

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

**FILE NO.:** CP13-001

**Submitted:** January 09, 2013

**PROJECT DESCRIPTION:**

A Conditional Use Permit for a timely renewal of a previously approved Conditional Use Permit (CP08-009) to allow a public eating and drinking establishment with late night use until 2:00 a.m., on a 0.32 gross acre site.

Zoning	Downtown Primary Commercial
General Plan	Downtown
Council District	3
Annexation Date	March 27, 1850 (Original City)
Historic Resource	No
Specific Plan	NA

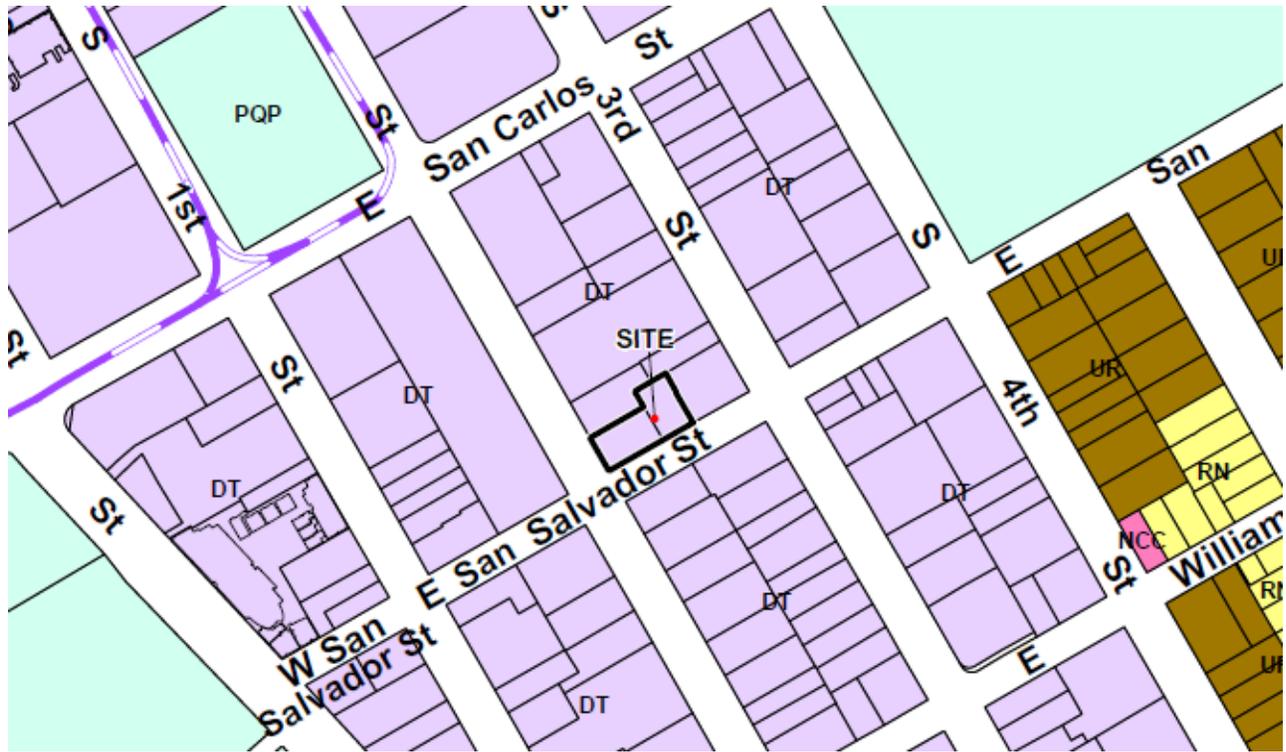
**LOCATION:**

Northeast corner of South 2<sup>nd</sup> Street and East San Salvador Street (394 South 2<sup>nd</sup> Street)

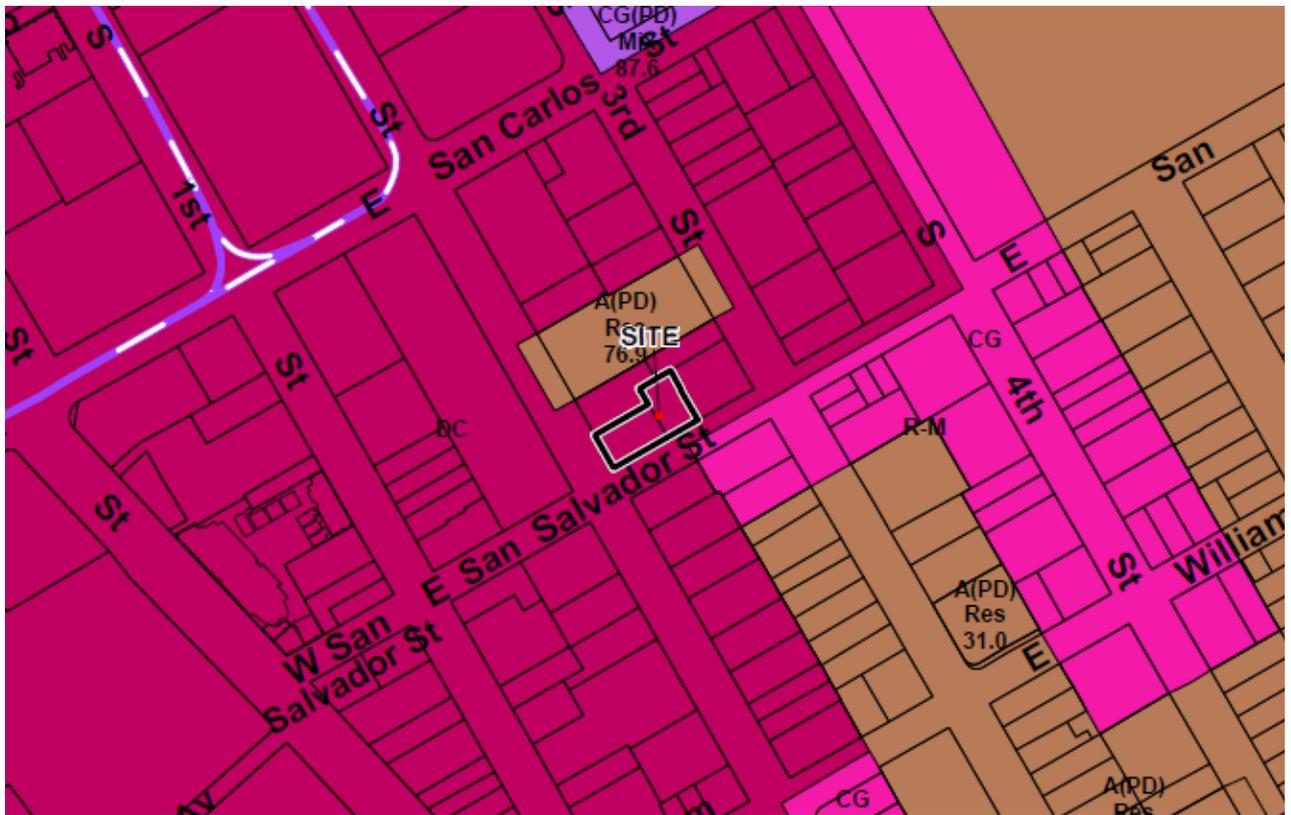
**AERIAL MAP**



### GENERAL PLAN



### ZONING



## **RECOMMENDATION**

Planning staff recommends that the Planning Commission approve the proposed Conditional Use Permit on the subject site for the following reasons:

1. The subject Conditional Use Permit is consistent with the Envision San Jose 2040 General Plan and its goals and policies, specifically:
  - a. The use is consistent with the site's Land Use/Transportation Diagram designation of Downtown in that entertainment and commercial uses, such as drinking establishments, are intended uses under this designation.
  - b. The project furthers the key policies by promoting a mix of uses and attracting visitors to the downtown.
2. The project conforms to City Council Policy 6-23, Guidelines for Evaluation of Nightclubs and Bars.
3. The project conforms to City Council Policy 6-27, Evaluation of 24-Hour Uses.

## **BACKGROUND & DESCRIPTION**

On January 09, 2013, the applicant, James Mai Le of Milano Restaurant, filed a Conditional Use Permit renewal application for an existing public eating and drinking establishment with late night use until 2:00 a.m. daily. The subject site is located within the Downtown Primary Commercial Zoning District. The Zoning Ordinance requires a Conditional Use Permit for a drinking establishment and late night uses that operate between 12:00 midnight and 6:00 a.m. The Zoning Ordinance does not require parking for a public eating or drinking establishment in the Downtown Primary Commercial District.

The subject establishment is an existing use operating under an existing Conditional Use Permit, File Number CP08-009. The Planning Commission approved the Conditional Use Permit, file no.CP08-009, for a term of five years on May 14, 2008. The permit is set to expire on May 14, 2013. The Zoning Ordinance sets forth that an application is eligible for consideration as a timely renewal if it is filed more than 90 days, and no greater that 180 days, prior to the date of expiration of the original permit. The applicant has met this requirement by filing a Conditional Use Permit Renewal application on January 09, 2013. The proposed Conditional Use Permit will allow for the continued operation of the public eating and drinking establishment with late night use, as previously permitted through the previous permit. The applicant is not proposing any changes from the previously approved Conditional Use Permit.

The subject establishment occupies the entire 0.32 gross acre site with 13,955 square feet of floor area in a two story building and a 900 square foot outdoor patio area on the eastern side of the building. It comprises of a full service restaurant and bar, and offers ballroom dancing lessons and parties, and live musical entertainment. The general hours of operation are from 5:00 p.m. to 2:00 a.m. Tuesday through Sunday. Food service is offered continually during the hours of operation, with alcohol service ceasing at 1:30 a.m. The entertainment is offered from 7:00 p.m. to 1:30 a.m. The applicant is not proposing any change in use, or any changes to the exterior façade of the building.

## Site and Surrounding Uses

The subject site is located at 394 South 2nd Street and is surrounded by a mix of residential and commercial uses. The subject site is bounded by a multi-unit residential building to the east, a public parking lot to the west, the San José State University International Studies and Exchange Program offices to the north, and restaurants and a billiards hall across San Salvador Street to the south.

## ANALYSIS

The proposed rezoning was analyzed with respect to: 1) conformance with the Envision San Jose 2040 General Plan, 2) conformance with City Council Policy 6-27 for the Evaluation of 24-Hour Uses, 3) conformance with City Council Policy 6-23, Guidelines for the Evaluation of Nightclubs and Bars and 4) conformance with the California Environmental Quality Act.

### San Jose 2040 General Plan Conformance

The subject site is designated Downtown on the Envision San José 2040 General Plan Land Use/Transportation Diagram. This designation includes office, retail, service, residential, and entertainment uses. The Milano Restaurant, an eating and drinking establishment, is consistent with the intended uses within Downtown.

Additionally, it furthers key policies for the City's Downtown that encourages new investment in and around Downtown to create a prominent and attractive place with a vibrant mix of uses:

1. Goal LU-3.1 – Downtown: Strengthen Downtown as a regional job, entertainment and cultural destination and as the symbolic heart of San Jose.

*The proposed project is surrounded by a mix of commercial and residential uses thereby making the subject site a viable business location.*

2. Policy LU-3.4: Facilitate development of retail and service establishments in Downtown, and support regional and local serving businesses to further primary objectives of this Plan.

*The proposed project maintains an existing public eating and drinking establishment and provides enhanced retail services to the surrounding neighborhoods.*

3. Policy LU-3.7: Recognize the urban nature of Downtown and support 24 hour uses and outdoor uses, so long as significant impact does not occur.

*The proposed project includes entertainment and outdoor uses and provides opportunities for social interaction for residents, businesses and visitors.*

### City Council Policy 6-27: Evaluation of 24-Hour Uses

The City Council Policy, Evaluation of 24-Hour Uses, is intended to assure compatibility of uses operating between 12:00 midnight and 6:00 a.m. with surrounding land uses. In regard to nightclubs and bars, the Policy states that uses under this category should meet the City Council Policy on the Guidelines for Evaluation of Nightclubs and Bars and that if they conform to Council Policy 6-23 then they are in

conformance with Council Policy 6-27. See the discussion below on the use conformance with Council Policy 6-23.

### **City Council Policy 6-23: Guidelines for Evaluation of Nightclubs and Bars**

The City Council Policy, Guidelines for Evaluation of Nightclubs and Bars, is intended to facilitate the evaluation process for individual permit applications by identifying the needed project characteristics that are necessary for approval. The applicable project characteristics required by the policy are inserted in italics below. The land use consideration for this permit is the drinking establishment use and the 24-hour operation (late night use after midnight). Staff has identified the appropriate provisions in Council Policy 6-23 in light of the recent zoning changes.

1. Nightclubs should be encouraged throughout the Downtown to promote a diversity of uses provided that they do not adversely impact existing or planned residential uses, or conflict with other General Plan Goals and Policies.

*The project proposes continuation of an existing public eating and drinking establishment with late night use until 2:00 a.m. daily. The subject site is located in the Downtown within the Downtown Primary Commercial Zoning District. It is adjacent to office, commercial and residential uses. To the north of the site are offices of San José State University International Studies and Exchange Program. The commercial uses across San Salvador Street from Milano Restaurant are similar in use, in that there are restaurants and a billiards hall. The South First Street which is one block away has a concentration of late night and entertainment uses. Therefore the project is generally consistent with the surrounding commercial uses. To the east of the site is a multi-unit residential building and spanning the block between 2<sup>nd</sup> and 3<sup>rd</sup> Streets is the YWCA Villa Nueva mixed-use project to the north. To prevent nuisance to these neighboring residences, the draft resolution contains conditions to control noise, mainly by restricting the use of the outdoor patio after midnight, and by requiring the doors and windows remain closed. The Zoning Ordinance requires no parking for a public eating, drinking, and entertainment establishment in the DC Downtown Primary Commercial District.*

2. It is the responsibility of the Chief of Police to evaluate all bar and nightclub proposals to ensure the safety and security of both patrons and citizens. Conditions may be imposed to monitor bars and nightclubs and to discourage nuisance activities. These conditions may include such requirements as interior or exterior security guards, additional lighting, limited occupancy, and modifications or controls or procedures to increase effective law enforcement.

*The Police Department is neutral to the renewal of a previously approved Conditional Use Permit. In addition, the draft resolution contains a condition that requires uniformed security guards to monitor the nightclub activities until 2:00 a.m.*

3. Nightclub and bar operators should provide daily cleaning of the public right-of-way up to 200 feet from the property lines of the site of the facility. This cleaning should occur before 8:00 a.m. each day.

*The draft Resolution contains a condition that requires the operator of the proposed use to clean the public right-of-way immediately adjacent to the subject site before 8:00 a.m. each day. The Property Business Improvement District (PBID) now in effect in downtown provides sidewalk-cleaning services for the neighborhood in the vicinity of the project site, so cleaning of the public right-of-way, other than the immediately adjacent frontage, is no longer required.*

4. Mechanical equipment used for outside maintenance, including blowers and street sweepers, etc., should not be used between 10:00 p.m. and 6:00 a.m. if the clean up occurs within 500 feet of existing residential uses.

*The draft Resolution prohibits the use of mechanical equipment for outside maintenance from 10:00 p.m. to 6:00 a.m. daily adjacent to adjacent residential uses.*

5. Amplified sound may be restricted based on potential incompatibility with adjacent uses.

*The draft Resolution contains a condition prohibiting amplified sound in the outdoor patio after 12:00 a.m. The closest residential uses to the subject site are multi-unit residential properties to the east and north of the subject property. The eating and drinking establishment does have a small outdoor patio located to the east of the building. To avoid conflict with residential uses, the draft Resolution contains a condition requiring doors and windows to be closed and the use of the patio to cease after 12:00 Midnight.*

### **California Environmental Quality Act (CEQA)**

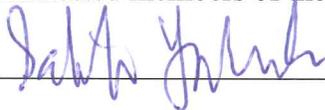
Under the provisions of Section 15301 (Existing Facilities) of the State Guidelines for Implementation of the California Environmental Quality Act, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended, in that no expansion of the existing use is proposed.

### **Conclusion**

The subject Conditional Use Permit is consistent with the Envision San Jose 2040 General Plan in that the proposed use is consistent with those intended under the Downtown land use designation and furthers the General Plan's key policies by promoting a mix of uses and attracting visitors to the downtown. The use conforms to City Council Policy 6-23, Guidelines for Evaluation of Nightclubs and Bars as well as the City Council Policy 6-27, Evaluation for 24-Hour Uses as discussed above. The proposal renews an existing Conditional Use Permit for a downtown business that has operated successfully in the Downtown for several years. The Police Department has indicated that they are neutral about this proposal. For these reasons, staff recommends that the Planning Commission approve the subject Conditional Use Permit (File No. CP13-001) for the continued operation of the eating and drinking establishment with late night use until 2:00 a.m.

### **PUBLIC OUTREACH/INTEREST**

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

**Project Manager:** Aparna Ankola **Approved by:**  **Date:** 02/14/2013

<b>Owner/Applicant:</b>	<b>Attachments:</b>
<b>Owner:</b> James Mai Le (Milano Restaurant) 394 South 2 <sup>nd</sup> Street San Jose, CA 95113	Draft Resolution Floor Plan

## **RESOLUTION NO. 13-**

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit for a timely renewal of a previously approved Conditional Use Permit (File Number CP08-009) to allow a public eating and drinking establishment with late night use until 2:00 a.m. on a 0.32 gross acre site, located on the northeast corner of South 2<sup>nd</sup> Street and East San Salvador Street (394 South 2<sup>nd</sup> Street).

### **FILE NO. CP13-001**

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 January 09, 2013, an application (File No. CP13-001) was filed for a Conditional Use Permit for the purpose of renewing a Conditional Use Permit, File No. CP08-009, for a public eating and drinking establishment with late night use until 2:00 a.m., on that certain real property (hereinafter referred to as "subject property"), within the Downtown Primary Commercial Zoning District, located on the northeast corner of South 2<sup>nd</sup> Street and East San Salvador Street (394 South 2<sup>nd</sup> Street) 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, "Milano, 394 South 2<sup>nd</sup> Street, San Jose, CA 95113" dated November 20, 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 applicant, James Mai Le of Milano Restaurant, is requesting a renewal of a previously approved Conditional Use Permit to allow an eating and drinking establishment with late-night use until 2:00 a.m. daily.
2. The subject site is located on the northeast corner of South 2nd Street and East San Salvador Street (394 South 2<sup>nd</sup> Street).
3. The subject site has a designation of Downtown on the adopted Envision San José 2040 General Plan Land Use/Transportation Diagram.
4. The subject site is currently zoned DC Downtown Primary Commercial.
5. A Conditional Use Permit is required for a drinking establishment and for late night use in the DC Downtown Primary Commercial Zoning District.
6. The Zoning Ordinance requires no parking for a public eating, drinking, and entertainment establishment in the DC Downtown Primary Commercial District.
7. The subject site is 0.32 gross acres and includes an existing 13,955 square foot structure with an approximately 900 square foot outdoor patio area on the eastern side of the building.
8. The site is surrounded by a mix of residential and commercial uses. The subject site is bounded by a multi-unit residential building to the east, a public parking lot to the west, the San José State University International Studies and Exchange Program offices to the north, and restaurants and a billiards hall across San Salvador Street. The YWCA facility spans the block just north of the subject site.
9. The commercial uses near subject site are similar in use, with a concentration of late night and entertainment uses within one block on South First Street.
10. Council Policy 6-23 specifies that the Chief of Police evaluate all bar and nightclub proposals and recommend conditions necessary to ensure the safety of patrons and citizens.
11. The nightclub/bar is required to obtain an Entertainment Permit from the Police Department.
12. The site is also located in a census tract that does exceed the ratio of on-sale retail licenses to population in the County, but the facility already has a liquor license so a Determination of Public Convenience or Necessity is not required.
13. The Police Department is neutral to the issuance of a renewal of the Conditional Use Permit.
14. Milano Restaurant is an existing full service eating and drinking establishment that offers ballroom dancing lessons and dance parties, as well as live musical entertainment.
15. The applicant is not proposing any change in use, or any changes to the exterior façade of the building.

16. The current hours of operation are from 5:00 p.m. to 2:00 a.m. Tuesday through Sunday. Food service would be offered continually during the hours of operation, with alcohol service ceasing at 1:30 a.m. The entertainment is offered from 7:00 p.m. to 1:30 a.m.
17. The primary policies applicable for the review and analysis of this project are City Council Policy 6-27 for the Evaluation of 24-Hour Uses, and City Council Policy 6-23, Guidelines for the Evaluation of Nightclubs and Bars.
18. The draft Resolution contains a condition that requires the operator of the proposed use to clean the public right-of-way within 200 feet of the subject site before 8:00 a.m. each day. The subject site is located adjacent to a residential building, so in addition the draft resolution contains a condition that limits the operator of the proposed use to using mechanical equipment for outside maintenance only between the hours of 6:00 a.m. and 10:00 p.m.
19. All music and entertainment will occur indoors, and the draft Resolution contains a condition that doors and windows will be required to remain closed during any period that amplified music is played.
20. The applicant must apply to the Police Department for and comply with an Entertainment Permit and any other requisite permits or licenses.
21. The Planning Commission agenda is posted on the City of San José website, which includes a copy of the staff report. Staff has been available to discuss the project with members of the public.
22. Under the provisions of Section 15301 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.

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

- a. The proposed project conforms to the City's General Plan.
- b. The proposed project complies with all applicable provisions of the Zoning Ordinance.
- c. The Zoning Ordinance requires no parking for a public eating, drinking, and entertainment establishment the Downtown Primary Commercial District.
- d. The proposed project conforms to City Council Policy 6-23, Guidelines for Evaluation of Nightclubs and Bars.
- e. The proposed project conforms to City Council Policy 6-27 for Evaluation of 24-Hour Uses.
- f. 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 facilities as are required.

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 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 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. **Building Permit/Certificate of Occupancy.** 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 Jose Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
3. **Fire Safety.** The applicant shall conform to all requirements of the Fire Department.
4. **Conditional Use Permit.** This permit and listed conditions shall supercede the previously approved Conditional Use Permit File No. CP08-009.
5. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "Milano, 394 South 2<sup>nd</sup> Street, San Jose, CA 95113" dated November 20, 2012, on file with the Department of Planning, Building and Code Enforcement.

6. **Additional Permits.** Obtain all applicable permits required per the San José Municipal Code including but not limited to a public entertainment permit from the Police Department.
7. **Outdoor Patio Use.** No entertainment or dancing may be allowed on the patio. Amplified music is permitted until 12:00 a.m. provided that it is not audible at adjacent residential uses.
8. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings, fences, and wall surfaces within 48 hours of defacement.
9. **Anti Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris.
  - a. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts and garbage and shall include daily damp washing of all exterior walls and sidewalks along the project's frontage.
  - b. The operator of the proposed use shall clean the public right-of-way within 200 feet of the subject site before 8:00 a.m. each day.
  - c. Mechanical equipment used for outside maintenance, including blowers and street sweepers may not be used between 10:00 p.m. and 6:00 a.m. daily.
  - d. The facility operator shall provide adequate ashtrays along the business frontage to accommodate patrons who wish to smoke outdoors. Patrons smoking outdoors shall not impede pedestrian traffic along the adjacent rights-of-way, nor create a nuisance for adjoining businesses.
10. **Noise:**
  - a. During the hours of operation, amplified sound shall be carefully regulated to ensure compatibility with adjacent uses.
  - b. Windows and doors for the facility shall remain closed, during periods in which amplified music is played, to insure compatibility with the surrounding neighborhood and conformance with the General Plan noise policies.
  - c. The outdoor patio can not be used after 12:00 midnight to insure compatibility with the surrounding neighborhood.
  - d. Tables and chairs shall remain on the outdoor patio at all times that the patio is in use, in accordance with the approved plans. Occupancy of the outdoor patio area is limited to 32 people unless otherwise limited by the Fire Department.
11. **Nuisance.** This use shall be operated in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
12. **Hours of Operation.** Hours of operation are limited to 9:00 a.m. to 2:00 a.m. seven days a week. The outdoor patio cannot be used after 12:00 midnight to insure compatibility with the surrounding neighborhood.
13. **Food Service.** Food service shall be available at all hours of operation.
14. **Alcohol Service.** Alcohol service shall comply at all times with the license issued by the Department of Alcohol and Beverage Control.
15. **ABC License:** The project operator shall obtain and maintain the appropriate permit, based on the use of the facility from the State of California Department of Alcoholic Beverage Control (ABC) and shall maintain that license according to the use operated.

16. **Entertainment Permit.** The project operator shall obtain and maintain the appropriate public Entertainment Permit, as applicable, from the City of San Jose Police Department.
17. **Security.** State licensed, uniformed security guards shall monitor nightclub activities at a minimum ratio of two security personnel per 100 patrons until 2:00 a.m. as required by the San Jose Police Department.
18. **Patron Parking.** The project operator shall identify and publicize to its patrons the location and availability of parking facilities within the vicinity of the project site.
19. **Lighting.** This permit allows no new on-site lighting.
20. **Sign Approval.** No new signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning.
21. **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 Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
  - 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 27<sup>th</sup> day of February 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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EDESA BIT-BADAL  
Chairperson

ATTEST:

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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.*

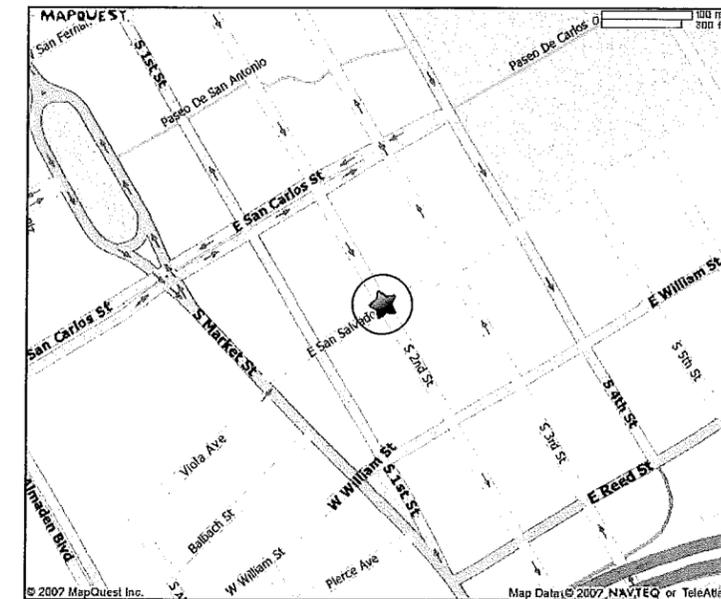
TABULATIONS

PROJECT APN: 467-46-014 / 467-46-015  
 PRIOR DEVELOPMENT PERMIT ISSUED: CP08-009,  
 2009-016722-CI, 2009-033532-CI  
 EXISTING FIRST FLOOR: 12,124 SQ. FT. (NO CHANGE)  
 EXISTING SECOND FLOOR: 1,831.5 SQ. FT. (NO CHANGE)  
 GROSS FLOOR AREA: 13,955.5 SQ. FT. (NO CHANGE)  
 LEASABLE FLOOR AREA: 13,955.5 SQ. FT. (NO CHANGE)  
 ZONING: CG  
 OCCUPANCY: B/ A-3  
 BUILDING TYPE: V-N (FULLY SPRINKLERED)  
 LOT AREA: APPROX. 13,279.5 SQ. FT.

INDEX TO DRAWINGS

- ARCHITECTURAL
- A-1 TITLE SHEET
  - A-2 EXISTING FIRST FLOOR PLAN
  - A-3 ELEVATION PLAN & EXISTING SECOND FLOOR PLAN

VICINITY MAP



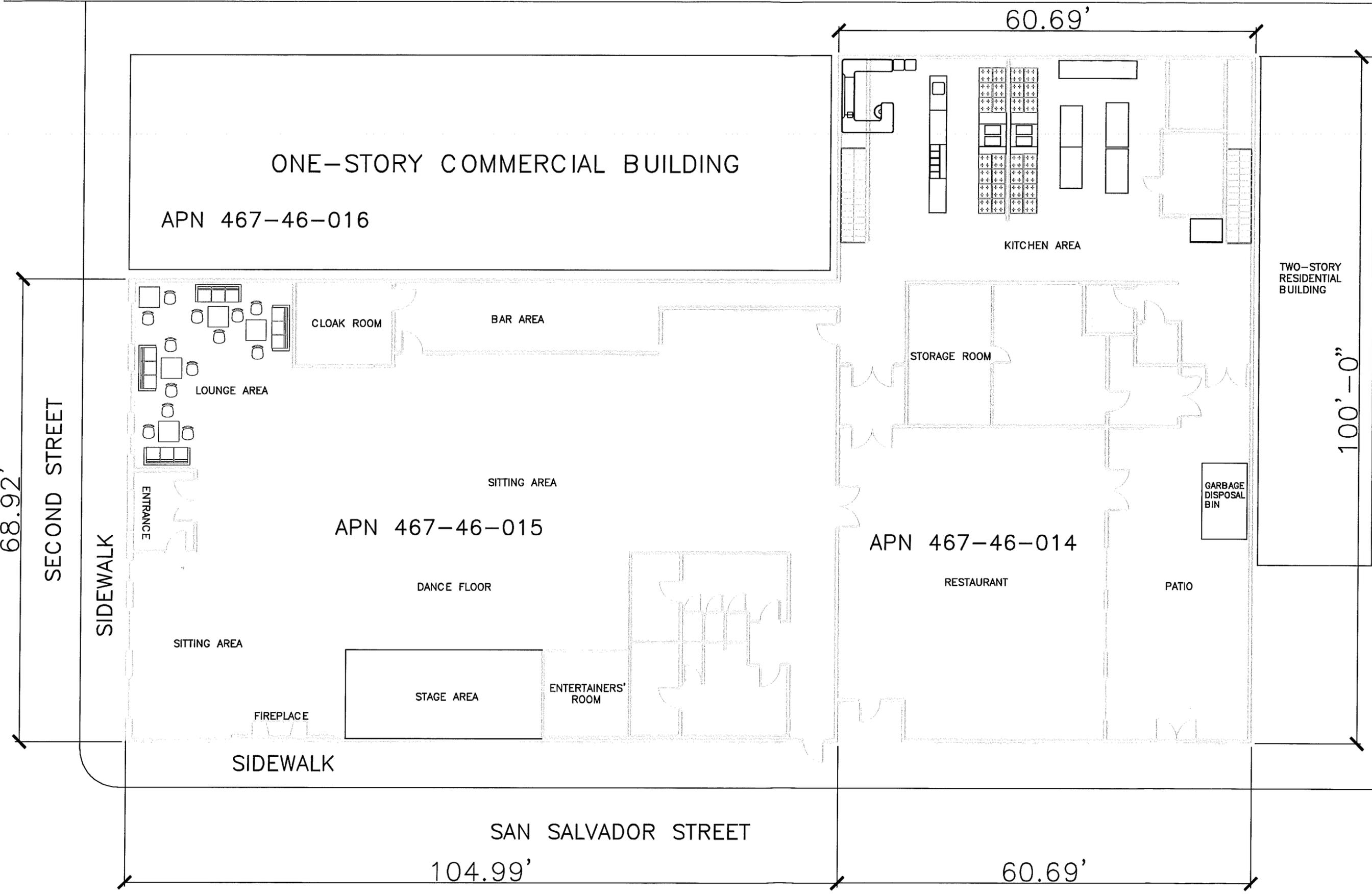
MILANO  
 394 S. SECOND ST.  
 SAN JOSE, CA 95113

TITLE SHEET

DRAWN	JEREMY LE
CHECKED	
DATE	11-20-2012
SCALE	N/A
JOB NO.	
SHEET	

A-1

CP13-001



ONE-STORY COMMERCIAL BUILDING

APN 467-46-016

60.69'

KITCHEN AREA

TWO-STORY RESIDENTIAL BUILDING

100'-0"

68.92'  
SECOND STREET

SIDEWALK

CLOAK ROOM

BAR AREA

LOUNGE AREA

STORAGE ROOM

SITTING AREA

APN 467-46-015

APN 467-46-014

GARBAGE DISPOSAL BIN

DANCE FLOOR

RESTAURANT

PATIO

SITTING AREA

STAGE AREA

ENTERTAINERS' ROOM

FIREPLACE

SIDEWALK

SAN SALVADOR STREET

104.99'

60.69'

MILANO  
394 S. SECOND ST.  
SAN JOSE, CA 95113

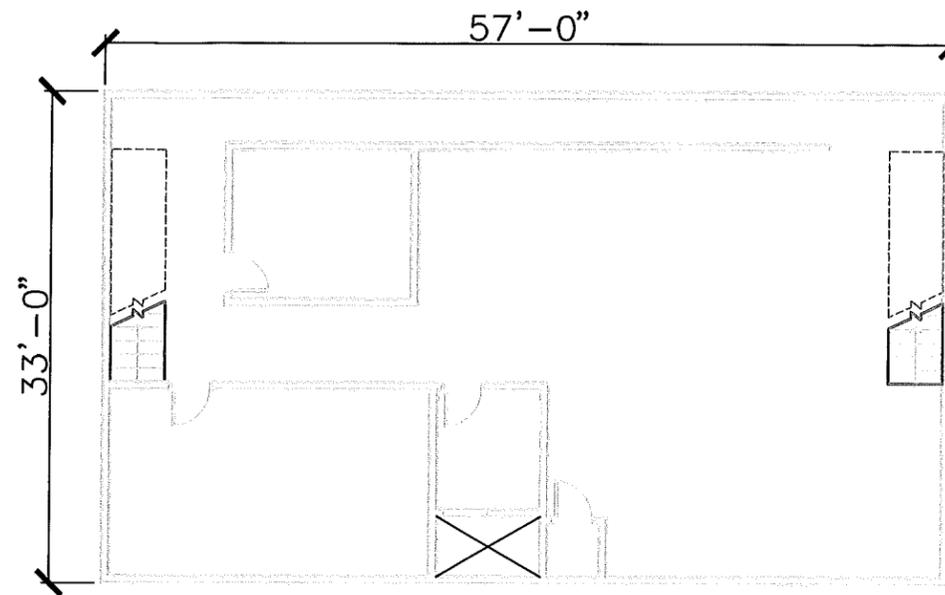
EXISTING  
FIRST FLOOR PLAN

DRAWN	JEREMY LE
CHECKED	
DATE	11-20-2012
SCALE	1" = 5'
JOB NO.	
SHEET	

A-2



WEST ELEVATION (SECOND STREET)



EXISTING SECOND FLOOR PLAN

SCALE: 1" = 5'



SOUTH ELEVATION (SAN SALVADOR STREET)

MILANO  
 394 S. SECOND ST.  
 SAN JOSE, CA 95113

ELEVATION PLAN  
 EXISTING  
 SECOND FLOOR PLAN

DRAWN	JEREMY LE
CHECKED	
DATE	11-20-2012
SCALE	AS NOTED
JOB NO.	
SHEET	

A-3