

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC13-002

Submitted: January 18, 2013

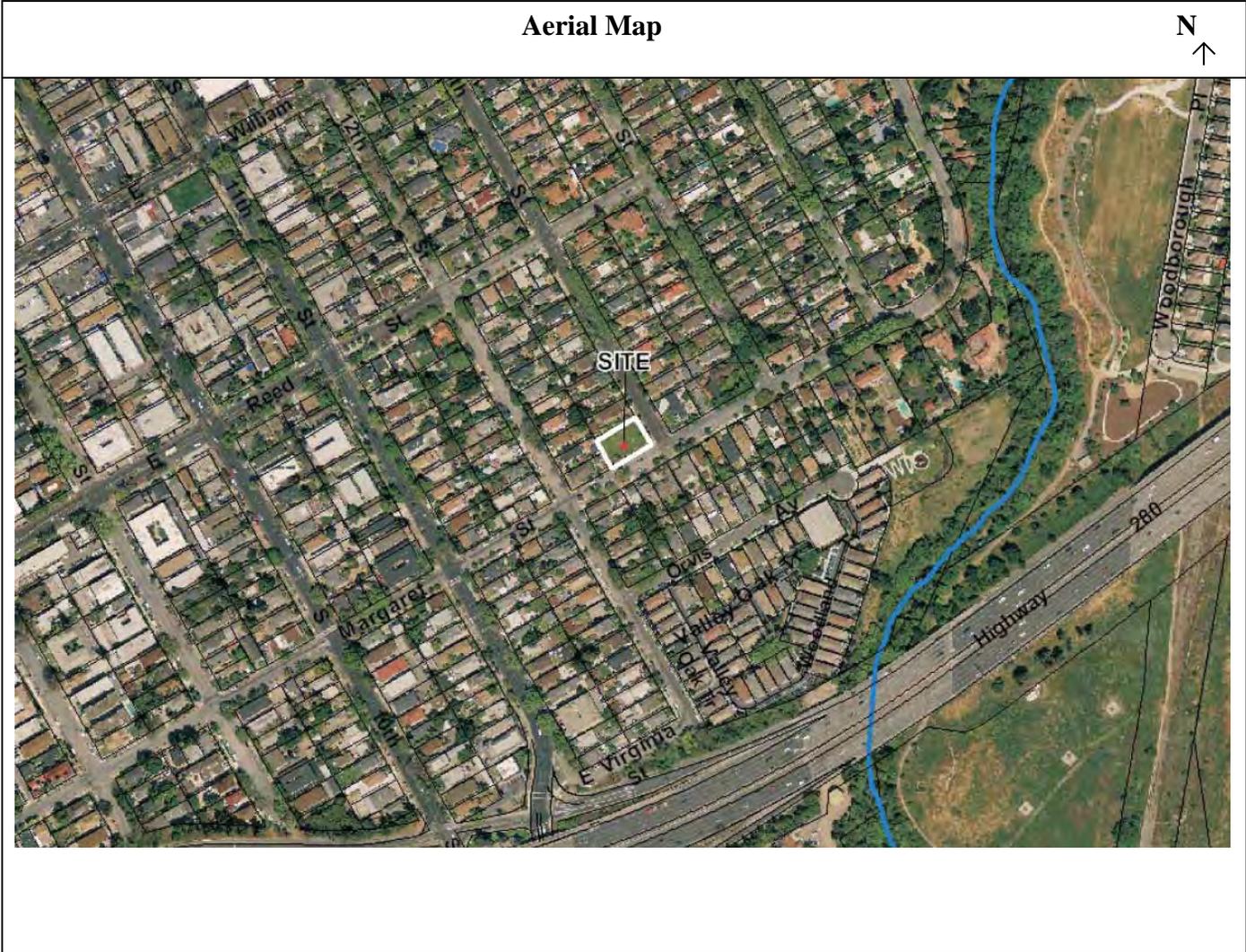
PROJECT DESCRIPTION:

A Planned Development Zoning application to rezone the subject 0.21 gross acre site from the R-1-8 Residential Zoning District to the R-1-8(PD) Planned Development Zoning District to allow for the development of up to two (2) single-family detached residences.

LOCATION:

Northwest corner of Margaret Street and S 13th Street (681 S 13th Street).

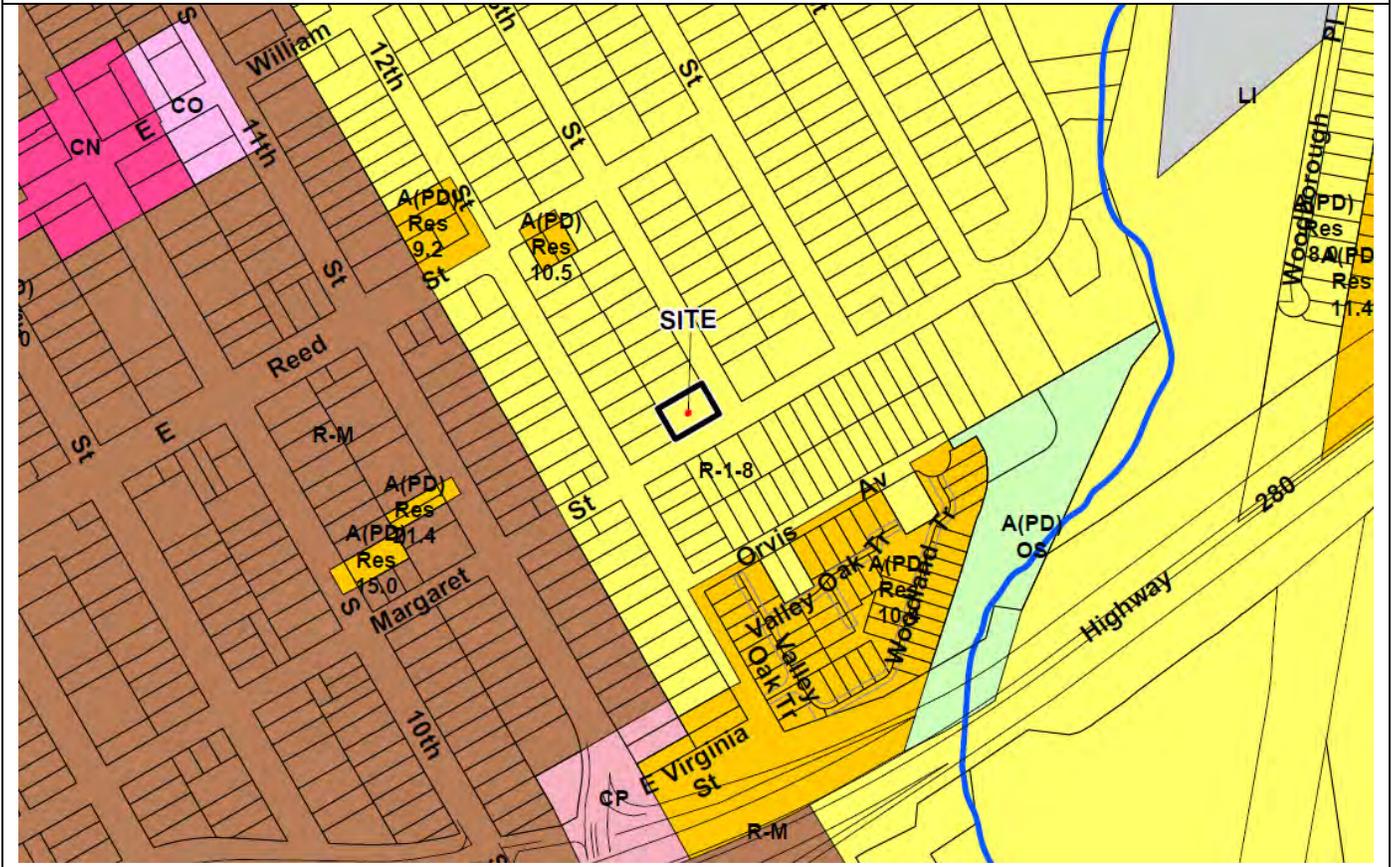
Zoning	R-1-8 Single-Family Residence
Proposed Zoning	R-1-8(PD) Planned Development
General Plan	Residential Neighborhood
Council District	3
Annexation Date	March 27, 1950 (Original City)
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	NA



ENVISION SAN JOSE 2040 GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends that the Planning Commission find that the project is in conformance with the California Environmental Quality Act (CEQA) and recommend to the City Council approval of the proposed Planned Development Rezoning on the subject site for the following reasons:

1. The proposed Planned Development Rezoning is consistent with the goals and policies of the Envision San Jose 2040 General Plan and the Residential Neighborhood land use designation. The project matches the development pattern of the surrounding area and is at a density less than the maximum of 8 DU/AC. Staff is recommending that the R-1-8 designation remain as the base zoning district.
2. The project is found to be exempt from environmental review under Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), which exempts the construction of up to three single-family residences in urbanized areas.
3. The project is consistent with the Residential Design Guidelines.
4. The project is compatible with the surrounding land uses.

BACKGROUND & DESCRIPTION

On January 18, 2013, Firoz Pradhan, applied for a Planned Development Rezoning of the subject site to allow for the development of two (2) single-family detached residences on a corner lot. The subject property is currently zoned R-1-8, and the applicant proposes to rezone the property to R-1-8(PD). The minimum lot size for the R-1-8 Zoning District is approximately 5,445 square feet in area; however, the average lot size, based on a survey of properties in the neighborhood vicinity is approximately 4,680 square feet. The applicant proposes two (2) lots at 4,621 square feet. The conceptual site plan depicts two (2), two-story, single-family detached residences on individual lots. Each unit will have a front and rear yard. Both lots are proposed with 58.36 feet of frontage, with a depth of 82 feet.

A Planned Development Zoning is proposed since this allows greater flexibility with respect to minimum lot size and setback requirements. The benefit of the Planned Development Zoning in this case, also allows the City the ability to more closely regulate site and architectural design elements of the project to ensure that houses are compatible with those in the neighborhood. See analysis sections for additional discussion on this matter.

Staff is recommending that the property retain the existing R-1-8 zoning designation for the base zoning district, so that in the event that the developer or property owner later decides not to pursue a Planned Development Permit, they will retain the development opportunities provided under the current R-1-8 Zoning.

Site and Surrounding Uses

The subject site is currently vacant, and is surrounded on all sides with single-family detached residences.

ANALYSIS

The proposed rezoning was analyzed with respect to: 1) conformance with the Envision San Jose 2040 General Plan, 2) conformance with the Residential Design Guidelines, 3) sustainability, and 4) conformance with the California Environmental Quality Act (CEQA).

Envision San Jose 2040 General Plan Conformance

The site has a General Plan land use designation of Residential Neighborhood which has a typical maximum density of 8 dwelling units per acre (8 DU/AC). This designation is applied broadly throughout the City to encompass most of the established, single-family residential neighborhoods. The intent of this designation is to preserve the existing character of these neighborhoods and to strictly limit new development to infill projects which closely conform to the prevailing existing neighborhood character as defined by density, lot size and shape, massing and neighborhood form and pattern. New infill development should improve and/or enhance existing neighborhood conditions by completing the existing neighborhood pattern, while bringing infill properties into general conformance with the quality and character of the surrounding neighborhood. The average lot size, orientation, and form of new structures for any new infill development must therefore generally match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project.

The proposed two (2) detached single family residences on 4,621 square foot individual lots are at a density of 9.43 DU/AC. The lots are smaller than minimum lot size of 5,445 square feet for an R-1-8 lot; however, the existing prevailing lot sizes in the neighborhood, along Margaret Street and 13th Street are approximately 4,680 square feet each (approximately 9 DU/AC). The development proposal is in keeping with the surrounding development pattern of single-family residences on narrow lots. The average lot width for the surrounding neighborhood is approximately 44 feet, with the average lot length around 117 feet. The applicant proposes two lots that are approximately 58.56 feet and 82 feet long. The proposed single family residences, shown in the conceptual plans, provided by the applicant, are consistent with the prevailing neighborhood character in density, lot size, and lot pattern, and lot configuration.

In addition, the proposed project is consistent with the following San Jose 2040 General Plan Goals and Policies:

1. Goal LU-11 – Residential Neighborhoods: Regulate the urban form, architectural quality and contextual compatibility of new construction and uses within the City's varied residential neighborhoods to promote a residential neighborhood environment conducive to a high quality of life for neighborhood residents and visitors.

This zoning application proposes typical two-story, single-family residential detached units, in a lot pattern consistent with the residential development pattern in the surrounding area. The proposal is in keeping with neighboring density, massing and overall architectural design.

2. Policy LU-11.1: Design all new single-family detached residences so that each home has a frontage on a public street or on a private street that appears and functions as a public street.

The zoning application proposes two single-family residences, each fronting onto Margaret Street. The corner lot will also have garage access onto S 13th Street.

3. Policy LU-11.2: Support subdivisions of residential lots if the new lots reflect the established pattern of development in the immediate area, including lot sizes and street frontages. Discourage residential developments, such as courthomes or flag lots, that increase residential densities for an area or disrupt an established neighborhood pattern. Allow new development of a parcel, including one to be subdivided, to match the existing number of units on that parcel; design such subdivisions to be compatible with and, to the degree feasible, consistent with the form of the surrounding neighborhood pattern. Consider allowing secondary units (granny or in-law units) in lieu of creating flag lots, substandard lots, or parcels that disrupt an established neighborhood pattern.

The zoning application proposes two single-family detached residences on individual lots. The proposed lot size and density is consistent with the development pattern of the neighboring area, based upon a survey of lots in the nearby vicinity. The applicant is not proposing a flag lot design, as each lot will have individual frontage onto Margaret Street. The corner lot will have garage access onto S 13th Street, which is in keeping with other corner lots in the neighborhood.

4. Policy LU-11.6: For new infill development, match the typical lot size and building form of any adjacent development, with particular emphasis given to maintaining consistency with other development that fronts onto a public street to be shared by the proposed new project. As an exception, for parcels already developed with more than one dwelling unit, new development may include up to the same number of dwelling units as the existing condition. The form of such new development should be compatible with and, to the degree feasible, consistent with the form of the surrounding neighborhood pattern.

The proposed project would continue the development pattern of the adjacent neighborhood consistent with its character of small, narrow lots, with a density of approximately 9 dwelling units per acre. The proposed architecture, building materials, and garage layouts are also consistent with the surrounding neighborhood pattern.

Residential Design Guidelines

This zoning application proposes a maximum of two (2) single-family detached residences designed consistent with the intent of the Guidelines. The single-family detached residences are all on individual lots with private rear yards. The proposed dwelling on Lot 2 has a detached garage that takes frontage off of Margaret Street, while the other dwelling on Lot 1 has an attached garage that takes frontage off of a corner street side on S 13th Street. Each dwelling takes driveway access on separate streets.

Site Design

This zoning application proposes typical two-story, single-family residential detached units in a lot pattern consistent with the residential development pattern in the surrounding area. The proposed Land Use Plan proposes a minimum lot size of 4,621 square feet, a minimum 18-foot front yard setback, 5-foot interior side setbacks, and 20-foot rear setbacks for the living portions of the residence, including all two-story elements. For Lot 1 (corner lot) the applicant proposes a 12.5-foot corner side setback for the living portions of the residence, a 10-foot corner side setback for the attached garage, and a 5-foot rear setback for the attached garage. The detached garage for Lot 2 (interior lot) shown on the proposed Land Use Plan proposes a 1-foot and 2-inch rear setback, and a 1-foot and 2-inch side setback. The proposed 18-foot front yard setback is consistent with the average front setbacks of existing residential development in the neighborhood. The minimum 5-foot side yard setback for the proposed residences is the minimum setback permitted in the R-1-8 Zoning District. The proposed side and rear setback for the detached garage is

consistent with the minimum setback permitted for detached accessory structures in the R-1-8 Zoning District. The proposed 20-foot rear yard setback for the residences is also consistent with surrounding development.

The site layout, height, and setbacks, comply with the development standards recommended in the Residential Design Guidelines, which ensure compatible unit relationships and proper integration with the surrounding neighborhood, which is comprised primarily of older single-family houses with detached garages. The majority of dwelling units on interior lots in this area have detached garages placed well behind the main living areas. As demonstrated in the submitted conceptual plans, the applicant is proposing a similar design for Lot 2. While the garage is not detached from the dwelling unit on Lot 1, the garage takes access off of a different street, and the driveway paving is broken up into strips (i.e. Hollywood drives or ribbon drives), and is consistent with dwelling units on corner lots in this area. The placement of the garage also allows for a private rear yard for Lot 1. The proposed site design maximizes landscape opportunities along the streetscape with minimal interruptions by driveway aprons, while also softening the appearance of the attached garage. An additional benefit to this design is that curbside parking opportunities are maximized, since the project site has over 200 feet of street frontage.

Height

Consistent with the Guidelines, the project proposes an overall maximum height of approximately 26 feet, 8-inches and two-stories. The standard R-1-8 development regulations allow development with a height of 35 feet and 2.5 stories. Staff recommends a maximum height of 30 feet and/or two stories for the residences, and a maximum height of 16 feet for any attached/detached garages.

Parking

The Residential Design Guidelines indicate a parking standard for single-family detached residences of two (2) covered parking spaces per residence. The project provides two (2) on-site covered parking spaces in a private garage for each unit. Lot 2 takes access off of Margaret Street, while Lot 1 takes access off of S 13th Street. In addition, both will have off-site street parking space within 150 feet of each of the residences. Therefore, parking for the proposed project is in conformance with the Guidelines. An additional site layout option, outlined within the Development Standards, would allow both garages constructed towards the rear of the lots, taking access off of Margaret Street, as long as Lot 1 and Lot 2 share a common driveway, not to exceed one car width. An attached garage for Lot 2 would be permissible, so long as the rear setback for the garage is a minimum of 15 feet, and is constructed towards the rear of the lot. Both alternatives would promote residential design consistent with the development pattern of the area.

Sustainability

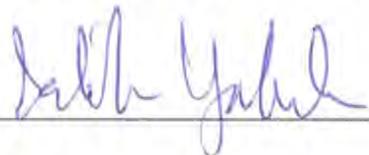
This project is subject to the City of San Jose Green Building Ordinance for New Construction Private Development. A future Planned Development Permit for this project will be conditioned to provide a GreenPoint or LEED checklist for the project prior to issuance of a building permit. The project's specific green building measures have not been established at this stage of the process, but will be more evaluated at the Planned Development Permit stage.

California Environmental Quality Act (CEQA)

The project is found to be exempt from environmental review under Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), which exempts the construction of up to three single-family residences in urbanized areas.

PUBLIC OUTREACH/INTEREST

In addition to a community meeting, as previously discussed, 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 website. 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: Kristinae Toomians **Approved by:**  **Date:** 2/5/13

Owner/Applicant: Firoz Pradhan 10896 Linda Vista Dr Cupertino, CA 95014 Mohammad T. Ibrahim 1111 Petroni Way San Jose, CA 95120	Attachments: Development Standards Plan Set
--	--

FILE NO. PDC13-002
WONDER HOME NAGLEE PARK PROJECT NO. 1
DEVELOPMENT STANDARDS
Revised 1-31-13

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

ALLOWED USES

- Up to two lots
- One single-family detached dwelling on each lot.
- Uses for the R-1-8 Zoning District allowed, as amended.

SETBACKS

Front:

- The minimum front setback for Lot 1 and Lot 2, along Margaret Street shall be 18 feet.

Rear:

- The rear setbacks, except for a garage, including second story portions shall be a minimum of 20 feet.
- An attached garage may be permitted for Lot 2, provided that the rear setback for the garage is a minimum of 15 feet, and is constructed towards the rear of the lot.
- The minimum rear setback for a detached garage for Lot 2 shall be 1 foot, 2 inches.

Side:

- The minimum corner side setback for Lot 1, along S 13th Street shall be 10 feet for the attached garage, and 12.5 feet for any residential portions.
- The minimum interior side setback for Lot 1 and Lot 2 shall be a minimum of 5 feet.
- The minimum side setback for a detached garage for Lot 2 shall be 1 foot, 2 inches.

MINOR ARCHITECTURAL PROJECTIONS:

- Minor architectural projections such as, fireplaces, bay windows 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, or whichever is greater.

MAXIMUM HEIGHT ALLOWANCES

- The maximum height allowed for the residential portions is 30 feet and/or two-stories, except as otherwise noted.
- The detached or attached garage for Lot 2 shall be limited to 16 feet and one-story.
- The attached garage for Lot 1 shall be limited to one story within the 20 foot rear setback area.

PARKING REQUIREMENTS:

- A minimum of two covered parking spaces per unit.
- An alternative site layout, with both garages constructed towards the rear of the lots, and taking access off of Margaret Street shall be permitted if Lot 1 and Lot 2 share a common driveway, not to exceed one car width.

PRIVATE OPEN SPACE:

- A minimum of 900 square feet of the lots shall be private open space, which may include porches, patios, and decks on any floor.

ARCHITECTURAL DESIGN:

- The architectural design of the houses shall be consistent with the intent of the Residential Design Guidelines.



WONDER HOMES NAGLEE PARK PROJECT No. 1
Plan Development For Two Detached Single Family Houses

APN # 472-22-088 At The North/West Corner of Margaret St. & S. 13th Street, San Jose, CA

PDC13-002

NOTES

APPLICABLE CODES

1) CALIFORNIA FIRE CODE 2010 EDITION
 2) CALIFORNIA BUILDING CODE 2010 EDITION (2006 IBC)
 3) CALIFORNIA MECHANICAL CODE 2009 EDITION
 4) CALIFORNIA PLUMBING CODE 2010 EDITION
 5) CALIFORNIA ELECTRIC CODE 2010 EDITION
 6) CALIFORNIA ENERGY EFF. STAND. 2010 EDITION
 7) ANY OTHER APPLICABLE LOCAL/STATE LAWS & REGULATIONS.

WINDOW U-FACTOR

ALL WINDOWS TO COMPLY WITH U-FACTOR STATED ON T-24 SHEET (0.48 NFRC) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY U-FACTOR FROM THIS SHEET.

PROJECT DESCRIPTION

THIS PROJECT WILL CONSIST OF A TWO LOT PLAN DEVELOPMENT ON VACANT LOT AT THE NORTH WEST CORNER OF S. 13th STREET AND MARGARET STREET. THIS PROJECT OF DIVIDING THE EXISTING 9,243 SQ. FT. LOT INTO TWO LOTS WITH ONE SINGLE FAMILY TWO STORY HOUSE ON EACH LOT. EACH HOUSE WILL NOT EXCEED 2,550 SQ. FT. AND EACH GARAGE WILL NOT EXCEED 455 SQ. FT. THE DESIGN OF THE HOUSE WILL WORK TO PROVIDE USABLE REAR YARD AREA OF 900 SQ. FT. MIN. THE DESIGN OF THE STRUCTURES WILL BLEND WITH THE ESTABLISHED ARCHITECTURAL VOCABULARY OF THE EXISTING NEIGHBORHOOD.

SITE INFORMATION

PROPERTY OWNER
 FIROZ B. PRADHAN AND MOHAMMAD T. IBRAHIM
 10896 LINDA VISTA DR, CUPERTINO, CA 95014 AND 1111 PETRONI WAY SAN JOSE, CA 95120
 PH 408-821-2052 PH 408-771-1220

APN #, 472-22-088
 ZONING, R-1-8 CONVERT TO PD
 OCCUPANCY GROUP (S), R-3/U
 CONSTRUCTION TYPE, V-B
 NUMBER OF UNITS = USE - 2 SINGLE FAMILY RES.
 # OF STORIES = 2
 LOT SIZE, .21-ACRE = 9,243.04/2=4,621.52 SQ. FT. PER LOT
 NON-RESIDENTIAL USE = NA

SHEET INDEX - TABLE OF CONTENTS

1	COVER/TITLE SHEET, PROJECT DATA
2	LAND USE PLAN
3	CONCEPTUAL SITE PLAN & NEIGHBORHOOD ARCHITECTURAL SURVEY
4	CONCEPTUAL GRADING & DRAINAGE PLAN
5a	CONCEPTUAL FLOOR PLAN / ROOF PLAN LOT #1
5b	CONCEPTUAL FLOOR PLAN / ROOF PLAN LOT #2
5c	CONCEPTUAL ELEVATIONS LOT #1
5d	CONCEPTUAL ELEVATIONS LOT #2

NO LANDSCAPE PLAN REQUIRED AS THESE UNITS ARE SINGLE FAMILY RESIDENCES

ABBREVIATIONS

S-4	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.1	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.2	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.3	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.4	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.5	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.6	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.7	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.8	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.9	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.10	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.11	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.12	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.13	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.14	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.15	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.16	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.17	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.18	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.19	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.20	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.21	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.22	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.23	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.24	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.25	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.26	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.27	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.28	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.29	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.30	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.31	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.32	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.33	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.34	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.35	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.36	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.37	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.38	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.39	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.40	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.41	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.42	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.43	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.44	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.45	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.46	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.47	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.48	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.49	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.50	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.51	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.52	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.53	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.54	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.55	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.56	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.57	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.58	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.59	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.60	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.61	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.62	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.63	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.64	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.65	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.66	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.67	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.68	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.69	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.70	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.71	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.72	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.73	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.74	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.75	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.76	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.77	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.78	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.79	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.80	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.81	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.82	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.83	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.84	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.85	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.86	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.87	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.88	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.89	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.90	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.91	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.92	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.93	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.94	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.95	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.96	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.97	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.98	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.99	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced
S-4.100	Angle	D.S.P.	Dry Stack	RESE	Resilient	REIN	Reinforced



PROPOSED LOT #1 (RIGHT LOT)
 GARAGE 450.5 SQ. FT.
 FF 1,268.5 SQ. FT.
 SF 1,218 SQ. FT.
 FAR = 2,487/4,621.52=53.8%

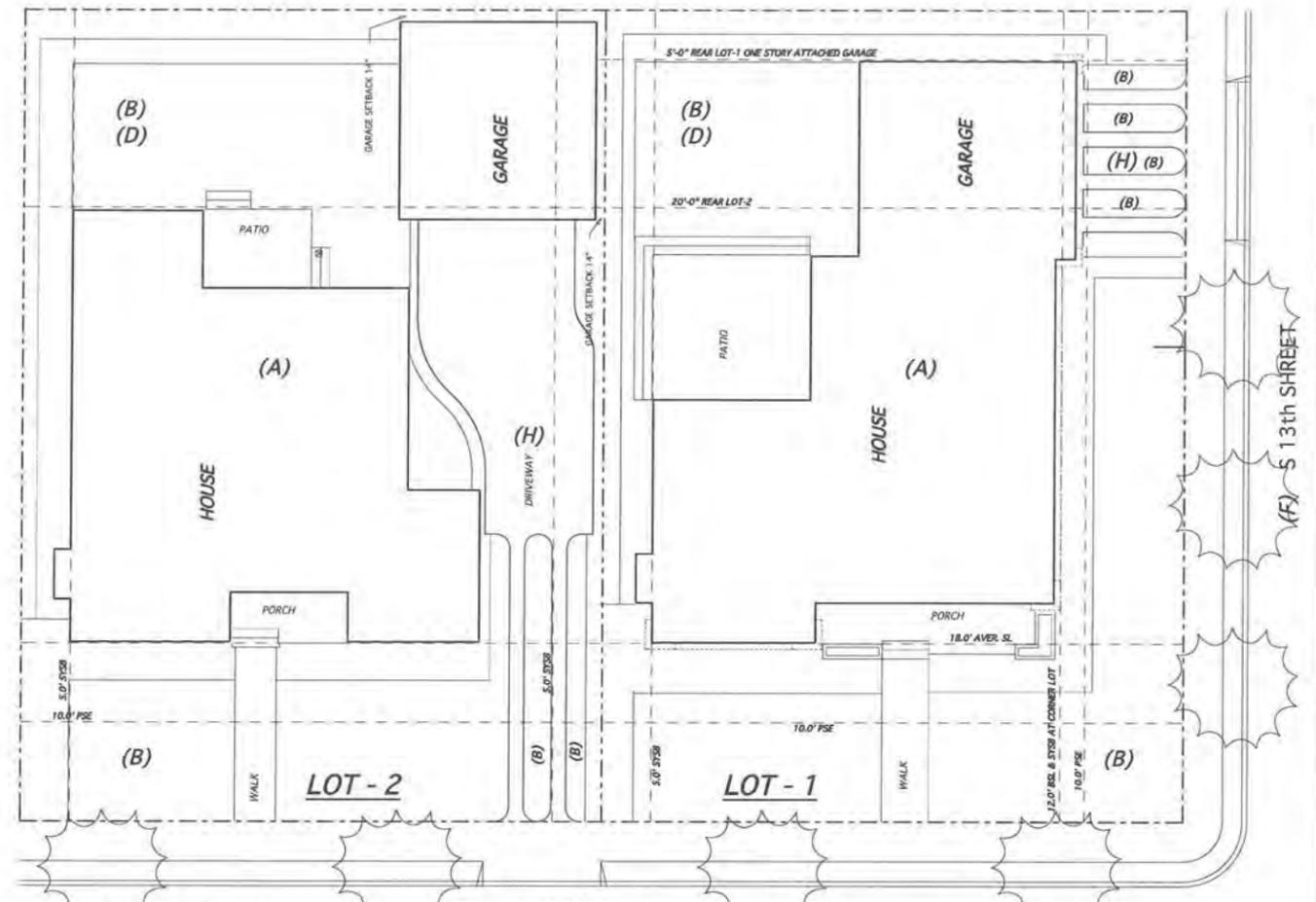
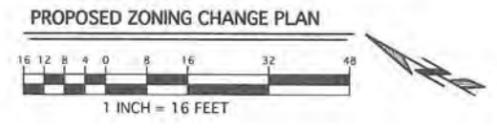
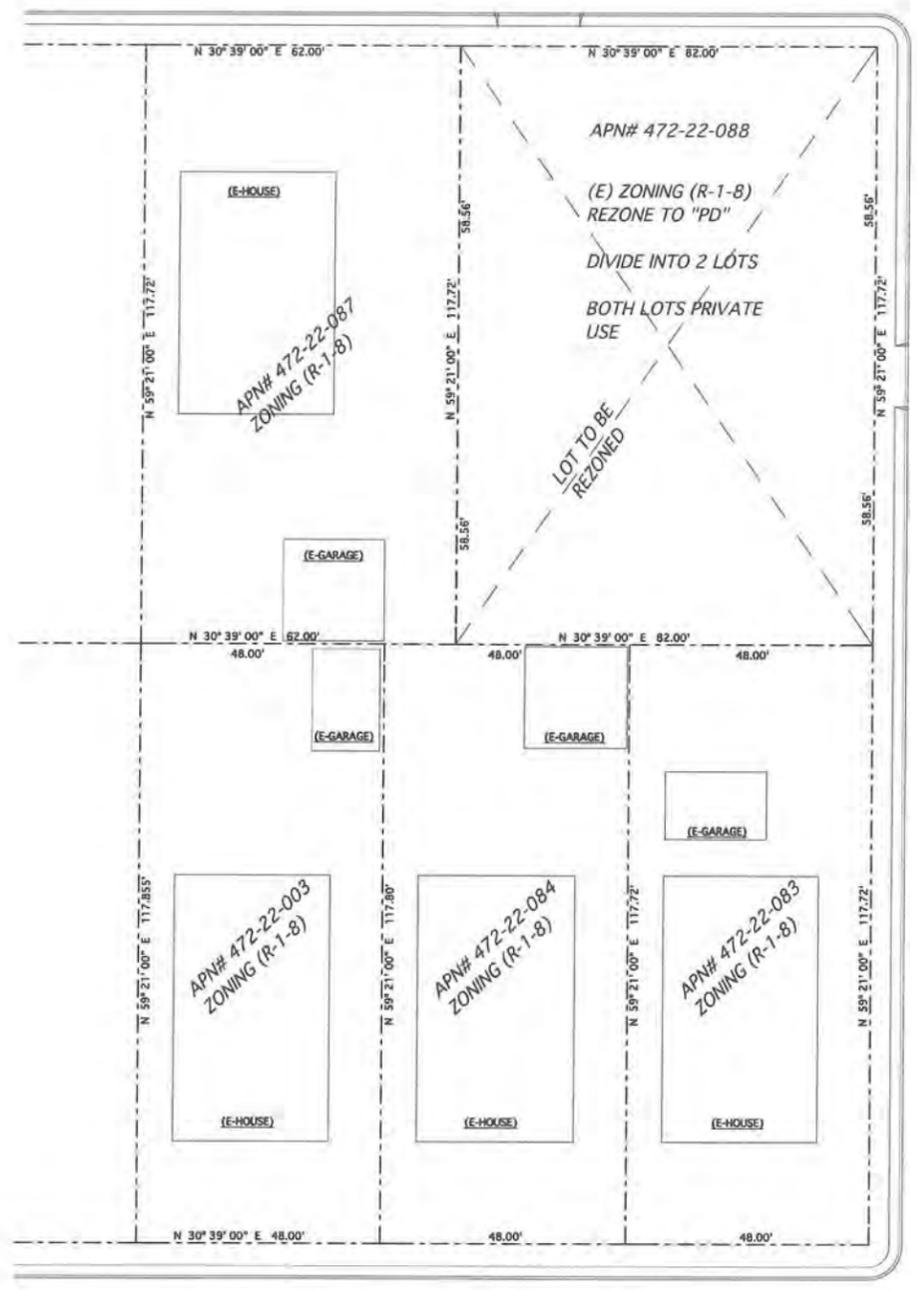
PROPOSED LOT #2 (LEFT LOT)
 GARAGE 440
 FF 1,392 SQ. FT.
 SF 1,120 SQ. FT.
 FAR = 2,512/4,621.52=54.35%

STREAMS OR WATER WAY	NA
AVERAGE LOT SLOPE	LESS THEN 1%
STORM WATER TREATMENT	NA
SITE DRAINAGE	NA
TYPES OF IMPERVIOUS COVERAGE	
STRUCTURE/ROOFS	3,558 SQ. FT.
PATIO & PORCH	575 SQ. FT.
PARKING	NA SQ. FT.
DRIVEWAY & WALKWAY	766 SQ. FT.
SPORT COURT & POOLS	NA SQ. FT.
STREET PARKING REQ.	NO ADDITIONAL STREET PARKING REQUIRED
TYPES OF PERVIOUS COVERAGE	
TREES	T.B.D. & PLANTING STRIP
PLANTING AREAS	1,323 SQ. FT.
LAWN	2,777 SQ. FT.
GROUND COVER	654 SQ. FT.

DEVELOPMENT SCHEDULE

BOTH UNITS WILL BE CONSTRUCTED SIMULTANEOUSLY AND COMPLETED AT THE SAME TIME. THIS WILL INCLUDE ALL STRUCTURES & SITE WORK. THE ESTIMATED CONSTRUCTION SCHEDULE FROM GROUND BREAKING TO COMPLETION WILL BE NO MORE THAN 12 MONTHS.





LAND USE PLAN



UNIT DENSITY & SETBACKS

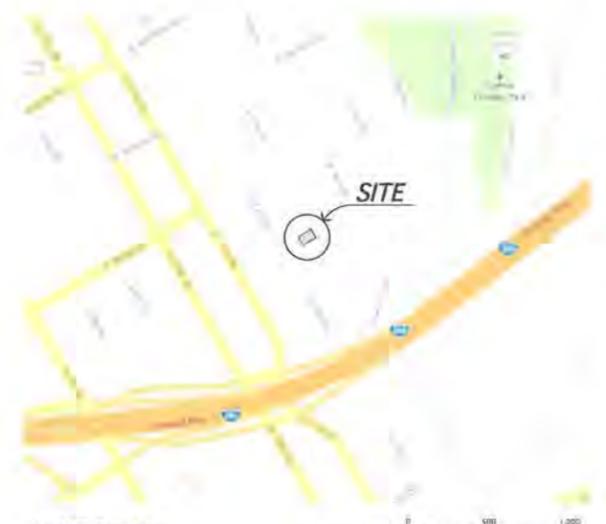
UNIT DENSITY = 10 UNITS PER ACRE
 MAX STRUCTURE HEIGHT HABITABLE = 30'-0"
 MAX STRUCTURE HEIGHT ATTACHED GARAGE WITHIN 20'
 REAR SET BACK
 MAX HEIGHT ONE STORY (16'-0") (AT MID POINT OF ROOF BETWEEN TOP OF TOP PLATE AND TOP OF RIDGE 12'-0")
 MAX STRUCTURE HEIGHT DETACHED GARAGE
 MAX HEIGHT ONE STORY (16'-0") (AT MID POINT OF ROOF BETWEEN TOP OF TOP PLATE AND TOP OF RIDGE 12'-0")
 SETBACK LOT-1
 HOUSE
 FRONT = 18'-0"
 CORNER SIDE = 10'-0"
 INSIDE SIDE = 5'-0"
 HABITABLE REAR = 20'-0"
 ATTACHED GARAGE
 REAR = 5'-0"
 SETBACK LOT-2
 HOUSE:
 FRONT = 18'-0"
 SIDE = 5'-0"
 HABITABLE REAR = 20'-0"
 DETACHED GARAGE:
 FRONT = 60'-0"
 SIDE = 1'-2"
 REAR = 1'-2"
 REQUIRED REAR YARD AREA (INCLUDING COVERED PATIOS)
 900 Sq. Ft. MIN
 PARKING RATIO = 2 COVERED PARKING SPACES PER UNIT

USE AREA IDENTIFICATION TABLE

B	UNIT TYPE (SINGLE FAMILY RESIDENTIAL)
C	LANDSCAPE AREAS
D	NA - COMMON OPEN SPACE
E	PRIVATE OPEN SPACE
F	NA - PUBLIC OPEN SPACE
G	PUBLIC STREET
H	NA - PRIVATE STREET
J	DRIVEWAY
	PUBLIC EASEMENTS

SITE INFORMATION

APN # 472-22-088
 USE, SINGLE FAMILY RESIDENCE
 ZONING, R-1-8
 OCCUPANCY GROUP (S), R-3/U
 CONSTRUCTION TYPE, V-B
 # OF STORIES 2
 LOT SIZE, 9,243.04/2=4,621.52 SQ. FT. PER LOT



LOCATION MAP



LAND USE PLAN

REVISION DATE

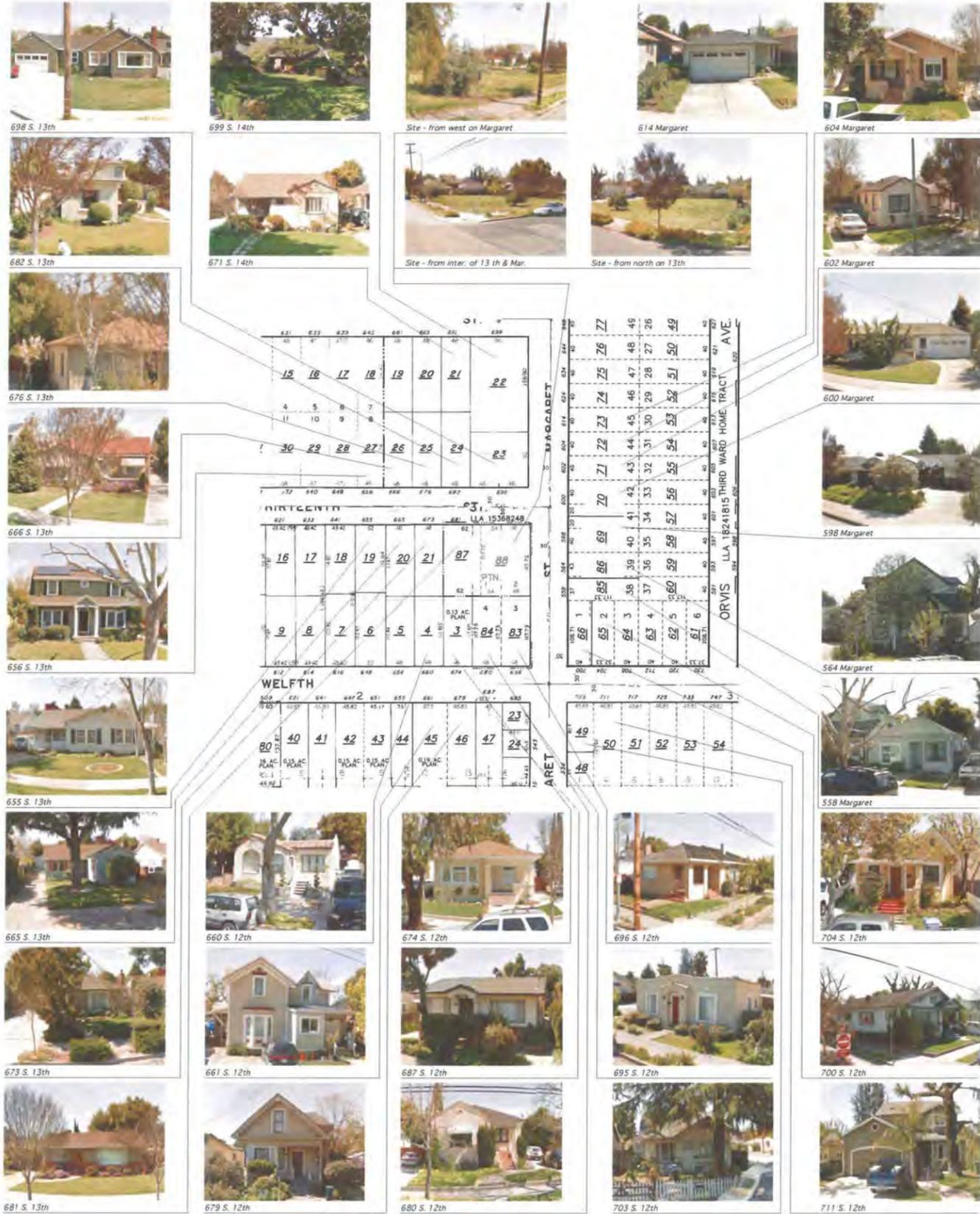
WONDER HOMES NAGLEE PARK PROJECT No. 1
 Plan Development For Two Detached Single Family Houses

APN # 472-22-088 At The North/West Corner of
 Margaret St. & S. 13th Street, San Jose, CA

PRINT DATE: 2/5/13

Created Space
 Monty Lucas
 421 N. Central Ave.
 San Jose, CA 95128
 408-370-1326

DATE: 10/30/12
 DRAWN BY: MONTY LUCAS

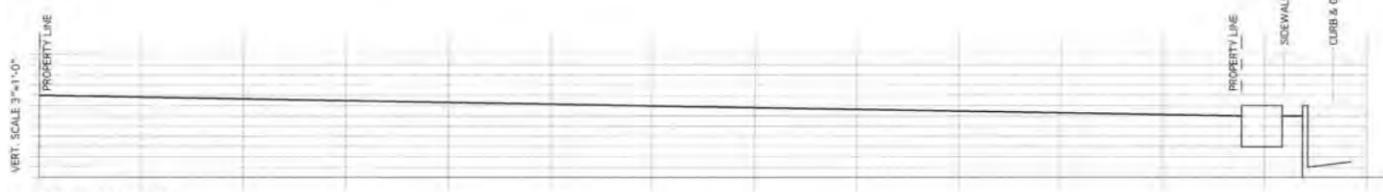
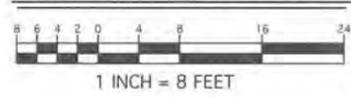


GRADING SITE INFORMATION

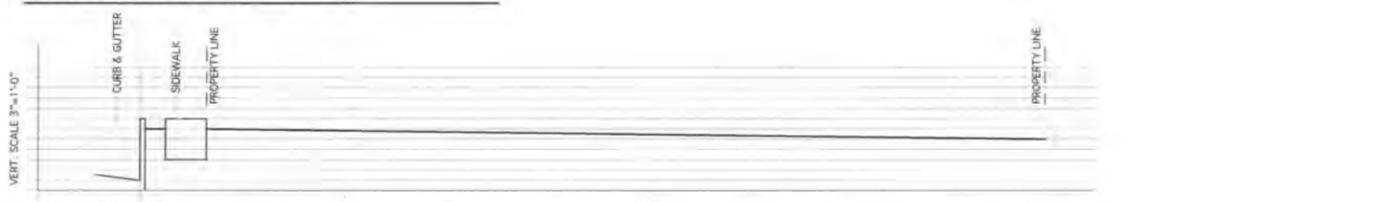
STREAMS OR WATER WAY	NA
AVERAGE LOT SLOPE	LESS THEN 1%
STORM WATER TREATMENT	NA
SITE DRAINAGE	NA
TYPES OF IMPERVIOUS COVERAGE	
STRUCTURE/ROOFS	3,558 SQ. FT.
PATIO & PORCH	575 SQ. FT.
PARKING	NA SQ. FT.
DRIVEWAY & WALKWAY	766 SQ. FT.
SPORT COURT & POOLS	NA SQ. FT.
TYPES OF PERVIOUS COVERAGE	
TREES	T.B.D. & PLANTING STRIP
PLANTING AREAS	1,323 SQ. FT.
LAWN	2,777 SQ. FT.
GROUND COVER	654 SQ. FT.
GRADING	
CUT OR FILL SLOPE	NA: LOT IS LEVEL. EXCAVATION LIMITED TO FOUNDATION, DRIVEWAY, & WALKWAYS. EXCAVATED SOIL MAY BE USED TO CREATE POSITIVE SLOPE AWAY FROM FOUNDATION 1/4" PER 12" FOR 4'



PROPOSED SITE PLAN



VERT. SCALE 3"=1'-0"
HORE. SCALE 1/8"=1'-0"
SITE CROSS SECTION - A



VERT. SCALE 3"=1'-0"
HORE. SCALE 1/8"=1'-0"
SITE CROSS SECTION - B

CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE = SEE SHEET

REVISION	DATE

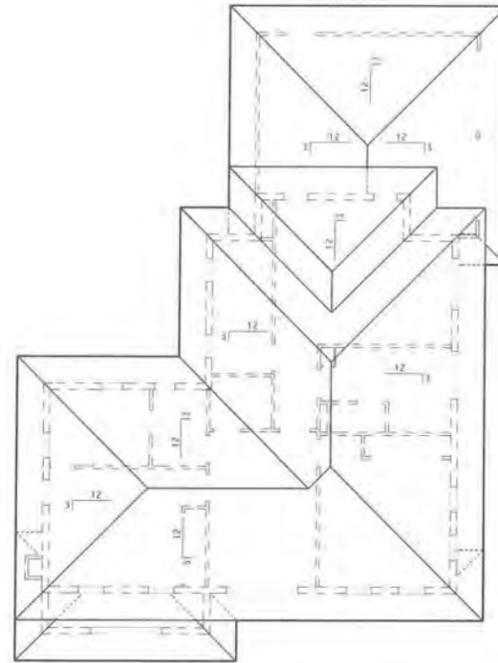
--	--

WONDER HOMES NAGLEE PARK PROJECT No. 1
Plan Development For Two Detached Single Family Houses
 APN # 472-22-088 At The North/West Corner of
 Margaret St. & S. 13th Street, San Jose, CA

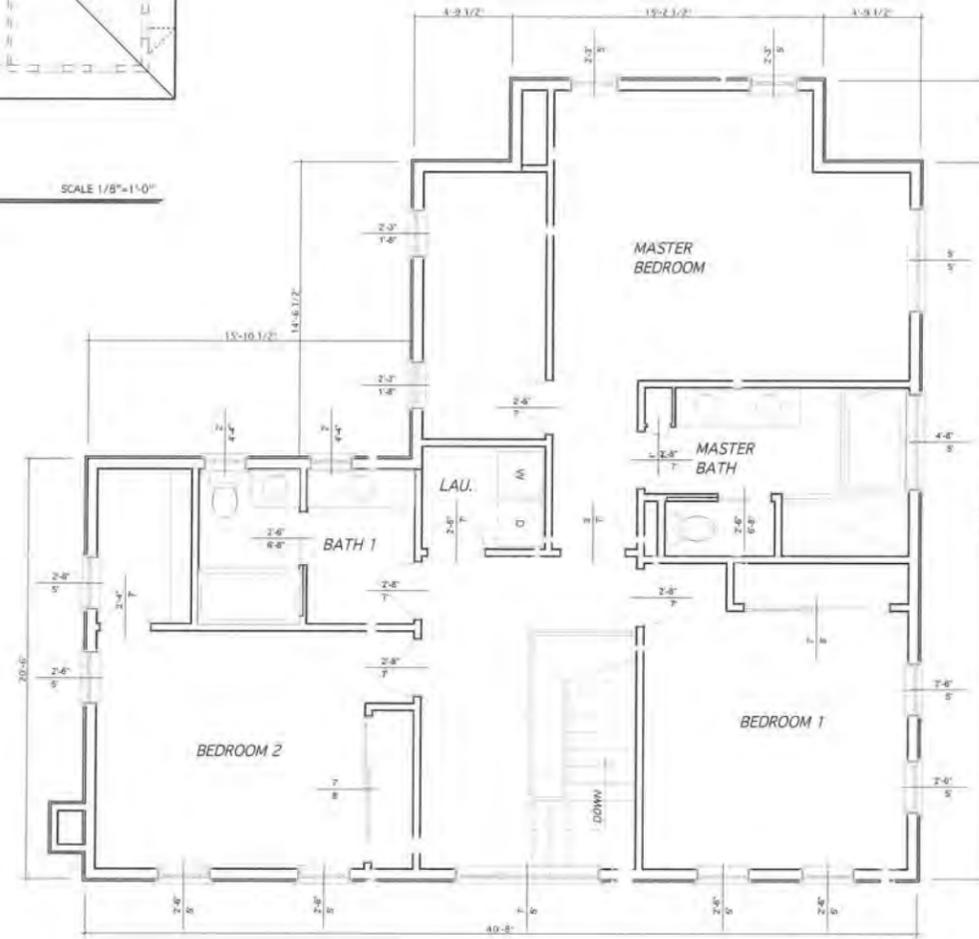
PRINT DATE: 2/1/13

Created Space
 Monty Lucas
 421 N. Central Ave.
 San Jose, CA 95108
 408-370-1326

DATE: 10/30/12
 DRAWN BY: MONTY LUCAS

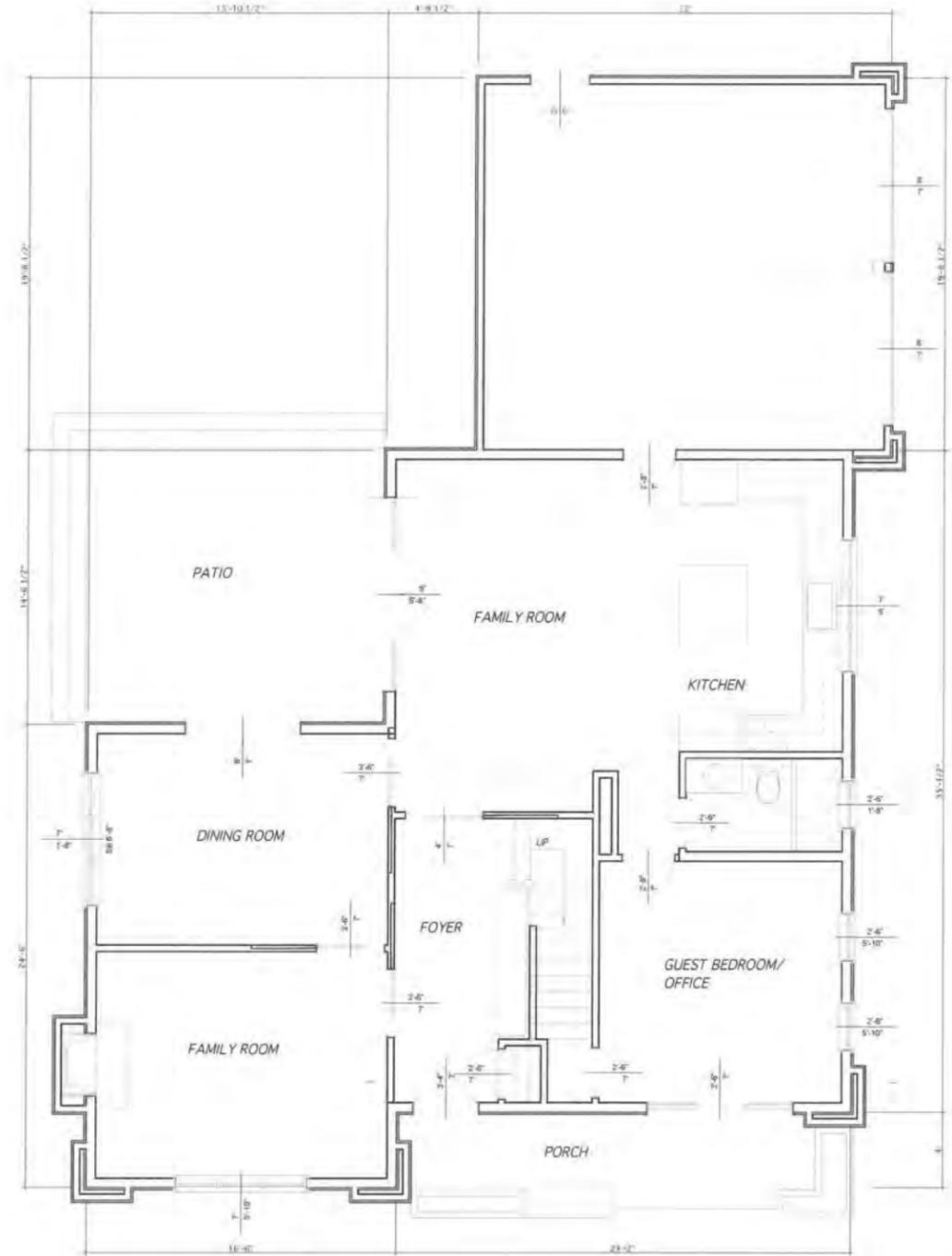


ROOF PLAN PLAN SCALE 1/8"=1'-0"

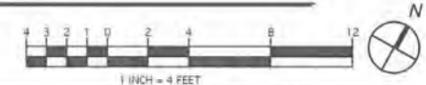


SECOND FLOOR PLAN SF 1,218 SQ. FT.

INFORMATION
 PROPOSED LOT #1 (RIGHT LOT)
 GARAGE 450.5 SQ. FT.
 FF 1,268.5 SQ. FT.
 SF 1,218 SQ. FT.
 TOTAL HABITABLE FLOOR AREA 2,487



FIRST FLOOR PLAN GARAGE 450.5 SQ. FT. FF 1,268.5 SQ. FT.



CONCEPTUAL FLOOR PLANS & ROOF PLAN OF LOT #1

(Right Hand Lot When Viewed Form Margaret St.)

SCALE 1/4"=1'-0"

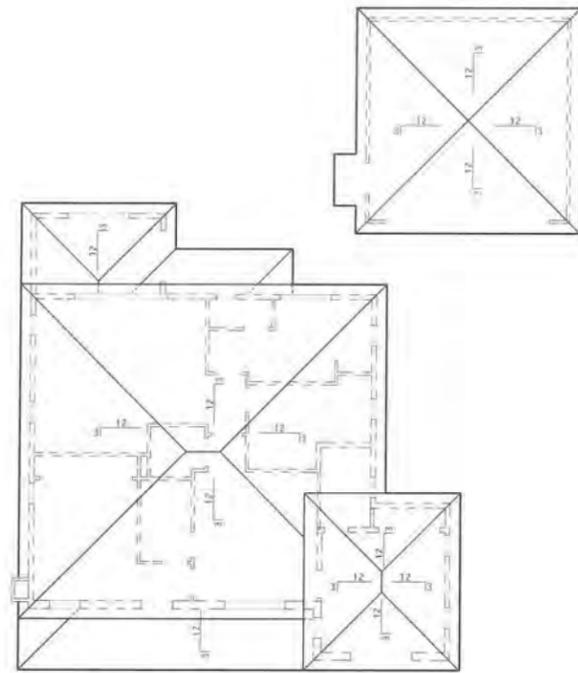
WONDER HOMES NAGLEE PARK PROJECT No. 1
 Plan Development For Two Detached Single Family Houses

APN # 472-22-088 At The North/West Corner of
 Margaret St. & S. 13th Street, San Jose, CA

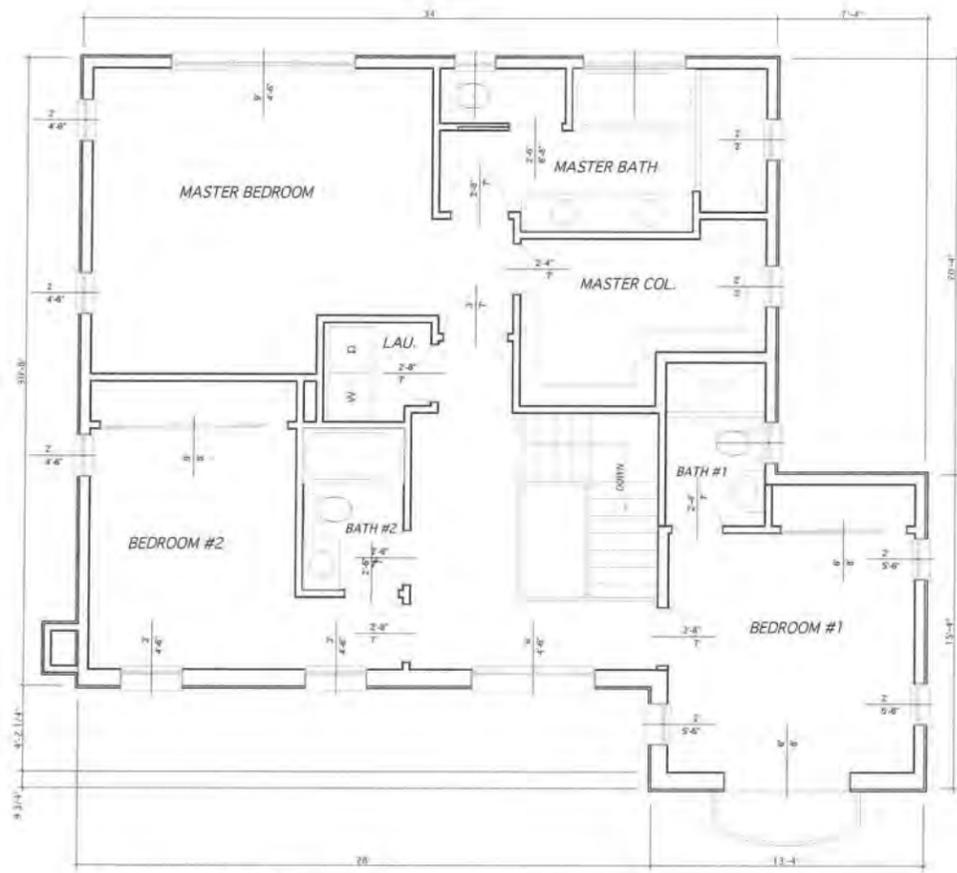
PRINT DATE: 2/1/13

Created Space
 Monty Lucas
 421 N. Central Ave.
 San Jose, CA 95128
 408-970-1526

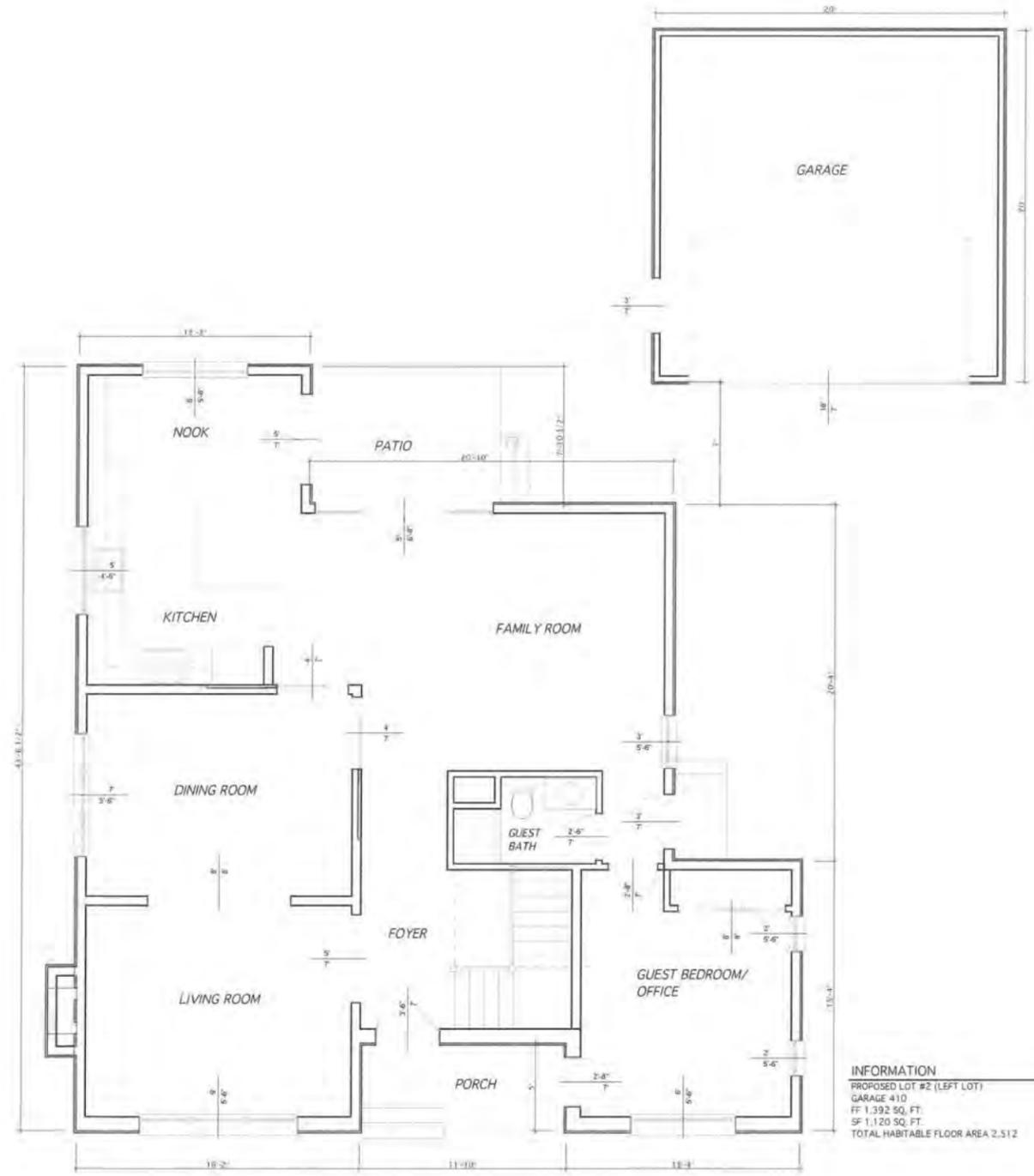
DATE: 10/30/12
 DRAWN BY: MONTY LUCAS



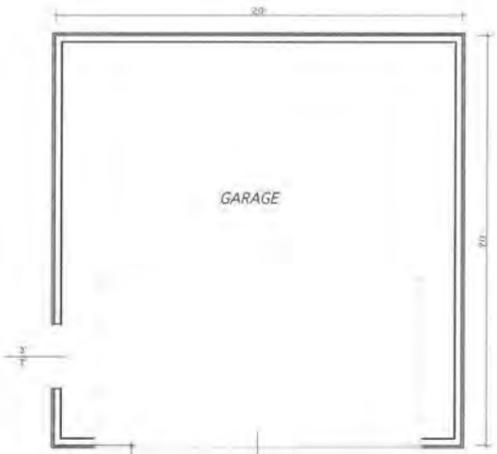
ROOF PLAN PLAN SCALE 1/8"=1'-0"



SECOND FLOOR PLAN SF 1,120 SQ. FT.

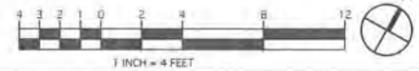


FIRST FLOOR PLAN GARAGE 410 FF 1,392 SQ. FT.



GARAGE

INFORMATION
 PROPOSED LOT #2 (LEFT LOT)
 GARAGE 410
 FF 1,392 SQ. FT.
 SF 1,120 SQ. FT.
 TOTAL HABITABLE FLOOR AREA 2,512



CONCEPTUAL FLOOR PLAN/ROOF PLAN (LOT #2)

(Left Hand Lot When Viewed Form Margaret St.)

SCALE 1/4"=1'-0"

WONDER HOMES NAGLEE PARK PROJECT No. 1
 Plan Development For Two Detached Single Family Houses

APN # 472-22-088 At The North/West Corner of
 Margaret St. & S. 13th Street, San Jose, CA

PRINT DATE: 2/1/13

Created Space
 Henry Lucas
 421 N. Central Ave
 San Jose, CA 95128
 408-970-1526

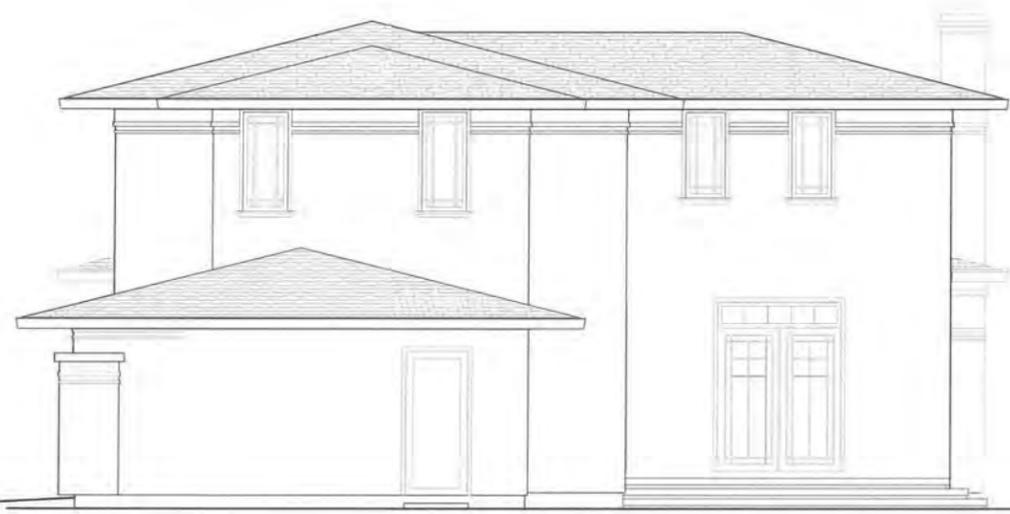
DATE: 10/30/12
 DRAWN BY: HENRY LUCAS



LEFT SIDE (WEST) ELEVATION



FRONT (SOUTH) ELEVATION



REAR (NORTH) ELEVATION



RIGHT SIDE (EAST) ELEVATION

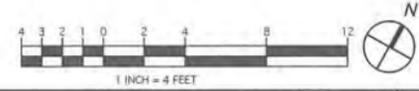
WONDER HOMES NAGLEE PARK PROJECT No. 1
Plan Development For Two Detached Single Family Houses

APN # 472-22-088 At The North/West Corner of
 Margaret St. & S. 13th Street, San Jose, CA

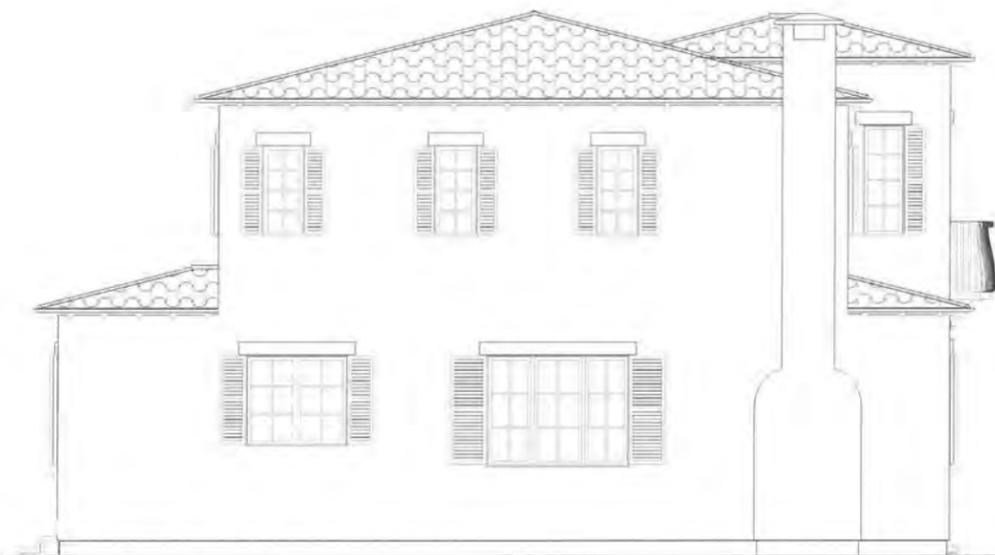
PRINT DATE: 2/1/13

Created Space
 Monty Lucas
 421 N. Central Ave.
 Campbell, CA 95008
 408-370-1526

DATE: 10/30/12
 DRAWN BY: MONTY LUCAS



REVISION	DATE



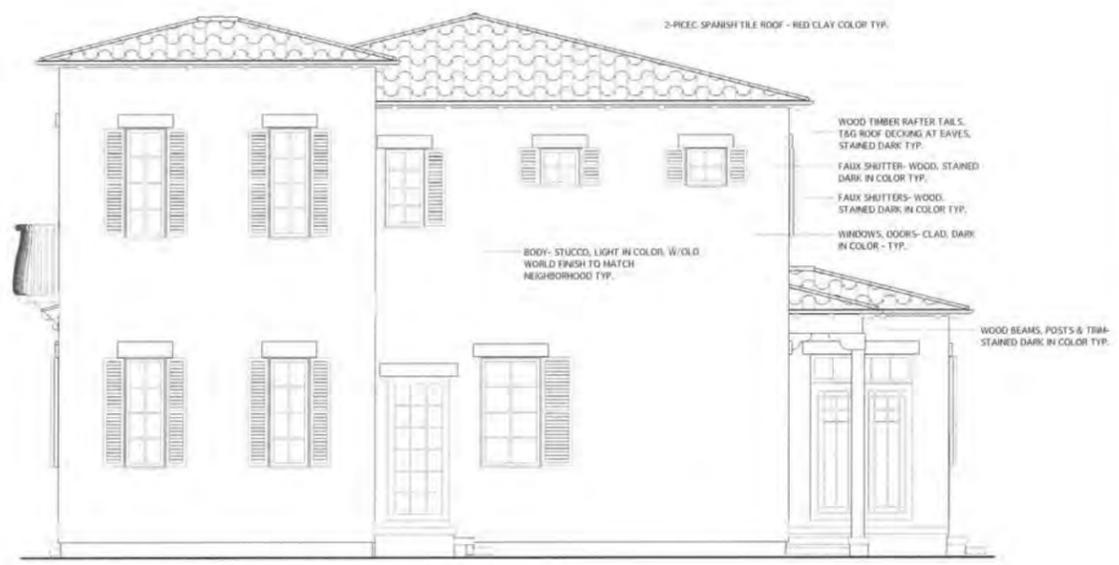
LEFT SIDE (WEST) ELEVATION



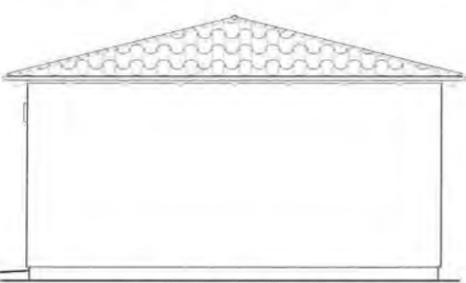
FRONT (SOUTH) ELEVATION



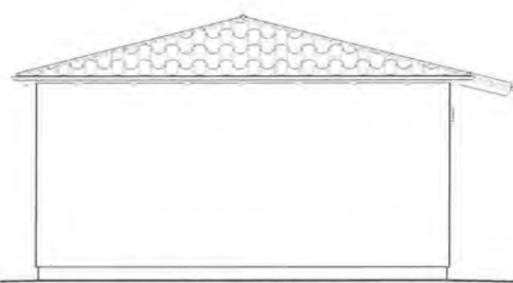
REAR (NORTH) ELEVATION



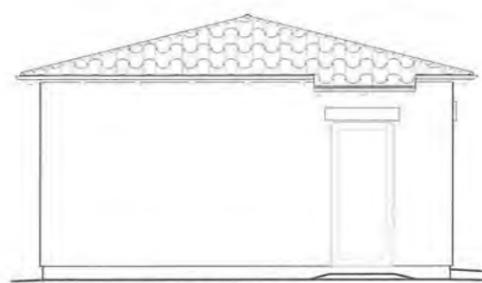
RIGHT SIDE (EAST) ELEVATION



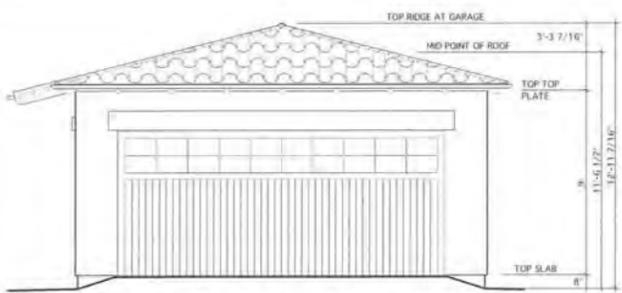
RIGHT SIDE (EAST) ELEVATION



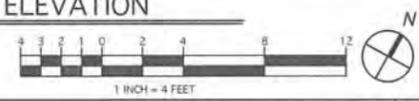
REAR (NORTH) ELEVATION



LEFT SIDE (WEST) ELEVATION



FRONT (SOUTH) ELEVATION



WONDER HOMES NAGLEE PARK PROJECT No. 1
Plan Development For Two Detached Single Family Houses
 APN # 472-22-088 At The North/West Corner of
 Margaret St. & S. 13th Street, San Jose, CA

PRINT DATE: 2/1/13

Created Space
 Monty Lucas
 421 N. Central Ave
 San Jose, CA 95128
 408-370-1532

DATE: 10/30/12
DRAWN BY: MONTY LUCAS

5d

CONCEPTUAL ELEVATIONS (LOT #2)

(Left Hand Lot When Viewed From Margaret St.)

SCALE 1/4"=1'-0"