAW
COMMONS

SHOPS 3

1035 EAST BROKAW ROAD
SAN JOSE, CALIFORNIA

DOLLINGER PROPERTIES

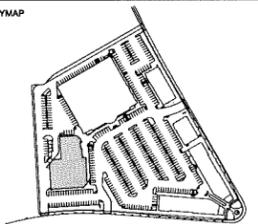


KENNETH RODRIGUES & PARTNERS, INC.
445 NORTH WHISMAN ROAD, SUITE 200
MOUNTAIN VIEW, CA 95035-0702

CONSULTANT



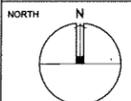
KEYMAP



REVISION

PROJECT NO. 24.571 DATE 06.06.12
DRAWN BY NB SCALE AS SHOWN
CHECKED BY KR

COVER SHEET
CPA08-057-02



A0.0

PROJECT TEAM

OWNER/DEVELOPER
DOLLINGER PROPERTIES
555 Twin Dolphin Drive
Redwood City, Ca. 94065
Phone 650 . 508 . 8666
Fax 650 . 508 . 8686
Contact Scott A. Athern

ARCHITECT
KENNETH RODRIGUES & PARTNERS, INC.
445 N. Whisman Rd., Suite 200
Mountain View, CA 94043
Phone 650 . 965 . 0700
Fax 650 . 960 . 0707
Contact Natalya Bach

GENERAL CONTRACTOR
DOLLINGER PROPERTIES
555 Twin Dolphin Drive
Redwood City, Ca. 94065
Phone 650 . 508 . 8666
Fax 650 . 508 . 8686
Contact Nuno DeAvila
Pauli Ann Chao

SHEET INDEX

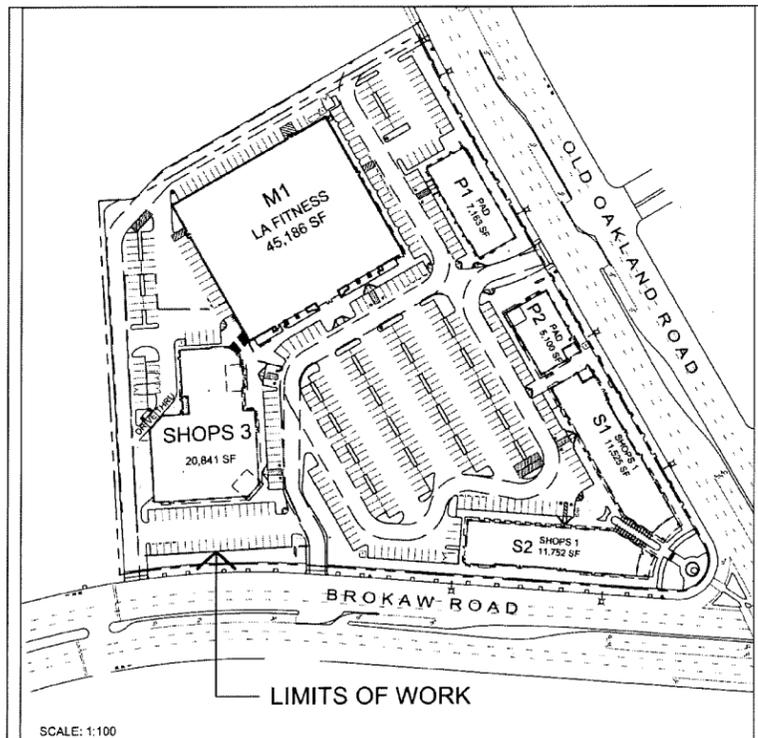
A0.0 TITLE SHEET
A1.0 SITE PLAN
A2.1 FLOOR PLAN
A4.1 BUILDING ELEVATIONS

PROPOSED USE

TIRE, BATTERY, LUBE, OIL CHANGE, SMOG CHECK STATION, AIR CONDITIONING SERVICING OF PASSANGER VEHICLES AND PICK UP TRUCKS, ACCESSORY INSTALLATION

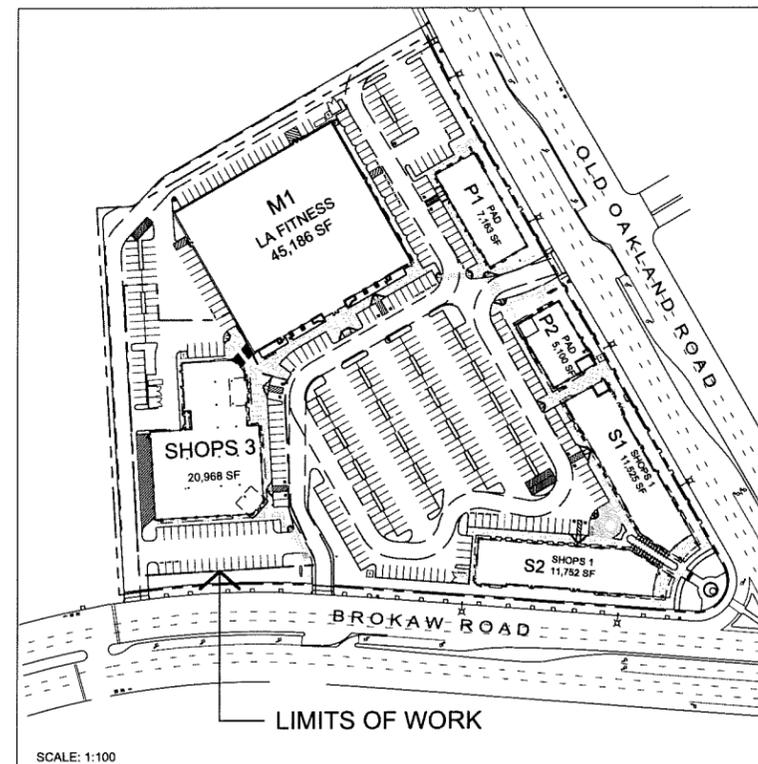
PROJECT DATA COMPARISON

SITE PLAN APPROVED UNDER AD12-087



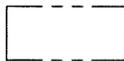
SITE AREA:	±356,715 SF (8.19 AC)
TOTAL BUILDING AREA:	101,567 SF
Major 1 (LA Fitness):	45,186 SF
PAD 1:	7,163 SF
PAD 2:	5,100 SF
SHOPS 1:	11,525 SF
SHOPS 2:	11,752 SF
SHOPS 3 WITH DRIVE THRU:	20,841 SF
COVERAGE	29% F.A.R.
PARKING:	466 STALLS
PARKING RATIO:	4.6/1000

CURRENT SITE PLAN APPROVED UNDER AD12-474



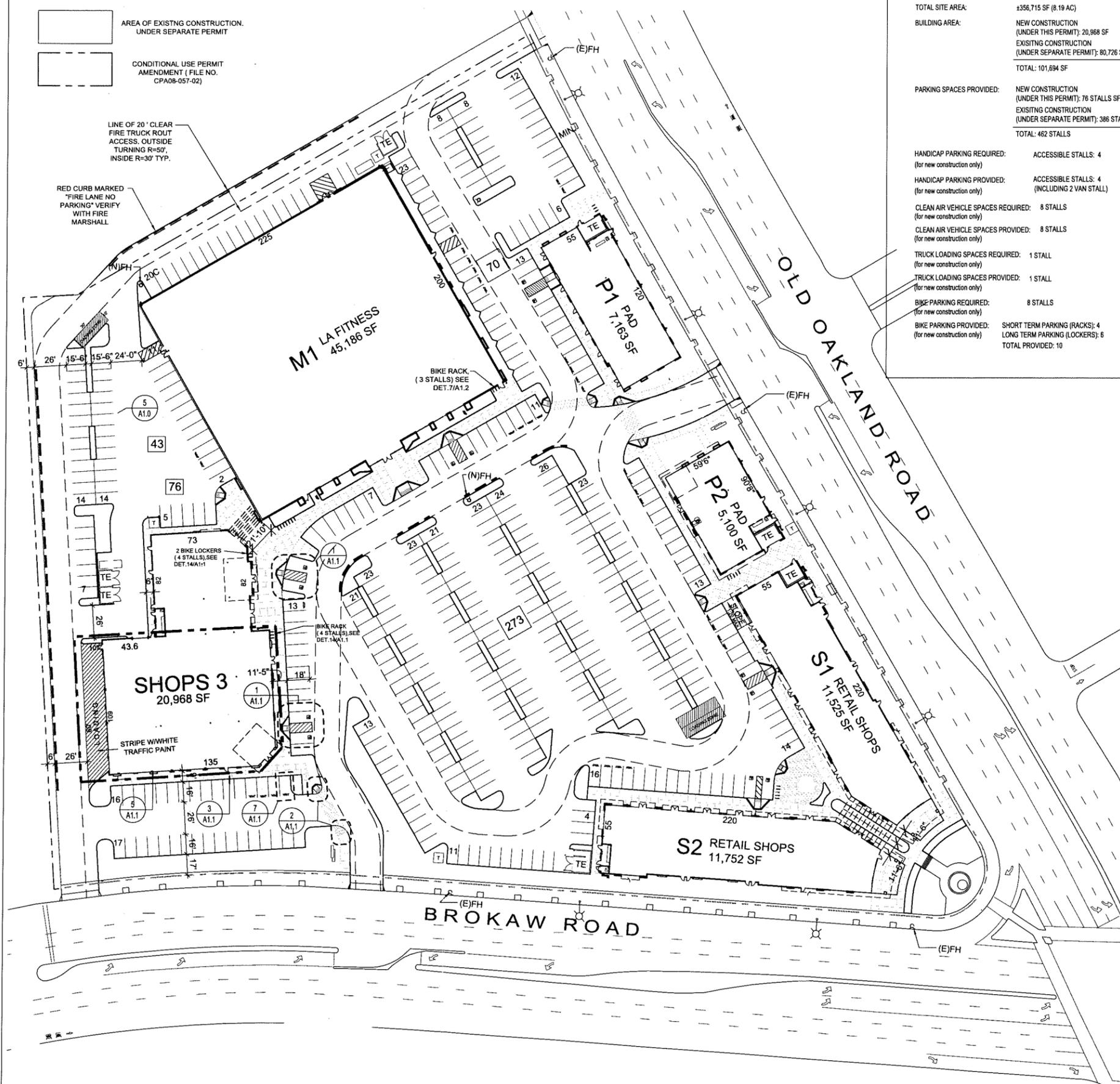
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SHOPS 3 :	20,968 SF
COVERAGE	29% F.A.R.
PARKING:	462 STALLS
PARKING RATIO:	4.6/1000

LEGEND:

-  AREA OF EXISTING CONSTRUCTION UNDER SEPARATE PERMIT
-  CONDITIONAL USE PERMIT AMENDMENT (FILE NO. CPA08-057-02)

LINE OF 20' CLEAR FIRE TRUCK ROUT ACCESS, OUTSIDE TURNING R=50', INSIDE R=30' TYP.

RED CURB MARKED "FIRE LANE NO PARKING" VERIFY WITH FIRE MARSHALL



SITE TABULATIONS:

TOTAL SITE AREA:	4356,715 SF (8.19 AC)
BUILDING AREA:	NEW CONSTRUCTION (UNDER THIS PERMIT): 20,968 SF EXISTING CONSTRUCTION (UNDER SEPARATE PERMIT): 80,726 SF TOTAL: 101,694 SF
PARKING SPACES PROVIDED:	NEW CONSTRUCTION (UNDER THIS PERMIT): 76 STALLS SF EXISTING CONSTRUCTION (UNDER SEPARATE PERMIT): 386 STALLS TOTAL: 462 STALLS
HANDICAP PARKING REQUIRED:	ACCESSIBLE STALLS: 4 (for new construction only)
HANDICAP PARKING PROVIDED:	ACCESSIBLE STALLS: 4 (INCLUDING 2 VAN STALL) (for new construction only)
CLEAN AIR VEHICLE SPACES REQUIRED:	8 STALLS (for new construction only)
CLEAN AIR VEHICLE SPACES PROVIDED:	8 STALLS (for new construction only)
TRUCK LOADING SPACES REQUIRED:	1 STALL (for new construction only)
TRUCK LOADING SPACES PROVIDED:	1 STALL (for new construction only)
BIKE PARKING REQUIRED:	8 STALLS (for new construction only)
BIKE PARKING PROVIDED:	SHORT TERM PARKING (RACKS): 4 LONG TERM PARKING (LOCKERS): 8 TOTAL PROVIDED: 10

BROKAW COMMONS
SHOPS 3

1035 EAST BROKAW ROAD
SAN JOSE, CALIFORNIA

DOLLINGER PROPERTIES

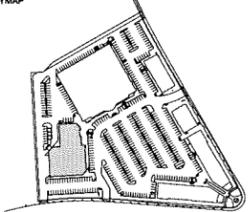


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CONSULTANT



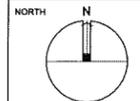
KEYMAP



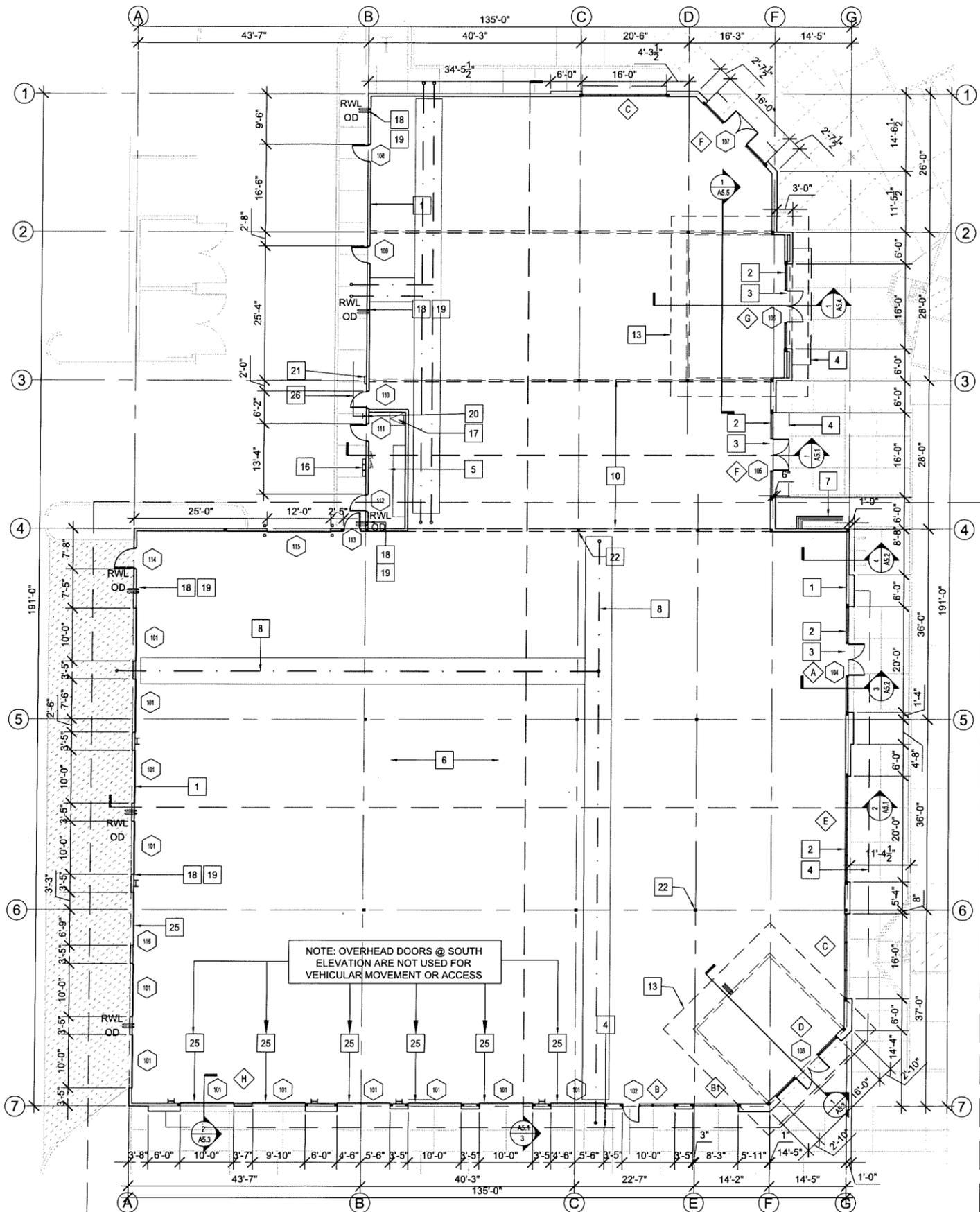
REVISION

PROJECT NO. 24.571	DATE 06.06.12
DRAWN BY NB	SCALE AS SHOWN
CHECKED BY KR	

CURRENT SITE PLAN
CPA08-057-02



A1.0



CONDITIONAL USE PERMIT
AMENDMENT (FILE NO.
CPA08-057-02)

SHEET KEYNOTES

- 1 EXTERIOR WOOD STUD FRAMED WALL
- 2 ALUMINUM STOREFRONT WINDOW SYSTEM WITH CENTER SET PPG 1" CLEAR INSULATED GLAZING U=0.50 , SHGC=0.7
- 3 STOREFRONT ENTRY DOOR WITH CLEAR GLAZING
- 4 LINE OF CANOPY ABOVE
- 5 ELECTRICAL ROOM, SEE ELECTRICAL DRAWINGS FOR EQUIPMENT LAYOUT
- 6 CONCRETE SLAB ON GRADE, SEE STRUCTURAL
- 7 WATER LINE CONNECTION
- 8 SANITARY SEWER LINE, SEE CIVIL AND PLUMBING DRAWINGS
- 9 GREASE WASTE LINE, SEE CIVIL PLUMBING DWGS
- 10 POSSIBLE FUTURE TENANT DEMISING WALL LOCATIONS (NOT PART OF THIS PERMIT)
- 11 CEMENT PLASTER SOFFIT SYSTEM OVER EXTERIOR GRADE SHEATHING AND WOOD STUD FRAMING
- 12 CEMENT PLASTER EXPANSION JOINT
- 13 LINE OF TOWER ABOVE
- 14 6" DIAMETER RECESSED DOWN LIGHT
- 15 2" WIDE CONTINUOUS SOFFIT VENT, SEE DETAIL 11 ON SHEET A7.1
- 16 GAS METERS, SEE PLUMBING DWGS.
- 17 ROOF ACCESS LADDER WITH HATCH ABOVE BLDG. SLAB EDGE, SEE CIVIL AND PLUMBING DWGS.
- 18 OVERFLOW DRAIN TO DAYLIGHT AT BOTTOM OF WALL. (PROVIDE CONCRETE SPLASH BLOCK AT LANDSCAPE AREAS)
- 19 FIRE SPINKLER RISER
- 20 KNOX BOX SYSTEM (KEYBOX). LOCATE PER FIRE PREVENTION BUREAU REQUIREMENTS
- 21 STRUCTURAL COLUMN, SEE STRUCT. DWGS.
- 22 LINEAR CEILING MOUNTED FLOURESCENT LIGHT FIXTURE, SEE ELECTRICAL DWGS.
- 23 106 QUARTER SPHERE SCONCE BY "GARDCO", BRONZE
- 24 OVERHEAD DOOR WITH GLASS
- 25 FIRE CONNECTION
- 26 WALL MOUNTED DOWNLIGHT
- 27 TOWER ABOVE SOFFIT
- 28 ALUMINUM PANELIZED SOFFIT
- 29 WALL PACK

LEGEND

- EXTERIOR WALL
- EXTERIOR FINISH SYSTEM OVER EXT. GRADE PLYWOOD OVER 2x WOOD STUD FRAMING (SEE STRUCT. DWGS FOR FRAMING SIZE AND SEE ELEVATIONS FOR FINISH)
- W/R-11 BATT INSULATION U=0.110 SEE TITLE 24
- SHEAR WALL
- SEE STRUCT. DWGS. FOR WALL CONSTRUCTION DETAILS
- RWL RAIN WATER LEADER
- OD OVERFLOW DRAIN
- WALL PACK
- EJ PLASTER EXPANSION JOINT
- ◻ CEMENT PLASTER SOFFIT
- 6" DIAMETER RECESSED DOWN LIGHT
- LINEAR SURFACE MOUNTED LIGHT FIXTURE
- ⊕ 106 QUARTER SPHERE SCONCE BY "GARDCO", BRONZE
- SOFFIT VENT
- ⊕ DOOR TYPE DESIGNATION, SEE DOOR SCHEDULE
- ⊕ WINDOW TYPE DESIGNATION, SEE WINDOW SCHEDULE
- ⊕ DENOTES HEIGHT OF SOFFIT
- EXIT LIGHT BY LITHONIA #EDG 1 G EL/ELA US12" PENDANT.

**BROKAW
COMMONS**

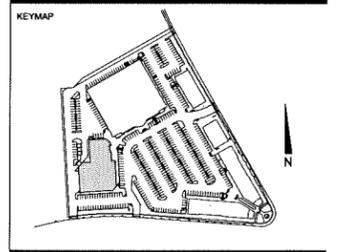
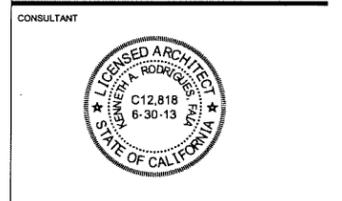
SHOPS 3

1035 EAST BROKAW ROAD
SAN JOSE, CALIFORNIA

DOLLINGER PROPERTIES



KENNETH RODRIGUES & PARTNERS, INC.
445 NORTH WHISKEY ROAD, SUITE 200
MOUNTAIN VIEW, CA 950.965.0700

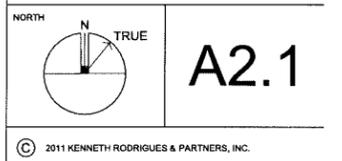


REVISION

NO.	DESCRIPTION

PROJECT NO. 24.571 DATE 06.06.12
DRAWN BY NB SCALE AS SHOWN
CHECKED BY KR

**FLOOR PLAN
SHOPS 3
CPA08-057-02**



SHEET KEYNOTES

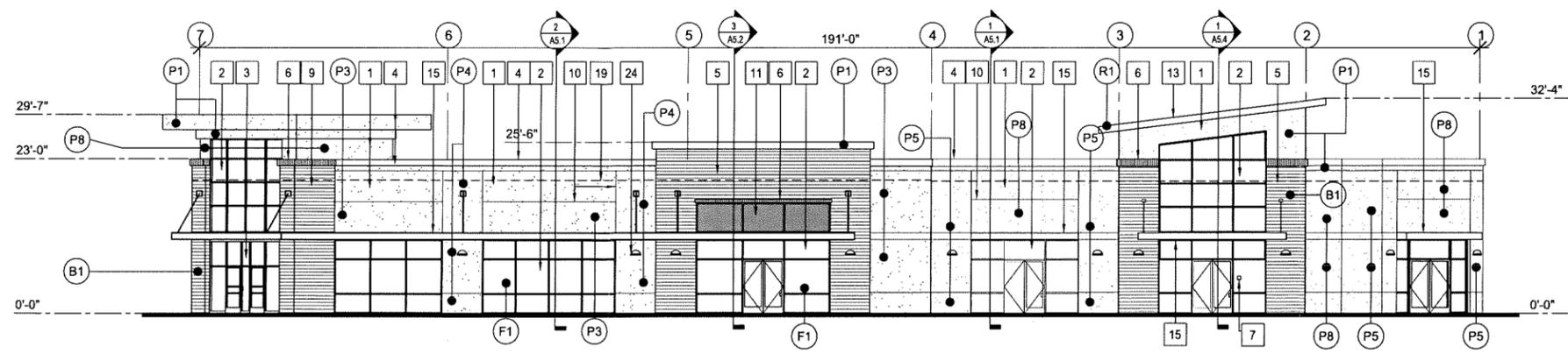
- 1 7/8" EXTERIOR CEMENT PLASTER SYSTEM, PAINTED
- 2 ALUMINUM STOREFRONT WINDOW SYSTEM, CENTER SET PPG 1" CLEAR INSULATED, U=0.50
- 3 STOREFRONT ENTRY DOOR WITH CLEAR GLAZING
- 4 CEMENT PLASTER CORNICE, PAINTED.
- 5 BRICK VENEER SET IN CEMENT PLASTER SYSTEM OVER WOOD STUD FRAMING
- 6 BRICK VENEER SOLDIER COURSE
- 7 6x6 ACCESSIBILITY DECAL SIGN, TYP
- 8 NOT USED
- 9 CEMENT PLASTER EXPANSION JOINT, DET. 3/A7.2
- 10 2" METAL REVEAL SET IN CEMENT PLASTER SYSTEM, SEE DET. 12/A7.2
- 11 OPAQUE FILM PLACED ON INSIDE OF GLASS AT CLERESTORY WINDOW LOCATIONS
- 12 NOT USED
- 13 METAL ROOF, T-PANEL BY BERRIDGE OR EQUAL
- 14 NOT USED
- 15 METAL AWNING - BOXED EDGE WITH METAL MESH SHADING DEVICE - BY B & C AWNINGS, DREADNOUGHT SERIES
- 16 OVERFLOW DRAIN TO DAYLIGHT AT BOTTOM OF WALL
- 17 KNOX BOX SYSTEM (KEYBOX). LOCATE PER FIRE PREVENTION BUREAU REQUIREMENTS
- 18 OVERHEAD DOOR WITH GLASS. SEE DOOR SCHEDULE
- 19 LINE OF ROOF SLOPE BEYOND
- 20 LINE OF RAIN WATER LEADER AND OVER FLOW DRAIN BEYOND
- 21 OVERHEAD DOOR WITH ALUMINUM PANELS (SEE DOOR SCHEDULE)
- 22 NOT USED
- 23 HOLLOW METAL DOOR AND FRAME, PAINT FINISH
- 24 106 QUARTER SPHERE SCONCE BY "GARDCO", BRONZE
- 25 WALL PACK, SEE ELECTRICAL

COLOR & MATERIALS LEGEND

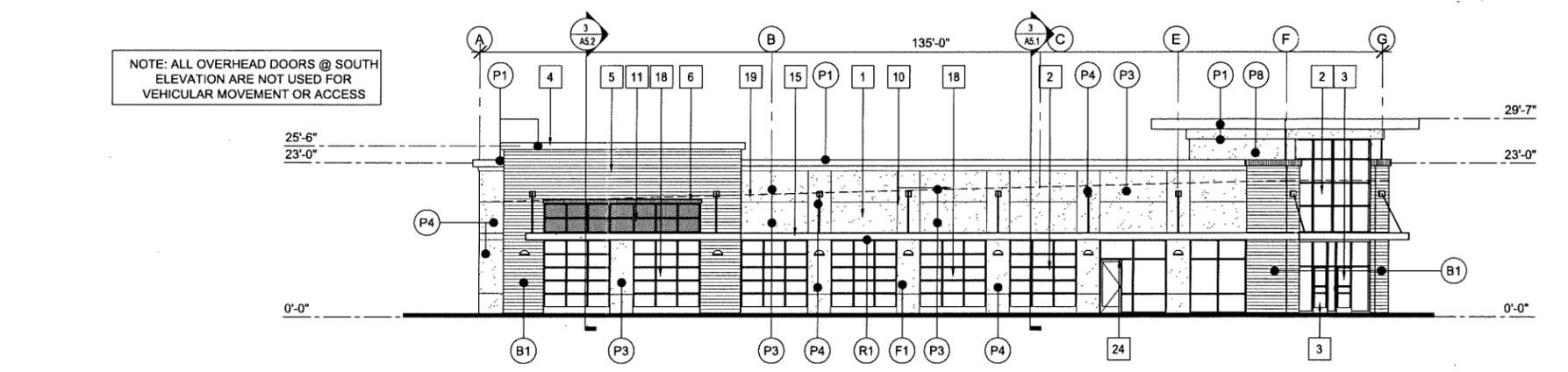
- | | |
|--|--|
| P1 PAINT 1: 3435 LEGEND TAN
MANUF: ICI PAINTS | B1 BRICK 1: CANYON SUNSET
MANUF: GLEN-GERY BRICK
TYPE: BRICK VENEER |
| P2 PAINT 2: 3972 PRIVATE LAGOON
MANUF: ICI PAINTS | R1 ROOF 1: T-PANEL, NATURAL ALUM.
MANUF: BERRIDGE MANUF. CO.
TYPE: METAL ROOFING |
| P3 PAINT 3: 30YY COUNTRYSIDE
MANUF: ICI PAINTS | F1 FRAMES 1: CLEAR ANODIZED
MANUF: KAWNEER
TYPE: |
| P4 PAINT 4: 34 99 KHAKI MISTS
MANUF: ICI PAINTS | |
| P5 PAINT 5: 3425 COUNTRY STORE
MANUF: ICI PAINTS | |
| P6 NOT USED | |
| P7 PAINT 7: 60 YR WOODHAVEN
MANUF: ICI PAINTS | |
| P8 PAINT 8: 20YY NATURALLY CALM
MANUF: ICI PAINTS | |

GENERAL NOTES

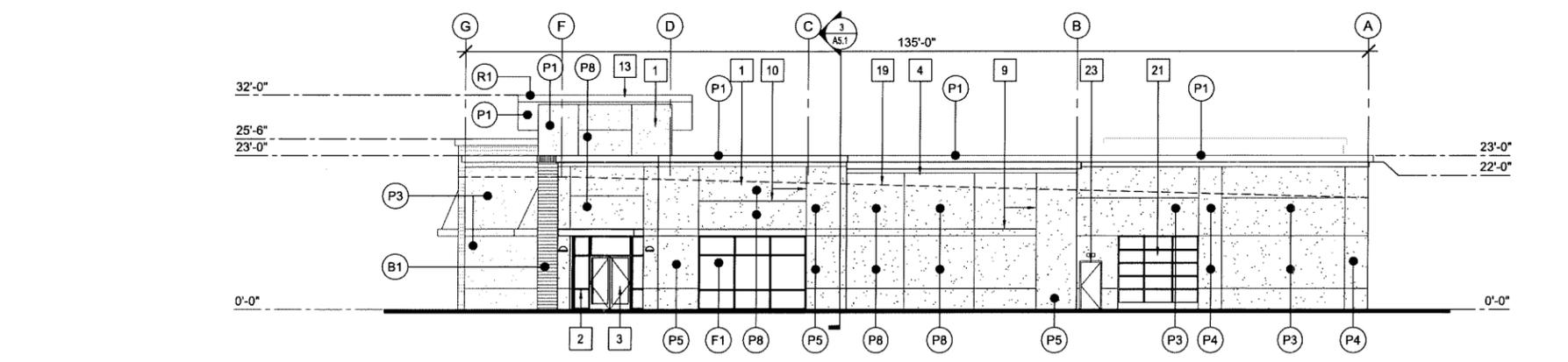
- 1. NOT ALL NOTES APPLY TO THIS SHEET
- ADDRESS INDICATES BUILDING ADDRESS LOCATION- 12" HIGH LETTERS



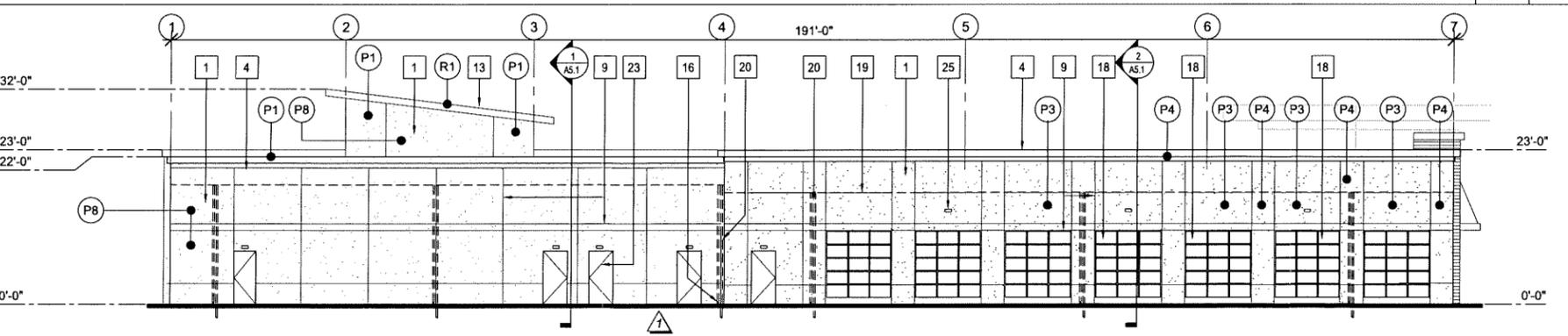
EAST ELEVATION 3/32" 1



SOUTH ELEVATION 3/32" 2



NORTH ELEVATION 3/32" 3



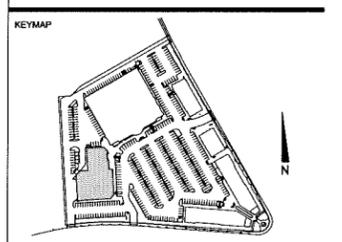
WEST ELEVATION 3/32" 4

BROKAW COMMONS
SHOPS 3

1035 EAST BROKAW ROAD
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EXTERIOR ELEVATIONS SHOPS 3
CPA08-057-02

NORTH
A4.1