P.C. Agenda: 12-05-12
Item No. 3.a.

# STAFF REPORT
# PLANNING COMMISSION

**FILE NO.: CP12-017** **Submitted: April 25, 2012**

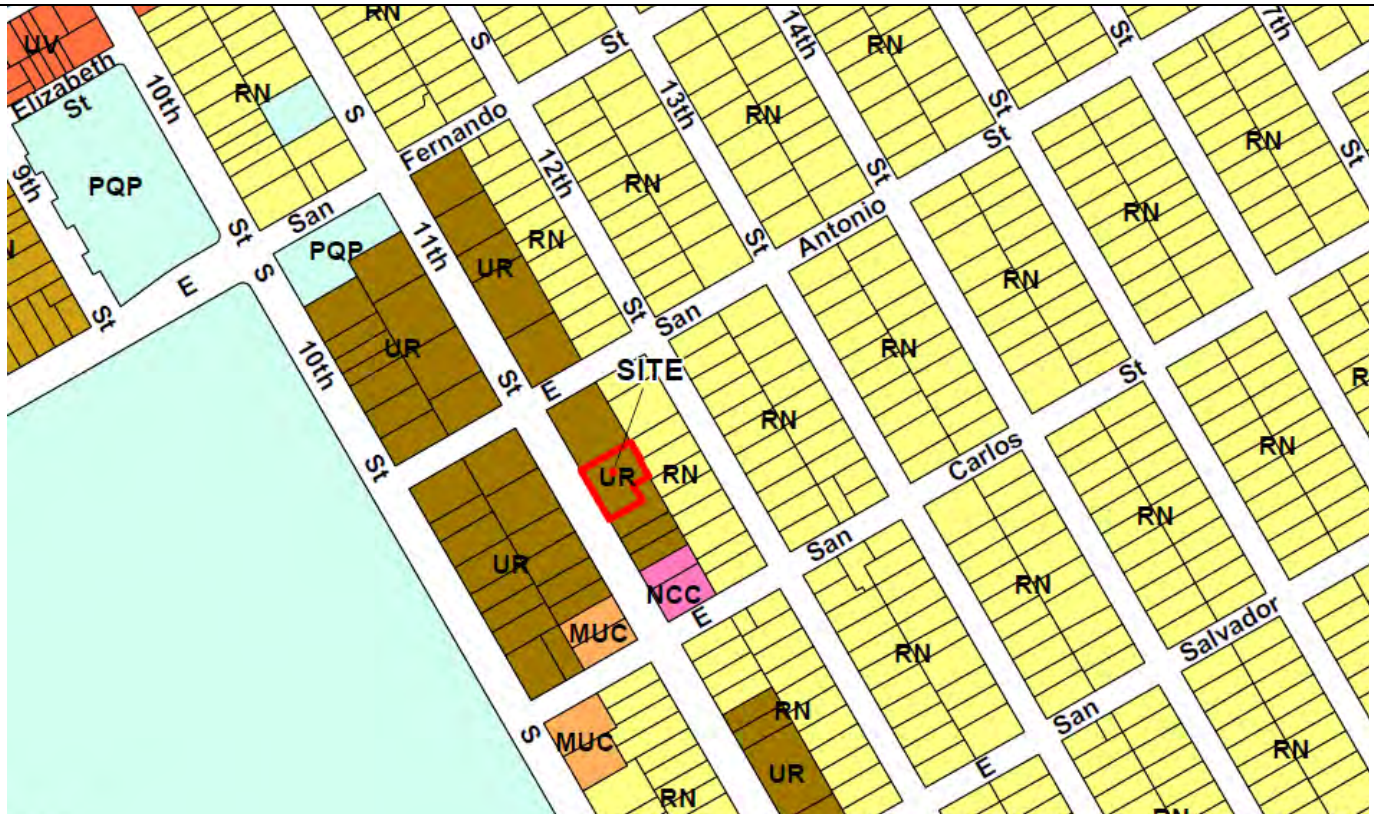
**PROJECT DESCRIPTION:**
Conditional Use Permit to allow fraternity use on an approximately 0.35 gross-acre site.

**LOCATION:** East Side of South 11th Street between East San Antonio Street and East San Carlos Street (234 South 11th Street).

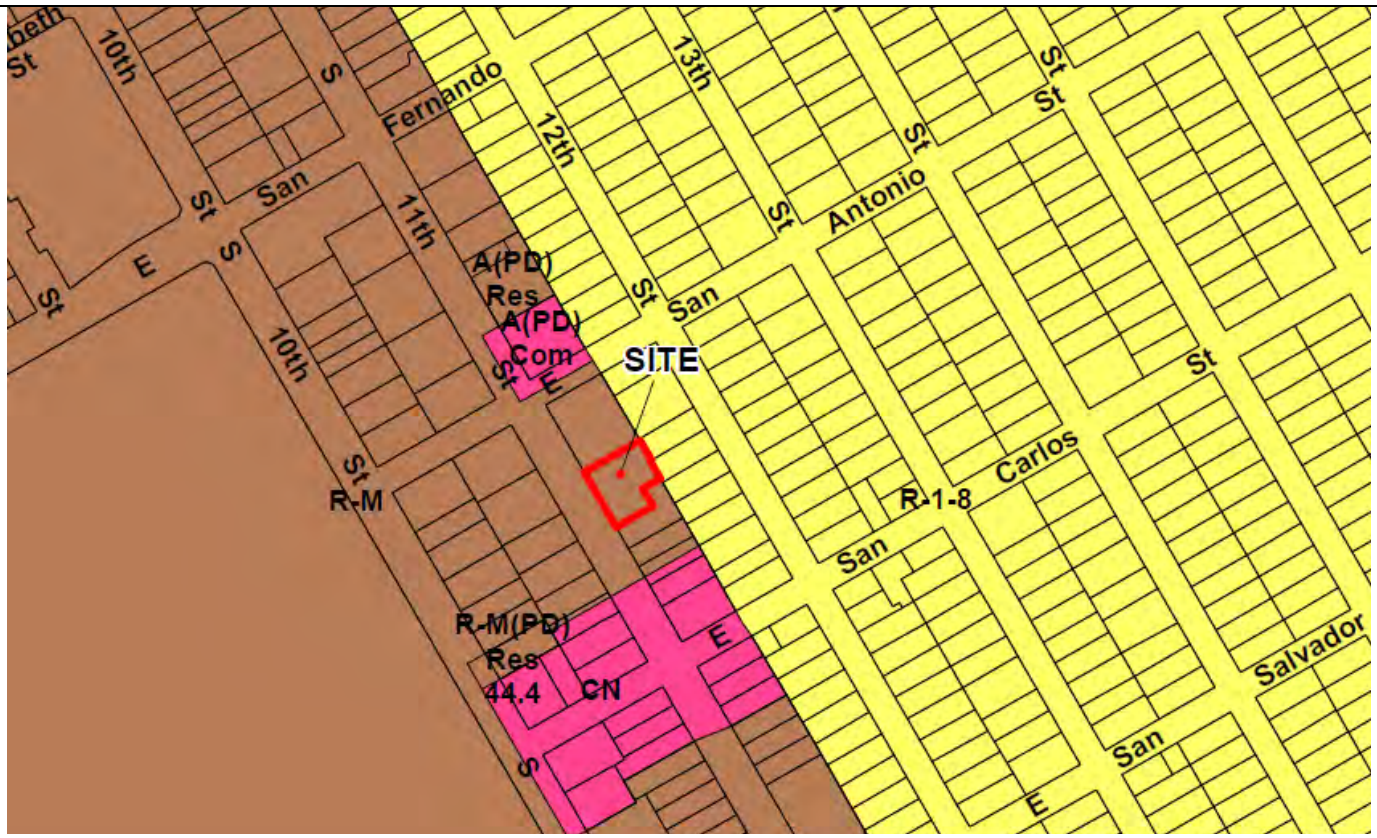
| | |
|---|---|
| Zoning | R-M Multi-Family Residential District |
| General Plan | Urban Residential (30-95 DU/AC) |
| Council District | 3 |
| Annexation Date | Original City 1850 |
| Historic Resource | Naglee Park Conservation Area |
| Specific Plan | No |

**AERIAL MAP** N ↑

## GENERAL PLAN




## ZONING



## RECOMMENDATION

Planning staff recommends approval of the proposed Conditional Use Permit for the following reasons:

1. The proposed project conforms to the Envision San Jose 2040 General Plan.
2. The findings for a Conditional Use Permit as required in the Zoning Ordinance can be made for approval of the proposed use.

## BACKGROUND

On April 25, 2012, Joe Colonna, on behalf of Alpha Xi Delta Fraternity, applied for a Conditional Use Permit to allow a 45-bed (15 sleeping rooms and 1 manager's unit) fraternity house use in the R-M Multi-Family Residential Zoning District on an approximately 0.35 gross acre site in the vicinity of San José State University. Per Chapter 20.30.100 of the San Jose Municipal Code, a fraternity house use may be allowed in the R-M Multi-Family Residential Zoning District upon issuance of a Conditional Use Permit. The Zoning Ordinance requires a Conditional Use Permit for a fraternity house. Although this use was originally established prior to the requirement for a Conditional Use Permit for fraternities, the use has been discontinued for more than 18 months, and the use has lost its legal non-conforming status. The issuance of this Conditional Use Permit will provide legal status for the subject use.

### Project Description

The 0.35 gross acre site is developed with an approximately 11,000 square foot two-story building including a basement, constructed in 1963 to house the Phi Sigma Kappa Fraternity. It was historically used as a fraternity house and more recently as a rooming house/single-room occupancy residence. On the first floor, there are a number of common rooms including a kitchen, dining room, and living room, and five bedroom units. The second floor has eleven bedrooms and a dormitory-style bathroom. The basement incorporates storage rooms and laundry facility. No physical expansion of the building or intensification of the existing facility is proposed. A total of existing 16 parking spaces are provided on site.

Surrounding uses include a 32-unit fraternity facility to the north, fraternity and sorority houses to the south and west, and single-family residential uses to the east. The subject site and surrounding uses are all within one block of the San Jose State University campus.

The proposed renovation of the north and west façades includes new exterior paint, ornamental horizontal trim band, window trims, rubblework veneer and the addition of an entry porch feature with two columns set on pedestals supporting a flat roof with ornamental entablature.

## ANALYSIS

Project analysis includes evaluation of the following: 1) conformance with the Envision San Jose 2040 General Plan, 2) conformance with the City of San Jose Zoning Ordinance, and 3) neighborhood compatibility.

**General Plan**

The Envision San Jose 2040 land use designation of Urban Residential (30-95 DU/AC) for this site allows medium density residential development. The applicant is proposing a 45-bed fraternity (15 sleeping rooms and 1 manager's unit) which is consistent with the facility's previous residential occupancy numbers. The applicant is proposing to rehabilitate and use the existing floor area to accommodate the 45 residents, with no increase in the number of sleeping rooms. This use is compatible with surrounding fraternity and sorority uses and is deemed to be in conformance with the General Plan.

**Zoning Ordinance**

No physical changes to the building or parking areas are proposed from the original approval; therefore no analysis is necessary regarding conformance to the setback and height regulations of the R-M Multi-Family Residential Zoning District.

In order to approve a Conditional Use Permit per Section 20.100.720 of the Zoning Ordinance, three specific findings to be made for the Planning Commission to approve the proposed project. These findings include:

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 property of other persons located in 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.*

All of the findings can be made based on the facts of this case, as written in the attached draft Resolution for this Permit. The proposed fraternity would use the existing facility in the same configuration and for the same use for which it was originally designed and constructed in 1963. In this case, the proposal would re-establish the fraternity use without any physical expansion of the building. It is situated among other buildings which are similar in use and situated within one block of San Jose State University campus.

Together with the proposed façade renovation and operational conditions imposed by this permit, neighboring properties should notice an improvement in the appearance and management of the facility. A Permit Adjustment is required as a condition of the draft Permit to allow for further review of detailed plans for the façade and landscape improvements since the attached plans do not identify specific materials or colors.

Proposed permit conditions related to limitations on noise, nuisance, outdoor lighting and maximum number of residents are intended to allow the use to operate in a manner that will not be detrimental to public health, safety or general welfare. Conditions for the preservation of the building are intended to maintain the use and physical appearance of the fraternity house in a manner that will not impair property located in vicinity of the site.

Parking

The subject site has a total of existing 16 off-street parking spaces. Under the current Zoning Code requirements, fraternity houses must provide a minimum of one parking space for each room and one space for each employee. Using this standard, the project as proposed requires 16 parking spaces. However, Section 20.90.210 of the Zoning Ordinance, provides that no structure constructed or use instituted prior to November 10, 1965 shall be required to meet current off-street parking requirements in the Zoning Ordinance unless there is a substantial change in the structure or in the use of the structure or land.

For purposes of this Section, "change" means any enlargement, conversion or alteration in structure or use. A "substantial change" means more than a forty (40) percent difference between the number of parking spaces required under current Code for the structure or use, as it existed on November 10, 1965, and the number of parking spaces required under the current Code for the proposed structure or use. The applicant is proposing to use the facility as it existed on November 10, 1965; therefore there is no change in the use. Hence, there is no requirement to provide additional parking and this proposal is deemed to conform to the parking requirements of the Zoning Ordinance. Four (4) long term bicycle parking spaces will be supplied in the basement on hooks secured to the wall or ceiling.

**Neighborhood Compatibility**

The proposed fraternity use is surrounded by other fraternities and sororities, and a mix of single-family and multi-family uses within proximity to the San Jose State University campus. There are no outdoor areas that would abut a neighboring property. As a fraternity, this use is closely regulated by San Jose State University which requires formally recognized fraternities to ensure good code of conduct.

**Environmental Review**

Under the provisions of Section 15301(a), of the State Guidelines for Implementation of the California Environmental Quality Act, 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, in that the project is limited to interior or exterior alterations of an existing facility.

## CONCLUSION

Planning staff recommends approval of the subject Conditional Use Permit because it furthers the Envision San Jose 2040 General Plan through the rehabilitation and maintenance of the subject building with a use that is similar to and compatible with many other surrounding uses on the subject block. The building is well suited as a fraternity house in that it was originally designed and constructed for this use and is surrounded by other fraternities and sororities. In addition, the location is good for a fraternity as it is within one block of San Jose State University.

## PUBLIC OUTREACH

Public outreach for the project has followed City Council Public Outreach Policy 6-30. A community meeting was held on October 17, 2012, and approximately 21 members of the public attended the meeting. Most attendees expressed support for the project and stated that the applicant was responsive to comments and questions from the neighbors. Other comments included questions about how noise from daily use and events would be handled. Conditions have been included in the draft resolution to address these concerns, as discussed in this report.

Property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission hearing. This staff report has been posted on the City's web site. Staff has been available to discuss the proposal with interested members of the public.

**Project Manager:** Aparna Ankola **Approved by:** Laurel Lunsford **Date:** November 28, 2012

| Owner | Attachments: |
|---|---|
| ALPHA XI DELTA FRATERNITY<br>8702 FOUNDERS ROAD<br>INDIANAPOLIS IN 46268 | Draft Resolution<br>Plan Set |

# RESOLUTION NO. 12-

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit to use certain real property described herein for the purpose of allowing fraternity use on a 0.35 gross acre site located on the east side of South 11th Street between East San Antonio Street and East San Carlos Street (234 South 11th Street).

## FILE NO. CP12-017

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 April 25, 2012, an application (File No. **CP12-017**) was filed for a Conditional Use Permit for the purpose of allowing a fraternity house use, on that certain real property (hereinafter referred to as "subject property"), situate in the R-M Multi-Family Residential Zoning District, located at 234 South 11th Street, 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, "Alpha Xi Delta Fraternity, 234 11th Street, San Jose, California," dated September 14, 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 project site is located on the east side of South 11th Street between East San Antonio and East San Carlos Streets (234 South 11th Street).
2. The site is approximately 0.35 gross acre.
3. The site has a designation of Urban Residential (30-95 DU/AC) on the adopted Envision San Jose 2040 General Plan Land Use/Transportation Diagram.
4. The site is located in the R-M Multi-Family Residential Zoning District.
5. The site is developed with an approximately 11,000 square foot two-story building with a basement.
6. The building was constructed in 1963 to house the Phi Sigma Kappa Fraternity.
7. Per Chapter 20.30.100 of the San Jose Municipal Code, a fraternity house use may be allowed in the R-M Multi-Family Residential Zoning District upon issuance of a Conditional Use Permit.
8. The fraternity use was originally established prior to the requirement for a Conditional Use Permit for fraternities.
9. The fraternity use has been discontinued for more than 18 months and has lost its legal non-conforming status.
10. The Zoning Code requires the issuance of a Conditional Use Permit to re-establish the fraternity use.
11. The site is within one block of the San Jose State University campus.
12. Surrounding uses include a 32-unit fraternity facility to the north, fraternity and sorority houses to the south and west, and single-family residential uses to the east.
13. The site is identified on the City of San Jose Historic Resources Inventory as part of the Naglee Park Conservation Area.
14. Sixteen (16) off-street parking spaces exist on the subject property.
15. Section 20.90.210 of the Zoning Ordinance provides that no structure constructed or use instituted prior to November 10, 1965 shall be required to meet current off-street parking requirements in the Zoning Ordinance unless there is a substantial change in the structure or in the use of the structure or land. For purposes of this Section, "change" means any enlargement, conversion or alteration in structure or use. A "substantial change" means more than a forty (40) percent difference between the numbers of parking spaces required under current Code for the structure or use, as it existed on November 10, 1965, and the number of parking spaces required under the current Code for the proposed structure or use.
16. The proposed fraternity use and intensity of said use is the same as that which existed in 1965, and no additional parking spaces are required under the Zoning Ordinance for the fraternity use.
17. The proposed renovation of the north and west façades includes new exterior paint, ornamental horizontal trim band, window trims, rubblework veneer and the addition of an entry porch feature that comprises of two columns set on pedestals supporting a flat roof with ornamental entablature.
18. Under the provisions of Section 15301(a) of the State Guidelines for Implementation of the California Environmental Quality Act for Existing Facilities with minor interior or exterior

alterations, this project is found by the Director of Planning 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 project will not have a significant adverse effect on the environment.

19. Notices of the public hearing for this project were sent to all tenants and property owners within 500 feet of the subject property.

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

1. The proposed project is consistent with the City's adopted Envision San Jose 2040 General Plan.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is in compliance with the California Environmental Quality Act.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds 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 property of other persons located in 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 in this title, or as otherwise required in order to integrate said use with the uses in the surrounding areas; 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 quality of traffic such use would generate; and
   b. By other public or private service for facilities as are requested.

In accordance with the findings set forth above, a Conditional Use Permit 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.

**CONDITIONS**

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the permittee fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the permittee shall be deemed to constitute all of the following on behalf of the applicant:
   a. Acceptance of the Permit by the permittee; and
   b. Agreement by the permittee to be bound by, to comply with, and to do all things required of or by the permittee 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 shall automatically expire two 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 two-year period, the proposed use of this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit pursuant to Title 20 of the San Jose Municipal Code. The Permit Adjustment must be approved prior to the expiration of this Permit.
3. **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.
4. **Permittee Responsibility.** The permittee shall ensure that the use authorized by this Permit is implemented in conformance with all of the provisions of this Permit.
5. **Use Authorization.** This Conditional Use Permit authorizes the fraternity house use to be implemented on the property within the structure subject to the terms of this permit.
6. **Occupancy.** This Conditional Use Permit authorizes the use of the main building as a 45-bed fraternity house, subject to applicable building and fire codes.
7. **Permit Adjustment Required.** Prior to the issuance of a Building Permit, the permittee shall secure and agree to implement a Permit Adjustment to the satisfaction of the Director of Planning that addresses the following items:
   a. Provide comprehensive site and landscape plans that indicate dimensions, parking and vehicular circulation, outdoor lighting that does not affect adjacent properties, and all existing and proposed vegetation.
   b. Provide clear floor plans and elevations to illustrate all building dimensions, heights and proposed materials and colors.
8. **Discretionary Review.** The Director of Planning maintains the right of discretionary review of requests to alter or amend structures, conditions or restrictions of this Conditional Use Permit incorporated by reference in this Permit in accordance with the San José Municipal Code.
9. **University Affiliation.** The fraternity using the subject site must be recognized by San José State University and remain in good standing as an affiliated fraternity/sorority.
10. **Code of Conduct.** The fraternity/sorority is required to abide by San José State University's Code of Conduct for Student Organizations.

11. **Peer Review.** The fraternity/sorority using the subject site is required to be members in good standing of an Umbrella Council or other applicable fraternity/sorority governing body as recognized by San José State University.

12. **Quiet Hours.** The fraternity is required to maintain quiet hours between 10 p.m. and 8 a.m., Sunday through Thursday, and between 11 p.m. and 8 a.m. Friday and Saturday. During quiet hours, the maximum decibel level allowed, measured at the property line, is 55 dB.

13. **Alcohol.** The consumption and use of alcohol while on fraternity/sorority premises shall be in compliance with applicable laws of the State of California, the City of San José, and any applicable rules proscribed by San José State University.

14. **Noise.** Per Chapter 20.30.700 of the Zoning Ordinance the sound pressure level generated by the use on the property shall not exceed 55 decibels at the property line. Outdoor activities on this property shall be carefully monitored to ensure compliance with this requirement.

15. **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.

16. **Community Relations Manager.** The fraternity shall post 24-hour contact information for the community relations manager in a prominent location within the establishment near the primary entrance.

17. **Cross-Access Easement.** The owner/developer of the subject property shall agree to provide an irrevocable offer for a cross access easement along the existing driveway for the benefit of the adjacent property to the north to the satisfaction of the Director of Planning Department. The purpose of this easement shall be to facilitate a wider, shared driveway that better meets current standards for a two-way driveway. This easement shall be executed upon the approval of any development permit by the City on the adjoining property to the north (currently known as 202 South 11$^{th}$ Street).

18. **Building Department Requirements.** Prior to the issuance of a Building or Occupancy Permit as needed, the following requirements must be met to the satisfaction of the Chief Building Official:

    a. *Construction Plans.* This Permit File Number, CP12-017, shall be printed on all construction plans submitted to the Building Division.

19. **Fire Department Requirements.** The permittee shall meet all requirements of the Fire Department at the Building or Occupancy Permit stage as appropriate.

20. **Public Works Department Requirements.** Prior to the issuance of Building permits, the permittee is required to have satisfied all of the following Public Works conditions

    a. **Minor Improvement Permit**: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.

    b. **Sewage Fees**: In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

    c. **Street Improvements**: Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.

d. **SNI**: This project is located within the University SNI area. Public Improvements shall conform to the approved EIR and neighborhood improvement plan.

e. **Electrical**: Existing electroliers along the project frontage will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans

21. **Construction Hours.** Any construction activity shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit.

22. **Site Maintenance.** The site and public right-of-way frontage shall be maintained free of litter, refuse, and debris.

23. **Building Maintenance**. The property shall be maintained in good visual and functional condition. This shall include, but not be limited to all exterior elements of the buildings such as paint, roof, paving, signs, lighting and landscaping.

24. **Anti-Graffiti.** The fraternity shall remove all graffiti from buildings, fences, and wall surfaces within 48 hours of defacement.

25. **Landscaping.** Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the fraternity.

26. **Refuse.** All trash areas shall be effectively screened from view, covered and maintained in an orderly state to prevent water from entering into the garbage container. Trash areas shall be maintained in a manner to discourage illegal dumping. The fraternity shall ensure that there are provisions for frequent trash pick-ups as needed to avoid overflow.

27. **Outside Storage.** No outside storage is permitted. A subsequent Permit Adjustment will be required for any future outdoor storage/accessory structures.

28. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning pursuant to applicable sections of the San Jose Municipal Code. A subsequent Sign Permit Adjustment will be required for all future signage.

29. **Trees.** No trees are authorized for removal with this permit. No tree larger than 56 inches in circumference, at a height of 24 inches above the natural grade, shall be removed without a Tree Removal Permit issued by the Director of Planning. Removal of any non-ordinance sized trees at the site shall require approval of a Permit Adjustment, subject to the discretion of the Director of Planning, Building, and Code Enforcement.

30. **Revocation, Suspension, Modification.** This Conditional Use Permit 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 Title 20 of the San José Municipal Code, it finds:

31. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of noncompliance; or
    a. 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
    b. The use as presently conducted creates a nuisance.

**ADOPTED** and issued this **5th day of December 2012**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EDESA BIT-BADAL
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.*

# EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

PARCEL ONE:

BEGINNING at a point on the Easterly line of Eleventh Street, distant thereon 157.78 feet Southeasterly from the point of intersection of the Southerly line of San Antonio Street with the Easterly line of Eleventh Street; thence running a Southeasterly direction along said Easterly line of Eleventh Street, 50 feet; thence at right angles in a Northeasterly direction and parallel with San Antonio Street, 125 feet; thence at right angles in a Northwesterly direction and parallel with Eleventh Street, 6.17 feet; thence at right angles in a Northeasterly direction and parallel with San Antonio Street, 2.96 feet; thence at right angles in a Northwesterly direction and parallel with Eleventh Street, 43.83 feet; thence at right angles in a Southwesterly direction and parallel with San Antonio Street, 127.96 feet to the said Easterly line of Eleventh Street and point of beginning being Lot 15 in Block 53 of the Naglee Park Tract as the same are delineated and designated on that certain Map entitled, "Map of the Naglee Park Tract Survey No. 2 in the City of San Jose, California, surveyed by Curtis M. Barker", and recorded in the Office of The County Recorder of said County of Santa Clara, in Book "K" of Maps, page 41.

PARCEL TWO:

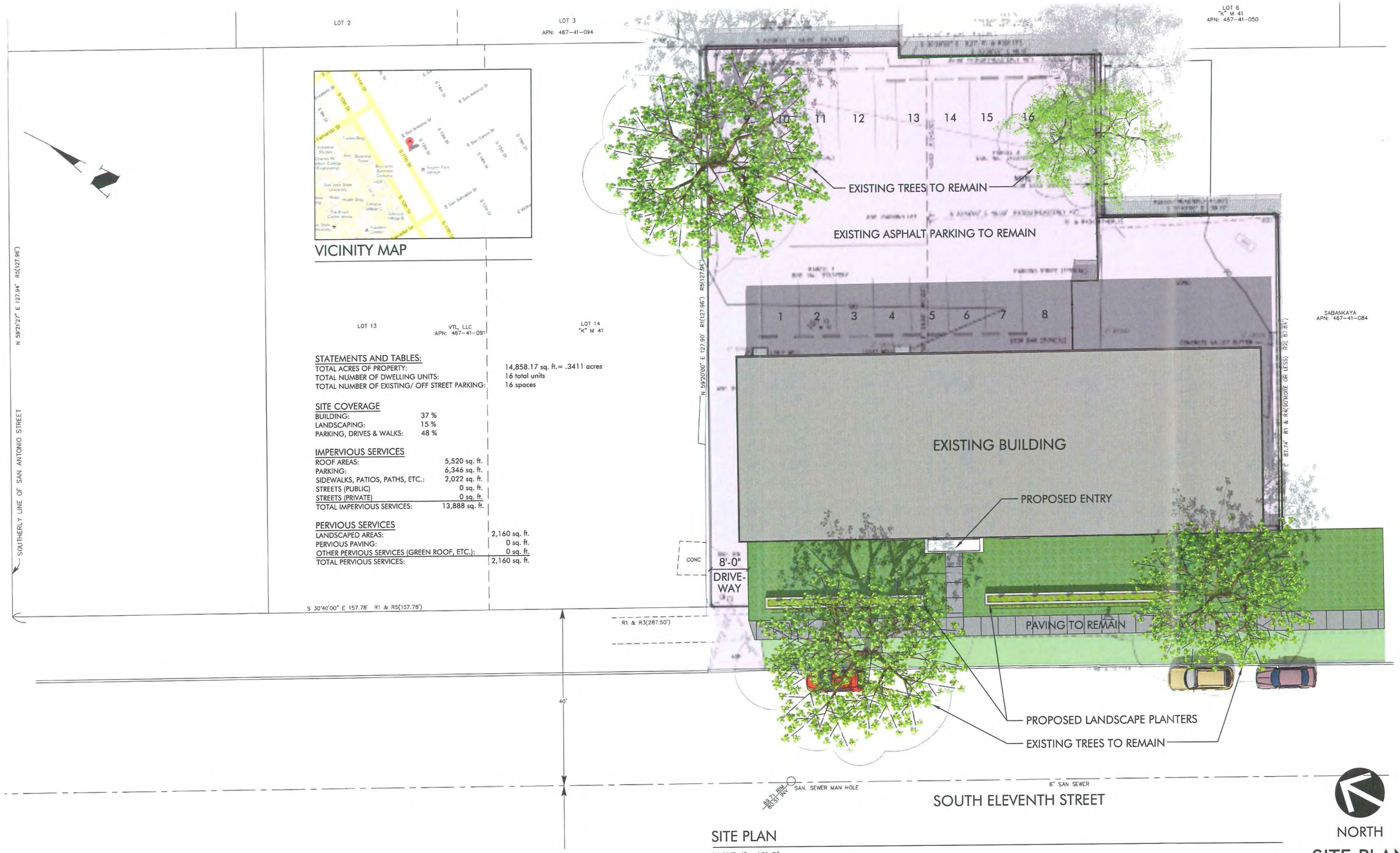
BEGINNING at a point on the Easterly line of Eleventh Street distant thereon 207.78 feet Southerly from the point of intersection of the Easterly line of Eleventh Street with the Southerly line of San Antonio Street, said point of beginning being also the Southwesterly corner of Lot 15 in Block 53 of the Naglee Park Tract Survey No. 2, according to the Map thereof of record in the Office of the County Recorder of the County of Santa Clara, State of California, in Book "K" of Maps, Page 41, Records of said County; thence running Southerly and along said Easterly line of Eleventh Street, 79.72 feet to a point on the Northerly line of land conveyed by Morgan Miles to Eliza Blake by Deed dated December 6, 1869 and recorded December 6, 1869 in Book 16 of Deeds, Page 248, Santa Clara County Records; thence running at right angles Easterly and along the Northerly line of said land so conveyed to Eliza Blake, 90 feet, more or less, to a point on the Westerly line of land conveyed by the Board of Commissioners of the Funded Debt of the City of San Jose to Henry M. Naglee by Deed dated January 20, 1865 and recorded March 13, 1865 in Book T of Deeds, page 402, Santa Clara County Records; thence running Northerly and along the Westerly line of said land so conveyed to Henry M. Naglee to a point on the Southerly line of Lot 15 in Block 53 of the Naglee Park Tract Map No. 2, as shown upon the Map thereof as hereinabove referred to; thence running Westerly and along the Southerly line of said Lot 15 to the point of beginning. Being part of Lots 3 and 6 in Fractional Block 2 Range 12 South of the base line of the City of San Jose.

PARCEL THREE:

BEGINNING at the intersection of the Northeasterly line of Eleventh Street, with the Southeasterly line of San Antonio Street; thence along said line of Eleventh Street, Southeasterly 207.78 feet to the most Westerly corner of that certain parcel of land conveyed

by Margaret Jayet, et vir, to Ernest Jayet by Deed dated March 26, 1935 and recorded December 29, 1936 in Book 807 of Official Records, Page 24; thence leaving said line of Eleventh Street and running along the Northwesterly line of said parcel of land, Northeasterly 81.90 feet to the most Northerly corner thereof, said Northerly corner also being the true point of beginning of this description; thence along the Northeasterly line of said parcel of land, Southeasterly 40 feet; thence leaving said Northeasterly line and running in a direct line Northeasterly 42 feet, more or less, to a point in the Northeasterly line of that certain parcel of land conveyed by Rawland A. Whitney to Harold Eugene Walters, et ux, by Deed dated August 20, 1946 and recorded August 22, 1946 under Recorders File No. 419528, said point being distant along said Northeasterly line Southeasterly 40 feet from the most Northerly corner of said parcel of land so conveyed to Harold Eugene Walters, et ux; thence Northwesterly along said Northeasterly line 40 feet to said most Northerly corner; thence along the Northwesterly line of said parcel of land so conveyed to Walters, Southwesterly 43.10 feet to the true point of beginning and being a part of fractional Block 2 Range 12 South of the base line of the City of San Jose.

APN: 467-41-092




VICINITY MAP

## STATEMENTS AND TABLES:

| | |
|---|---|
| TOTAL ACRES OF PROPERTY: | 14,858.17 sq. ft.= .3411 acres |
| TOTAL NUMBER OF DWELLING UNITS: | 16 total units |
| TOTAL NUMBER OF EXISTING/ OFF STREET PARKING: | 16 spaces |

## SITE COVERAGE

| | |
|---|---|
| BUILDING: | 37 % |
| LANDSCAPING: | 15 % |
| PARKING, DRIVES & WALKS: | 48 % |

## IMPERVIOUS SERVICES

| | |
|---|---|
| ROOF AREAS: | 5,520 sq. ft. |
| PARKING: | 6,346 sq. ft. |
| SIDEWALKS, PATIOS, PATHS, ETC.: | 2,022 sq. ft. |
| STREETS (PUBLIC) | 0 sq. ft. |
| STREETS (PRIVATE) | 0 sq. ft. |
| TOTAL IMPERVIOUS SERVICES: | 13,888 sq. ft. |

## PERVIOUS SERVICES

| | |
|---|---|
| LANDSCAPED AREAS: | 2,160 sq. ft. |
| PERVIOUS PAVING: | 0 sq. ft. |
| OTHER PERVIOUS SERVICES (GREEN ROOF, ETC.): | 0 sq. ft. |
| TOTAL PERVIOUS SERVICES: | 2,160 sq. ft. |

SITE PLAN

SCALE: 1" = 10'-0"

NORTH

SITE PLAN

SCALE: 1"= 10'-0"

0 10 20 40

NOVEMBER 19, 2012 PROJECT NO: 1101.001

DAHLIN GROUP
ARCHITECTURE
PLANNING

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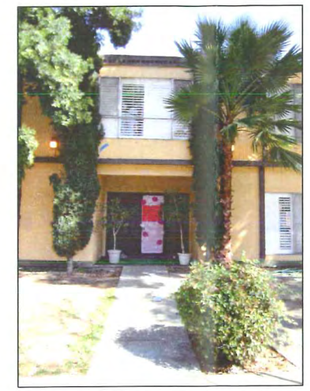
# ALPHA XI DELTA FRATERNITY

234 11th STREET SAN JOSE, CALIFORNIA

A.0

CP12-017

EXISTING FRONT ELEVATION



EXISTING FRONT ENTRY

EXISTING RIGHT SIDE ELEVATION

EXISTING REAR ELEVATION

EXISTING LEFT SIDE ELEVATION

PROPOSED FRONT ELEVATION RENDERING

PROPOSED LEFT SIDE ELEVATION

LEFT SIDE TRIM BAND
TO MATCH FRONT
PORCH BAND

# EXISTING BLDG./ SIDE ELEV. FRONT ELEV. RENDERING

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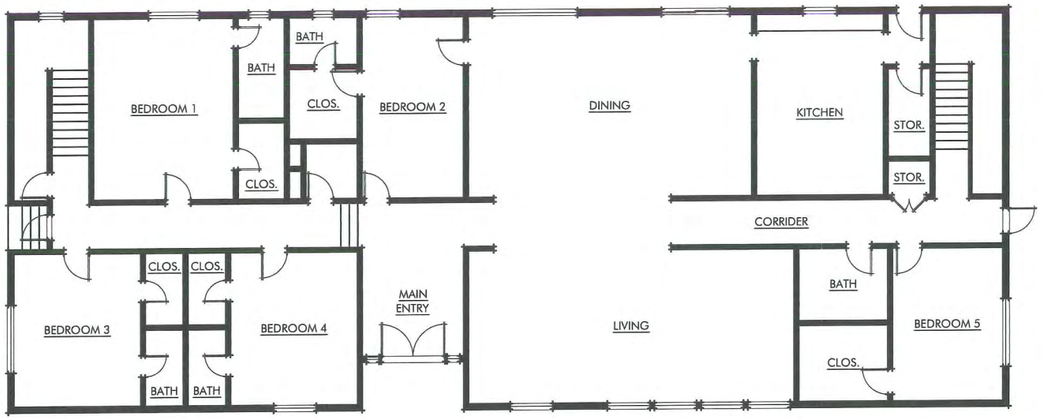
## ALPHA XI DELTA FRATERNITY

234 11th STREET SAN JOSE, CALIFORNIA

A.1

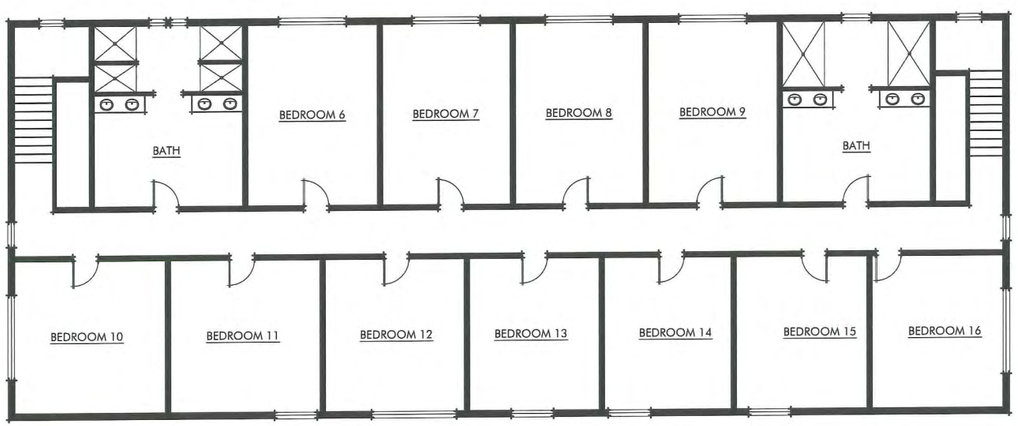



## FIRST FLOOR PLAN

SCALE: 1/8" = 1-0"

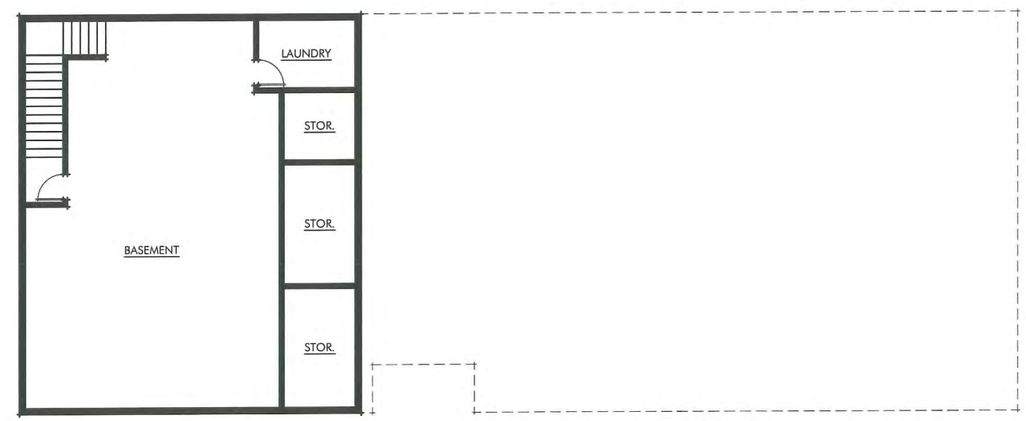
## PROPOSED FRONT ELEVATION @ 11th STREET

SCALE: 1/8" = 1-0"




## SECOND FLOOR PLAN

SCALE: 1/8" = 1-0"




## BASEMENT FLOOR PLAN

SCALE: 1/8" = 1-0"

NORTH

# FLOOR PLANS

SCALE: 1/8" = 1'-0"

0 8 16 32

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# ALPHA XI DELTA FRATERNITY

234 11th STREET SAN JOSE, CALIFORNIA

A.2