

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 11-17-04 Item: 3.b.

File Number
CP 04-070

Application Type
Conditional Use Permit

Council District 5

Planning Area
Alum Rock

Assessor's Parcel Number(s)
592-15-024, 025

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Mike Mena

Location: East side of Francis Drive approximately 450 feet southerly of Patt Avenue

Gross Acreage: 1.16

Net Acreage: 1.16

Net Density: N/A

Existing Zoning: R-1-8 Residential

Existing Use: Church/Religious Assembly

Proposed Zoning: No Change

Proposed Use: Conditional Use Permit to allow a 11,604 square foot sanctuary building and a 3,626 multi-purpose building for religious assembly use and demolition of two existing buildings on a 1.16 gross acre site

GENERAL PLAN

Completed by: MM

Land Use/Transportation Diagram Designation

Medium Low Density Residential (8 DU/AC)

Project Conformance:

Yes No

See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: MM

North: Multi-Family Residential

R-M

East: Church

R-1-8 Residential

South: Single-Family Residential

Unincorporated County Land

West: Single-Family Residential

Unincorporated County Land

ENVIRONMENTAL STATUS

Completed by: MM

Environmental Impact Report
 Negative Declaration circulated on
 Negative Declaration

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: MM

Annexation Title: McKee No.114

Date: March 16, 1993

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial

Date: November 10, 2004

Approved by: *Susan Walton*
 Action
 Recommendation

APPLICANT/OWNER

Pastor Larry Tong
Southbay Chinese Baptist
Church
448 Francis Drive
San José CA 95133

William Wu
Southbay Chinese Church
448 Francis Drive
San Jose, Ca 95133

Architect/Developer

Jack Christenson
110 Lancewood Place
Los Gatos 95032

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: CG

Department of Public Works

See attached memo.

Other Departments and Agencies

Santa Clara Valley Water District, San José Fire Department: See attached memo(s).

GENERAL CORRESPONDENCE

See Attached.

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**

The applicant, South Bay Chinese Baptist Church, is requesting a Conditional Use Permit (CUP) to allow a 11,604 square foot sanctuary building and a 3,626 multi-purpose building for religious assembly use and demolition of two existing buildings totaling 10,186 square feet at an existing church on a 1.16 gross acre site in the R-1-8 Residential Zoning District located on the east side of Francis Drive, approximately 450 feet southerly of Patt Avenue. A Conditional Use Permit is required for a church/religious assembly use in the R-1-8 Residential Zoning District.

A previous Conditional Use Permit (CP03-017) was approved by the Planning Commission on October 8, 2003 to allow an 8,717 square foot church building and associated below grade parking. The previous CUP proposed maintaining the existing sanctuary on the site to be used as a multi-purpose building upon the completion of the new sanctuary. The applicant now desires to replace both existing buildings with a new sanctuary building and multipurpose building. All parking is now proposed to be at grade, as opposed to a portion below grade which was approved a part of the previous CUP.

Use of the multi-purpose space would be restricted to times when the sanctuary is not in use. The classroom space, located within the sanctuary building could be used at the same time as the sanctuary if only used for church associated child education purposes (Sunday School). The proposed new buildings would be 35 feet in height and set back 25 feet from Francis Drive.

GENERAL PLAN CONFORMANCE

The proposal is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8 DU/AC) in that religious assembly uses are considered appropriate land uses within the residential neighborhoods when developed to be compatible with the surrounding neighborhood.

ENVIRONMENTAL REVIEW

The Director of Planning has determined that this project is exempt from environmental review under the provisions of Section 15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA). CEQA Guidelines (Section 15332) include an exemption for in-fill development. The Planning Director has determined that the proposed project adequately conforms to this section of the guidelines in that the proposed project is consistent with the General Plan and Zoning Code, the proposed project is less than five acres

in size, the site is fully served by all required City services, and the site is fully within the City limit.

PUBLIC OUTREACH

The applicant held a community meeting with the surrounding neighborhood on October 20, 2004. Public Notices of the Planning Commission hearing on the Conditional Use Permit were mailed to area residents and owners of property within 1000 feet of the subject site. Staff has been available to discuss the project with the public. The applicant held a community meeting with the surrounding neighborhood on October 20, 2004 to discuss the project in which only one community member appeared and was in support of the project.

ANALYSIS

The primary issues associated with this project are conformance with the City's Zoning Ordinance parking requirements, and neighborhood compatibility.

Conformance with the Zoning Ordinance Parking Requirements

The Zoning Code requires that Church/Religious Assembly uses be provided with a minimum of one parking space per four fixed seats, or one parking space per six linear feet of seating provided within the primary worship/assembly area of the proposed development. The proposed church would include 376 fixed seats in the new church building, which would require 94 parking stalls. The proposed project would include 96 parking spaces, consistent with the requirements of the Zoning Code. However, there will not be enough parking proposed on the site to support the simultaneous occupancy of the sanctuary building and the multi-purpose building for assembly purposes. Therefore, staff has included a condition of approval to limit the use of the multi-purpose building to church-associated child education purposes while services are being conducted in the sanctuary.

Neighborhood Compatibility

The proposed site of 1.16 acres in size is of sufficient size for the proposed development. The proposed project includes appropriate setbacks for this residential neighborhood (25-foot front setback with landscaping and 5 feet of landscaping on interior property lines) to provide an adequate buffer between the proposed use and adjacent residential uses. The new design for the religious assembly use provides suitable access and sufficient parking on the site, and should be compatible with the residential neighborhood. The new buildings are proposed to have a maximum height of 35 feet, consistent with a single-family residential area, and the buildings are set well back from the single family interface to the south, approximately 65 feet.

As described above, the proposed church development, as conditioned, more than meets the parking required by the zoning code.

Other proposed modifications to the church facilities and site have been designed to enhance the site's compatibility with the surrounding neighborhood. The trash enclosure has been located away from adjacent residential uses and a four-foot tall landscaped berm will be constructed along Francis Drive to screen the surface parking lot from the adjacent residential. The proposed project will improve the street frontage including architectural enhancements such as a linear garden trellis along Francis Drive which will improve the sites compatibility with the neighborhood and not negatively impact the residential neighborhood.

RECOMMENDATION

Planning Staff recommends that the Planning Commission approve the Conditional Use Permit and include the following findings and conditions in its Resolution.

The Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of Medium Low Density Residential (8 DU/AC) on the adopted San José 2020 General Plan Land Use/Transportation Diagram.
2. The proposed church use is consistent with the Medium Low Density Residential (8 DU/AC) land use designation.
3. The 1.16-acre site is located in the R-1-8 Residential Zoning District. A Conditional Use Permit is required for a church in this Zoning District.
4. This Permit includes the demolition of the two existing buildings on the site.
5. The subject site is fully developed with a two buildings totaling 10,186 square feet and surface parking that is currently utilized by the Southbay Chinese Baptist Church. The new development will include the construction of a new 11,604 square foot sanctuary building and a 3,626 multi-purpose building for religious assembly use, and 96 on-site parking spaces to meet zoning code requirements.
6. Under the provisions of Section 15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project will not have a significant adverse effect on the environment in that the proposed project is characterized as an in-fill development because the project is consistent the General Plan and Zoning designation, the proposed development occurs within the City Limits on no more than five acres, the project site has no value as habitat, and the site can be adequately served by all required utilities.

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

1. The proposed project is consistent with the San José 2020 General Plan Land/Use Transportation Diagram designation of Medium Density Residential (8 DU/AC).
2. The proposed project is in compliance with the requirements of the California Environmental Quality Act.
3. The proposed use will be compatible with uses in the surrounding area.
4. The benefits of permitting the demolition, removal or relocation of subject structure outweigh the impacts of the demolition, removal or relocation.

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 prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The Planning Commission has considered all of the following criteria in evaluating the proposed demolition.
 - a. The failure to approve the permit would result in the creation of continued existence of a nuisance, blight or dangerous condition.
 - b. The failure to approve the permit would jeopardize public health, safety or welfare.
 - c. The approval of the permit would not negatively impact the supply of existing housing stock in the City of San José.
 - d. Both inventoried and non-inventoried buildings, sites and districts of historical significance should not be negatively impacted.
 - e. Rehabilitation or reuse of the existing building would not be feasible.
 - f. The approval of the demolition of the building should facilitate a project which is compatible with the surrounding neighborhood.
 - g. The demolition of the building without an approved replacement building should not have an adverse impact on the surrounding neighborhood.
4. 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 PRECEDENT

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 and Payment of Recording Fees.** The "Acceptance of Permit and Conditions" form shall be **signed, notarized, and returned** to the Department of City Planning within **60 days** from the date of issuance of the resolution granting the permit. *Failure to do so will result in this permit automatically expiring regardless of any other expiration date contained in this permit.* Fees for recording a Certificate of Permit with the Recorder for the County of Santa Clara must be submitted along with the Acceptance Form.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.
2. **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.
3. **Conformance with Plans.** Construction and development shall conform to approved Planned Development Plans entitled, "Worship Center Facility" dated July 21, 2004 on file with the Department of Planning, Building and Code Enforcement and to the San José Building Code (San José Municipal Code, Title 17, Chapter 17.04)
4. **Site Development Permit.** This permit fulfills the requirement for a Site Development Permit.
5. **Demolition Permit.** Obtainment of a Demolition Permit is evidence of acceptance of all conditions specified in this document and the applicant's intent to fully comply with said conditions.
6. **Sign Approval.** No signs are approved at this time. All signs shall be subject to approval by the Director of Planning.

7. **Landscaping.** Planting and irrigation are to be provided, as indicated, on the final Approved Plan Set. Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner. Irrigation is to be installed in accordance with Part 4 of Chapter 15.10 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San José Landscape and Irrigation Guidelines.
8. **Construction Hours.** Construction 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.
9. **Lighting.** On-site lighting shall use Low-Pressure Sodium fixtures and be designed, controlled and maintained so that no light source is visible from outside of the property. Electroliers shall not exceed 18 feet above grade.
10. **Tree Removals.** No tree larger than 56 inches in circumference, at a height of 24 inches above the natural grade slope, shall be removed without a Tree Removal Permit issued by the Director of Planning.
11. **Outside Storage.** No outside storage is permitted except in areas designated on the approved plan set.
12. **Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. No outdoor storage is allowed/permitted unless designated on the approved plan set. Trash areas shall be maintained in a manner to discourage illegal dumping.
13. **Fire Flow.** Required fire flow for the site is 4,250 gpm, or as otherwise specified in writing from the Fire Department.
14. **Multi-Purpose/Classrooms.** Multi-purpose space in the adjacent structure shall not be used concurrently with the sanctuary. The classroom space may be used at the same time as the sanctuary for church associated child education purposes only.
15. **Public Works Clearance.** A Development Clearance shall be obtained from the Public Works Department, Room 308, (408) 277-5161, and is subject to the following requirements (3-13199) to the satisfaction of the Director of Public Works:
 - 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. *Grading/Geology:*
 - 1) A grading permit is required prior to the issuance of a Public Works Clearance.
 - 2) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 277-4304 for more information concerning the requirements for obtaining this permit.

- 3) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
- c. *Storm Water Runoff Pollution Control Measures:* This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and storm water treatment controls to minimize storm water pollutant discharges.
- d. *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.
- e. *Street Improvements:*
- 1) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - 2) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
 - 3) Close unused driveway cut(s).
 - 4) Proposed driveway width to be 26 ft. unless otherwise approved.
 - 5) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
- f. *Complexity Surcharge (In-Fill):* This project has been identified as an in-fill project, and as such is subject to the following:
- 1) Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.
- g. *Electrical:*
- 1) Install electrolier(s) along Francis Avenue frontage to satisfy the Director of Public Works.
 - 2) Replace existing HPS luminaries in electroliers along project frontage with LPS luminaries if required.

h. *Landscape:*

- 1) Install street trees within the public right-of-way (back of curb) along the entire street frontage per City standards.
- 2) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
- 3) Contact the City Arborist at (408) 277-2756 for the designated street tree.

i. *Referrals:* This project should be referred to the County Roads and Airports Department (due to close proximity to County jurisdiction) and to the Santa Clara Valley Water District (easement located within property).

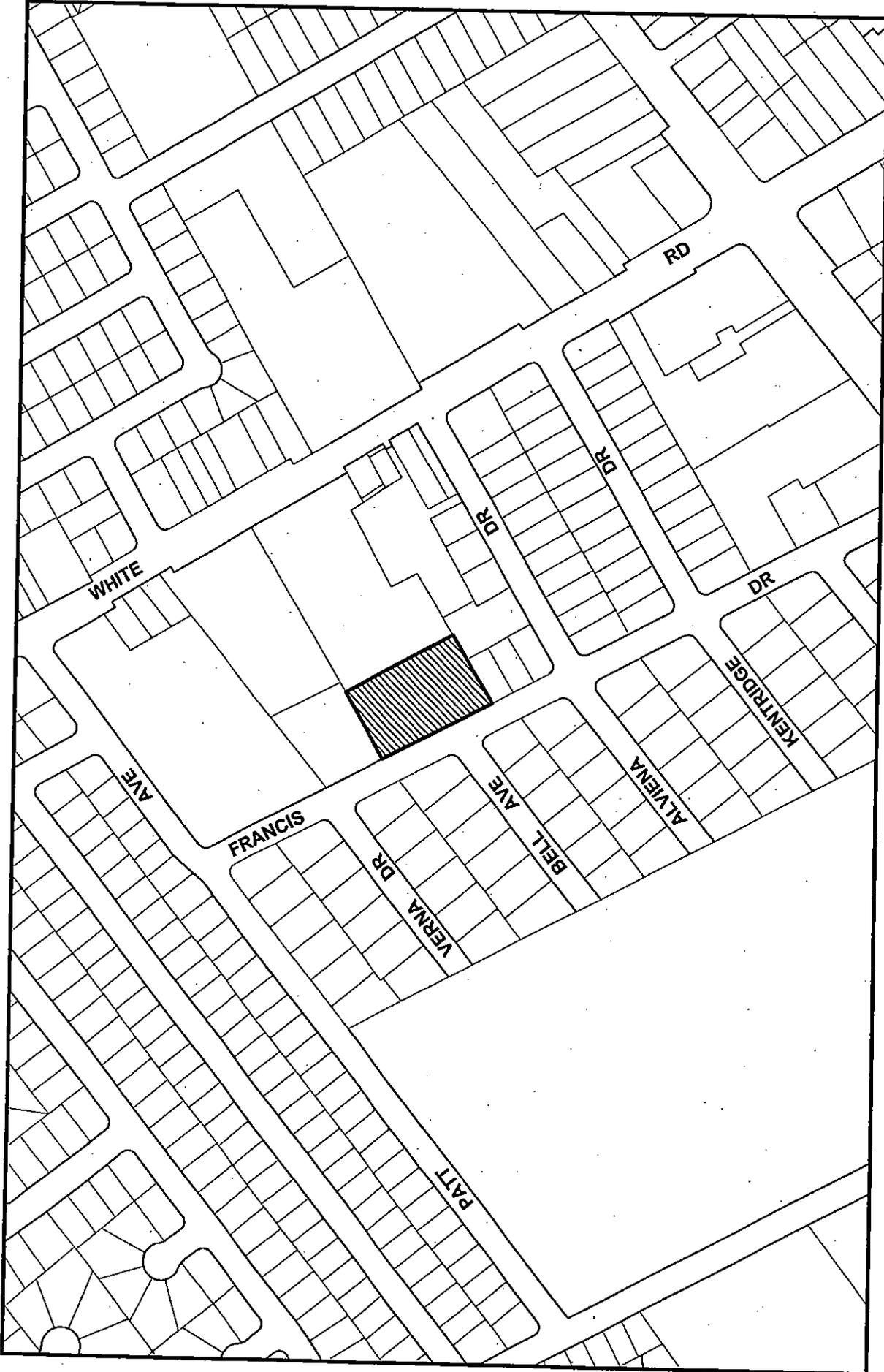
- 1) *Sewage Fees.* In accordance with City Ordinance, all storm sewer area fees, sanitary sewer connections fees, and sewage treatment plant connection fees, less previous credits, are due and payable and shall be paid by the applicant prior to Public Works Clearance.
- 2) *Grading Permit.* The applicant shall obtain a Grading Permit prior to the issuance of Public Works Clearance.
- 3) *Storm Water Pollution Prevention Plan.* The project involves a land disturbance of one or more acres so the applicant shall be required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity.
- 4) *Electrical.* The applicant shall install electroliers along Francis Drive frontage to the satisfaction of the Director of Public Works. The applicant shall also replace existing HPS luminaries in electroliers along the property frontage with LPS luminaries if required.
- 5) *Street Trees.* The applicant shall install street trees in cut-outs at the back of curb within the public right-of-way along the entire street frontage per City standards. The location of the street trees will be determined at the street improvement stage.

16. *Building Clearance for Issuing Permits.* Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:

- a. *Construction Plans.* This permit file number, CP 03-017, shall be printed on all construction plans submitted to the Building Division.
- b. *Americans With Disabilities Act.* The applicant shall provide appropriate access as required by the Americans With Disabilities Act (ADA).
- c. *Emergency Address Card.* The project developer shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.

CONDITIONS SUBSEQUENT

1. **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 or the construction of buildings 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 for a period of up to two years. The Permit Adjustment must be approved prior to the expiration of this Permit.
2. **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 20.100, Title 20 of the San José Municipal Code it finds:
 - a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.



Scale: 1"= 300'

File No: CP04-070

District: 5

Quad No: 52

**CITY OF SAN JOSE, CALIFORNIA
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
STATEMENT OF EXEMPTION**

FILE NO. CP04-070

LOCATION OF PROPERTY East side of Francis Drive, approximately 450 feet southerly of Patt Avenue (454 FRANCIS DR)

PROJECT DESCRIPTION Conditional Use Permit to allow a 11,604 square foot sanctuary building and a 3,626 multi-purpose building for religious assembly use and demolition of two existing buildings on a 1.12 gross acre site

ASSESSOR'S PARCEL NUMBER 592-15-025

CERTIFICATION

Under the provisions of Section 15332 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15332. In-Fill Development Projects. This section is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects, which are consistent with local general plan and zoning requirements. This project is consistent with this category in that the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project proposed occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare or threatened species and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Stephen M. Haase, AICP
Director, Planning, Building and Code Enforcement

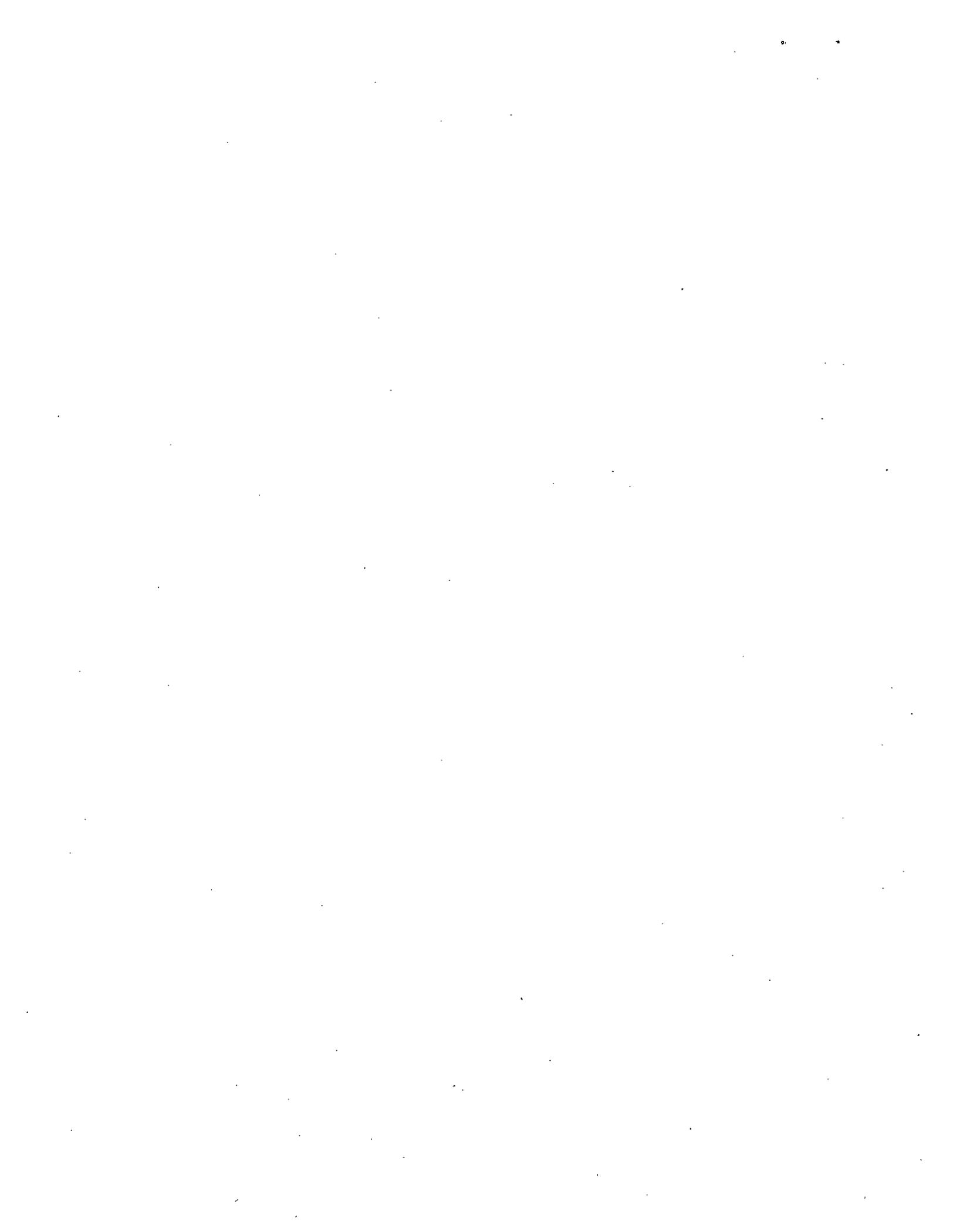
Date October 29, 2004



Deputy

Project Manager: Michael Mena

(Rev. 10/23/02)





5750 ALMADEN EXPWY
SAN JOSE, CA 95118-3686
TELEPHONE (408) 265-2600
FACSIMILE (408) 266-0271
www.valleywater.org
AN EQUAL OPPORTUNITY EMPLOYER

File: 12010
Miguelita Creek

August 17, 2004

Ms. Deanna Chow
Planning Division
Department of Planning, Building, and
Code Enforcement
City of San Jose
801 North First Street, Room 400
San Jose, CA 95110-1795

Subject: Conditional Use Permit (CP04-070)—Southbay Chinese Baptist Church

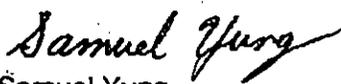
Dear Ms. Chow:

The Santa Clara Valley Water District (District) has reviewed the subject conditional use permit application to allow the demolition of two existing buildings and construction of two new buildings totaling 15,230 square feet.

In general, please refer to our April 25, 2003, correspondence (enclosed) for our comments related to the project site. It should be noted that the revised site design may need to consider increasing the building setback to ensure the eaves do not encroach within the District's easement.

If you have any questions or comments, you can contact me at (408) 265-2607, extension 3174, or at syung@valleywater.org.

Sincerely,


Samuel Yung
Associate Engineer
Community Projects Review Unit

Enclosure
cc: V. Stephens, S. Tippets, S. Yung, T. Hipol, File (2)
sy:jl
0817a-pl.doc



5750 ALMADEN EXPWY
SAN JOSE, CA 95118-3686
TELEPHONE (408) 265-2600
FACSIMILE (408) 266-0271
www.valleywater.org
AN EQUAL OPPORTUNITY EMPLOYER

File: 12010
Miguelita Creek

April 25, 2003

Mr. Caleb Gretton
Department of Planning, Building,
and Code Enforcement
City of San Jose
801 North First Street, Room 400
San Jose, CA 95110-1795

ENCLOSURE

Subject: Conditional Use Permit (CP03-017)—Southbay Chinese Baptist Church

Dear Mr. Gretton:

The Santa Clara Valley Water District (District) has reviewed the conditional use permit application to allow for the construction of a 5,700 square foot church addition and an 18,500 square foot underground parking structure.

Miguelita Creek, contained in a 66-inch diameter reinforced concrete pipe, bisects the project site in the east-west direction. The creek is located within a 36-foot wide District easement, not a 15-foot easement as indicated on the site plan. The proposed southeast corner of the underground parking structure, south stairway, and covered patio appears to be encroaching into the District's easement. All permanent structures and trees should be located outside the easement.

Owners of the improvements within the District's easement should consider the impacts that may occur as a result of construction, reconstruction, maintenance, or repair of the creek.

Because the parking structure is underground, the elevation of the groundwater table should be determined.

Postconstruction water quality mitigation needs to be implemented. The design of the project area should incorporate water quality mitigation measures such as those found in the "Start at the Source-Design Guidance Manual for Stormwater Quality Protection," prepared for the Bay Area Stormwater Management Agencies Association.

If land disturbance is greater than 1 acre, the developer must file a Notice of Intent to comply with the State's National Pollutant Discharge Elimination System General Permit for Storm Water Discharges Associated with Construction Activity With the State Water Resources Control



Mr. Caleb Gretton
Page 2
April 25, 2003

Board. The developer must also prepare, implement, and maintain a Storm Water Pollution Prevention Plan and provide measures to minimize or eliminate pollutant discharges from construction activities, the parking lot, and landscaping areas after construction.

District records do not show any registered wells on the project site; however, efforts should be made to locate any existing wells. In accordance with District Ordinance 90-1, the owner should show any existing well(s) on the plans. The well(s) should be properly registered with the District and either maintained or abandoned in accordance with the District's standards.

When development plans become available, please submit two sets of plans for our review and issuance of a permit. As described and recorded in Book K216, Page 946, File No. 9343310 at the County Recorders Office and in accordance with District Ordinance 83-2, a District permit is required if the property improvements are within the District's easement. The submittal shall include construction, grading and drainage, topography, landscape, and irrigation plans for engineering review.

Please reference District File No. 12010 on future correspondence regarding this project. If you have any questions or comments, you can contact me at (408) 265-2607, extension 3174, or at syung@valleywater.org.

Sincerely,



Samuel Yung
Associate Engineer
Community Projects Review Unit

cc: S. Tippetts, S. Yung, T. Hipol, L. Melton, M. Klemencic, S. Katric, File (2)
sy:mf
0424d-pl

Memorandum

TO: Deanna Chow
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 08/13/04

PLANNING NO.: CP04-070
DESCRIPTION: Conditional Use Permit to allow demolition of two existing buildings and construction of two new 15,230 sq.ft. buildings for religious assembly use on a 1.12 gross acre site
LOCATION: E/S Francis Drive, approximately 450 feet southerly of Patt Avenue
P.W. NUMBER: 3-13199

Public Works received the subject project on 07/22/04 and submits the following comments and requirements.

Project Conditions:

Public Works Clearance for Building Permit(s): Prior to the issuance of Building permits, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **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.
2. **Grading/Geology:**
 - a) A grading permit is required prior to the issuance of a Public Works Clearance.
 - b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 277-4304 for more information concerning the requirements for obtaining this permit.
 - c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity.

Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.

3. **Storm Water Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and storm water treatment controls to minimize storm water pollutant discharges.
4. **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.
5. **Street Improvements:**
 - a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
 - c) Close unused driveway cut(s).
 - d) Proposed driveway width to be 26 ft. unless otherwise approved.
 - e) Repair, overlay, or reconstruction of asphalt pavement may be required. The existing pavement will be evaluated with the street improvement plans and any necessary pavement restoration will be included as part of the final street improvement plans.
6. **Complexity Surcharge (In-Fill):** This project has been identified as an in-fill project, and as such is subject to the following:
 - a) Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.
7. **Electrical:**
 - a) Install electrolier(s) along Francis Avenue frontage to satisfy the Director of Public Works.
 - b) Replace existing HPS luminaries in electroliers along project frontage with LPS luminaries if required.
8. **Landscape:**
 - a) Install street trees within the public right-of-way (back of curb) along the entire street frontage per City standards.
 - b) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
 - c) Contact the City Arborist at (408) 277-2756 for the designated street tree.

Planning and Building

8/13/2004

Subject: CP04-070

Page 3

9. **Referrals:** This project should be referred to the County Roads and Airports Department (due to close proximity to County jurisdiction) and to the Santa Clara Valley Water District (easement located within property).

Please contact Gerry de Guzman, PW Project Engineer (408) 277-5161 if you have any questions.



Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

GD

ES:GD:CL

6000_21301522026

ENVIRONMENTAL SERVICES DEPARTMENT (ESD)

TO: Deanna Chow
Department of Planning,
Building, & Code Enforcement

FROM: Geoff Blair
Environmental Services Department

SUBJECT: Response to Development
Application.

DATE: Staff Review Agenda
August 5, 2004

APPROVED: *Geoff Blair* **DATE:** 7-29-04

PLANNING NO. :	CP04-070
LOCATION:	454 Francis Drive. East side of Francis Drive, approximately 450 feet southerly of Patt Avenue.
DESCRIPTION:	Conditional Use Permit to allow demolition of two existing buildings and construction of two new 15,230 square feet for religious assembly use on a 1.12 gross acre site.
APN:	59215025

ESD received the subject project and is submitting the following conditions and comments. Questions regarding these comments may be directed to the program contact given or to me at (408) 945-5332.

- | | | | | | | |
|---|--|--------------------------|---|--------------------------|--|--------------------------|
| Municipal Environmental Compliance (MEC) | San Jose/ Santa Clara Water Pollution Control Plant (Plant) | Source Control | South Bay Water Recycling (SBWR) | Water Efficiency | Integrated Waste Management (IWM) | Energy Efficiency |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

South Bay Water Recycling (SBWR)

Landscape Irrigation

The proposed development has been identified as a potential future recycled water customer and is required to comply with Chapters 15.10 and 15.11 of the San Jose Municipal Code. The Code states that all new and rehabilitated landscaping for projects requiring a development permit from the City, and containing over 10,000 ft² of landscaped area, must design and construct their irrigation system to receive recycled water. The proposed development should connect their irrigation system to potable water until recycled water becomes available to the site.

The design and construction of the irrigation system must conform to SBWR Rules and Regulations and must be submitted to and approved by SBWR. Standard Details, Specifications and Notes are available to assist with the design and are available by calling (408) 277-4036. Questions regarding recycled water use or the approval process should be directed to SBWR staff at the above number.

Integrated Waste Management (IWM)

Commercial, Industrial, and Institutional Buildings

1. The proposed commercial development must follow the requirements for recycling container space¹. When 30 percent or more of the original floor space is added to a new or existing building, provision must be made for the storage and collection of recyclables. Project plans must show the placement of recycling containers; for example, within the details of the solid waste enclosures.
2. It is recommended that scrap construction and demolition debris be recycled instead of disposing of it in a landfill. An infrastructure exists within San Jose to accommodate such recycling efforts. Integrated Waste Management staff can provide assistance on how to recycle construction and demolition debris from the project, including information on where to conveniently recycle the material. For further information, contact the Commercial Solid Waste Program at (408) 277-5533.

¹ In accordance with the California Public Resources Code, Chapter 18, Articles 1 and 2



Memorandum

TO: Deanna Chow
Planning and Building

FROM: Nadia Naum-Stoian,
Fire Prevention Engineer
San Jose Fire Department

SUBJECT: INITIAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 08/05/04

Approved	Date
----------	------

PLANNING NO.: CP04-070
DESCRIPTION: Conditional Use Permit to allow demolition of two existing buildings and construction of two new 15,230 sq.ft. buildings for religious assembly use on a 1.12 gross acre site
LOCATION: east side of Francis Drive, approximately 450 feet southerly of Patt Avenue
ADDRESS: east side of Francis Drive, approximately 450 feet southerly of Patt Avenue (454 FRANCIS DR)
FOLDER #: 04 120321 AO

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

- These comments are based on the following information:
 - Largest building: 11,604 sq. ft.
 - Construction Type: V-1hr
 - Occupancy Group: A2.1/B
 - Number of stories: 2
- Site fire flow requirement: 2,000 G.P.M.
- Average hydrant(s) spacing: 450 fet - Subject to Fire Department approval
- Comply with comments from the Building/Fire Departments at the plan review stage.
- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.

- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:**
 1. The needed fire flow noted above shall be provided from a minimum of 2 hydrants and shall be spaced apart on average 450 feet from the proposed project. Fire flow may be reduced upon construction of a four-hour wall, without openings, as per the adopted fire code. Construction of the area separation wall(s) is subject to review by the Fire Department.
 2. Approved access road(s) and hydrant(s) shall be provided once wood framing is available at site or provide an alternate means of water suppression subject to the approval of the Fire Department. Obtain permit and pay applicable fees prior to the installation. Contact the San Jose Fire Department's Fire Protection Systems Section at (408) 277-8756.
 3. All Fire Department access roads, water mains, and fire hydrants shall be installed and operational during construction in accordance with Article 87 of the Fire Code and all other applicable standards.
 4. All fire department connections shall be located within 100 feet from a standard public fire hydrant. All alternate means of protections shall be reviewed by the Fire Department. The public fire hydrant(s) shall be located on the same frontage as all fire service connections.
 5. All buildings exceeding 6,200 square feet shall be provided with an approved automatic fire extinguishing system(s) as per the adopted San Jose Municipal Code. All alternate means of protection shall be reviewed by the Fire Department.
 6. Buildings shall be provided with automatic fire extinguishing systems. Systems serving more than 100 sprinklers shall be supervised by an alarm monitoring station.
 7. All buildings classified as a A2.1 occupancy shall be provided with an approved fire alarm system. An area separation will shall not define separate buildings as per UFC 1007.2.1.2, 1994 edition. Voice communication and public-address systems shall also be provided with an approved emergency power source.

- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:** (Continued)
 8. All "A-2.1" occupancies shall be of not less than one-hour construction as per the Uniform Building Code. As indicated in the adopted codes, rated construction (when required) shall not be waived or reduced when required in other provisions of the code. All alternate means of protection shall be reviewed by the Fire Department.
 9. **NOTE:** Prior to demolition of these/this building(s) buildings, the San Jose Fire Department would like to use this as an opportunity for training purposes. Contact the Fire Department's Training Bureau at (408) 277-4251.
- **THE FOLLOWING GENERAL REQUIREMENTS ARE APPLICABLE TO THE SUBJECT APPLICATION:**
 - Facilities for emergency vehicle access:
 - A. Roads and/or driveways shall have a minimum clear width of 20 feet. Uniform Fire Code, Section 902.2.2.
 - B. Minimum turning radius shall be 30 feet inside and 50 feet outside.
 - C. Minimum Vertical clearance shall be 14 feet.
 - D. Lock boxes or non-case hardened locks are required at gated entries. Lock boxes are required for buildings four or more stories and are recommended for buildings over 10,000 square feet.
 - E. Fire lanes shall be suitably marked with standard signs, painted curbs, and/or other markers as approved or authorized for use by the Chief. Fire lane markings shall be indicated on plans submitted through the building permit process for review and approval by the Fire Department.
 - Each locked gate on site shall have an approved device with unlocking capability. Contact the Fire Department's Bureau of Fire Prevention at (408) 277-4656 for approved devices. Provide a manual means of opening gate if there is a power failure.
 - Public (off-site) and private (on-site) fire hydrants shall be provided. All hydrants must meet the specifications for the City of San Jose's Fire Department. For hydrant locations please contact the San Jose Fire Department's Fire Protection Engineering Division at (408) 277-5357.

- All existing and new fire hydrants shall be at least 10 feet from all driveways.
- All structures shall be located wholly within 450 feet (road distance) of an accessible standard street hydrant.
- All dead-end streets or roads shall have a hydrant within 175 feet from the most remote end of the rear lot as per the Uniform Fire Code.
- Street numbers shall be visible day and night from the nearest street, either by means of illumination or by the use of reflective materials.

IF APPLICABLE

- The Hazardous Materials process can be lengthy and complex. The applicant should contact the Hazardous Materials Division at (408) 277-4659 as soon as possible to initiate the process.

Use or storage of hazardous materials, liquids, gases and/or chemicals will be subject to meeting the requirements of the Hazardous Materials Storage Ordinance, the Toxic Gas Ordinance, the applicable sections of the San Jose Fire Code, and the National Fire Codes. Submit names and amount of any hazardous materials, if they are to be stored or used, to the Bureau of Fire Prevention for review and approval.

- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.

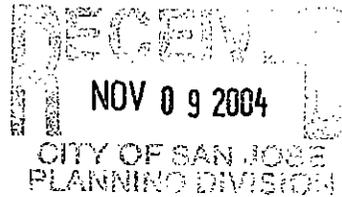
BY: Nadia Naum-Stoian, FPE
Bureau of Fire Prevention
San Jose Fire Department

Fire Site Memo to Planning Application



Rev. Larry Tong, Senior Pastor
唐若愚 主任牧師

Pinnie Wu, Minister
鄺麗萍 傳道



Mr. Rich Buikema
City of San Jose
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San Jose, CA 95110

November 9, 2004

Re: CP04-070

Dear Mr. Rich Buikema,

This letter pertains to CUP application CP04-070, condition requires that the church will not have concurrent use of both worship building and the multipurpose room in the administration building.

Please be informed that Southbay Chinese Baptist Church will comply with the above aforementioned requirement.

Regards,

William Wu
DBA Southbay Chinese Baptist Church
Chairman, Building Committee

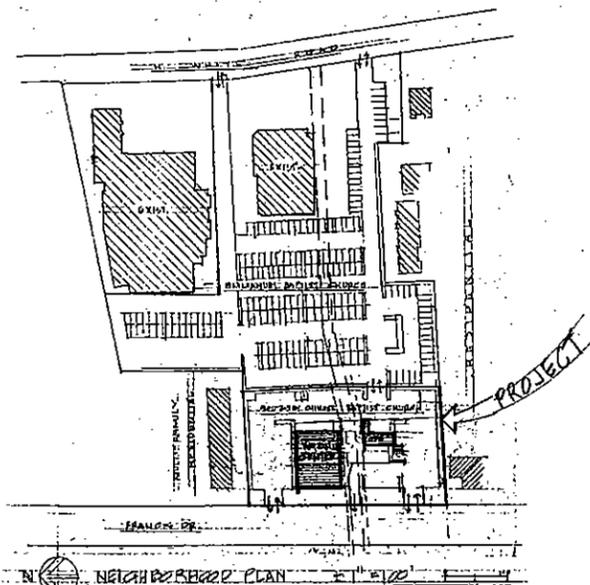
Worship Center Facility

for
 Southbay Chinese Baptist Church
 448-454 Francis Drive
 San Jose, California 95132.2415

E. JACK CHRISTENSEN A.I.A. ARCHITECT

SAN JOSE, CA. (408) 288-7236

REVISIONS	BY



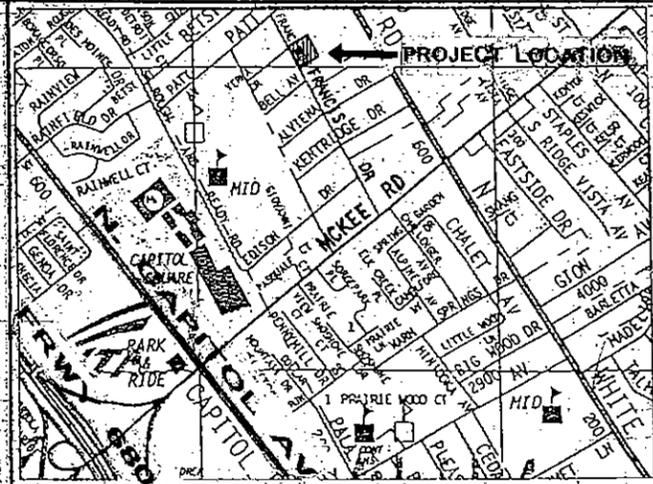
ABBREVIATIONS & SYMBOLS

Bkkg	Blocking
C	Carpet
CL	Centerline
Col	Column
Conc	Concrete
Elev	Elevation
FG	Finish grade
FOE	Face of
Elect	Electric
(E)	Existing
EX	Expansion Joint
GA	Galv.
GI	Galvanized Iron
Mech	Mechanical
Metl	Metl
MTR	Mens toilet room
Mir	Mirror
(N)	Not in contract
PTD	Paper towel dispenser
Plumb	Plumbing
PLY	Plywood
Reinf	Reinforcing
Roof	Roof
SCD	Seat cover dispenser
Sim	Similar
SND	Sanitary napkin dispenser
Stl	Steel
Stl p	Steel plate
Struc	Structural
Stk	Stairs
SV	Sheet Vinyl
THR	Threshold
TPH	Toilet paper holder
(Typ)	Typical
UNG	Unless noted otherwise
Wt	Wing tile
VCT	Vinyl composition tile
WTR	Water closet room
FF	Finish floor
RWL	Rain water leader
PL	Plant

SHEET INDEX

SHEET NO.	TITLE
01	TITLE SHEET
02	SITE PLAN - DATA & DETAILS
03	GRADING & DRAINAGE PLAN
04	ELEVATIONS
05	ELEVATIONS
06	ELEVATIONS
07	FIRST FLOOR PLANS
08	SECOND FLOOR PLANS & ROOF PLAN
09	LANDSCAPE PLAN & DETAILS

LOCATION MAP



PRIOR DEVELOPMENT PERMITS

H98-044	REVISION OF 2ND FLOOR CLASSROOMS
A099-933	RELOCATION OF EXTERIOR STAIRS
CP-23317	CONDITIONAL USE PERMIT (NOT USED)

PROJECT DESCRIPTION

This project consists of a three phase master plan:

- Phase I** Demolish existing 1870s residence building (2312 s.f.), construct new 5500 s.f. worship center with adjacent parking and landscaping.
- Phase II** Demolish existing building (4500 s.f.) upon completion of Phase I. Construct remaining parking area to south and west; landscape remaining site.
- Phase III** Construct office/multi-use building in future (3-6 years) after Phase II is completed.

The new parking capacity will be 264 spaces for a maximum of 264 occupants in the sanctuary (maximum allowed on site at one time). The total project design was conceived to provide maximum parking at the perimeter with the remainder of the site devoted to the building area. The perimeter of the site is landscaped at 5 feet wide at interior property lines and 25 feet at Francis Drive.

Because the natural grade is 2 to 3 feet above existing sidewalk elevation a hand-cropped ramp is added to the front of the Worship Center which also incorporates a new monument sign to replace the existing sign.

A 36 foot wide Public Services Easement abuts the property over which no building construction occurs.

Both new buildings (Worship Center and Offices) have second floors which extend over parking spaces below.

The placement of the office/multi-use building sets 60 feet back from Francis Drive which reduces the effective visual mass of the building. In order to reduce the focal plan from Francis Drive, a tree and earth berm have been employed. Also, to reduce the mass of the multi-use building a focal plan composed of a earth berm and trellis with Chinese Wisteria has been employed at the 25 foot front set back line. Other trellises have been employed around the site to maintain a consistent theme at the corners of the property.

A green lawn area has been incorporated as a gathering area between the two new buildings.

A primary access/egress easement from White Road runs through the adjacent Emmanuel Baptist Church property. It will be opened to the Church congregation to use this easement to the greatest extent possible.

The colors, construction shapes and vegetation are all in keeping with the culture of the Chinese Community, which the project services.

CLIENT

CODES

UNIFORM BUILDING CODE - 1997 EDITION & REVISIONS
 CALIFORNIA BUILDING CODE - 2001 EDITION & REVISIONS
 NATIONAL ELECTRICAL CODE -
 UNIFORM MECHANICAL CODE -
 UNIFORM PLUMBING CODE -
 STATE OF CALIFORNIA TITLE 24-2001

APPLICABLE CITY, COUNTY, STATE & FEDERAL REGULATIONS, ORDINANCES & LAWS

TITLE SHEET

Date: 7-21-04

Scale: N.A.

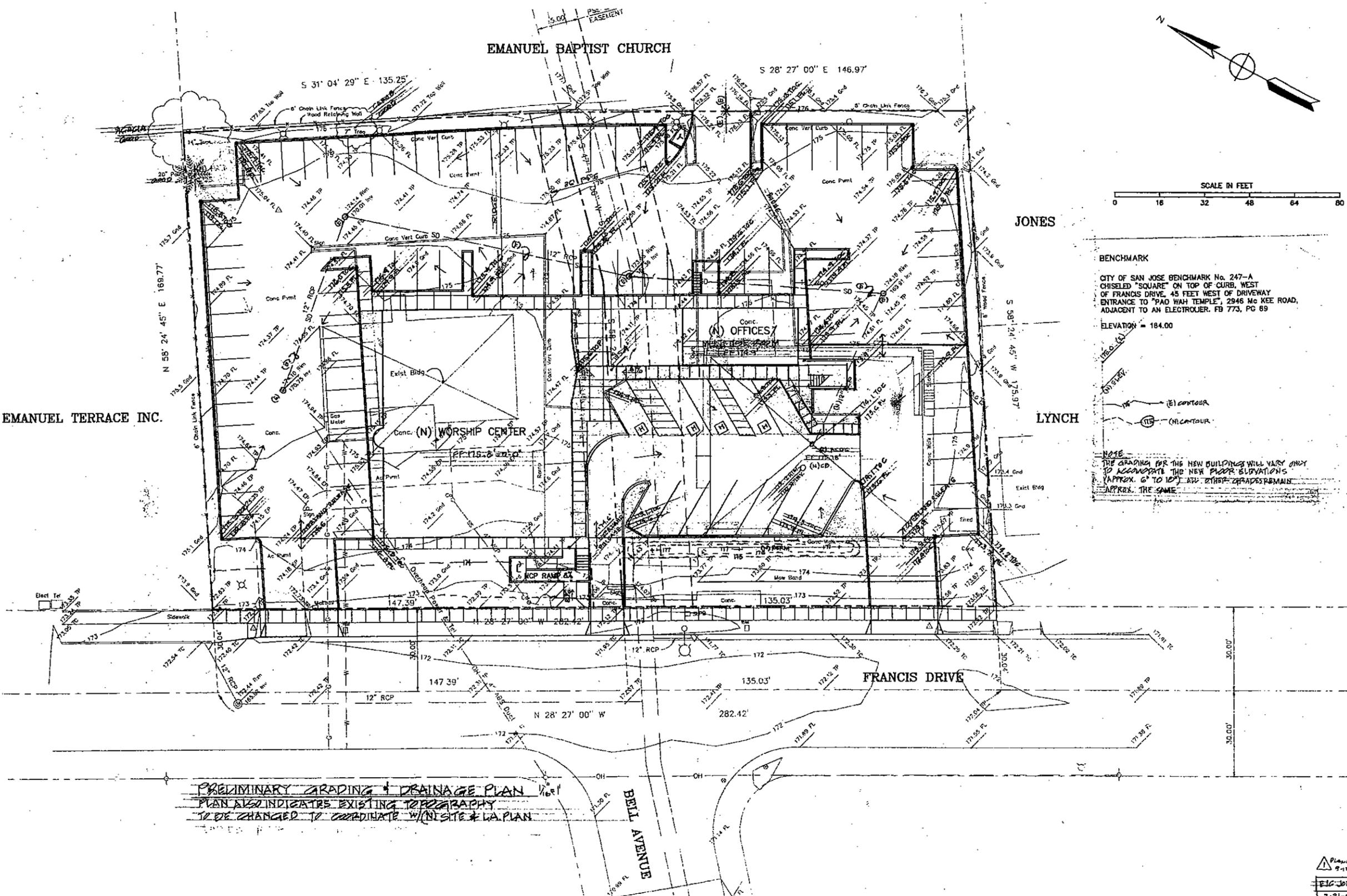
Drawn: EJC

Job: 02-01A

Sheet: 01 of 9

01 of 9 Sheets

02-01A-01



BENCHMARK
 CITY OF SAN JOSE BENCHMARK No. 247-A
 CHISELED "SQUARE" ON TOP OF CURB, WEST
 OF FRANCIS DRIVE, 45 FEET WEST OF DRIVEWAY
 ENTRANCE TO "PAO WAH TEMPLE", 2946 Mc KEE ROAD,
 ADJACENT TO AN ELECTROUER, FB 773, PG 89
 ELEVATION = 184.00

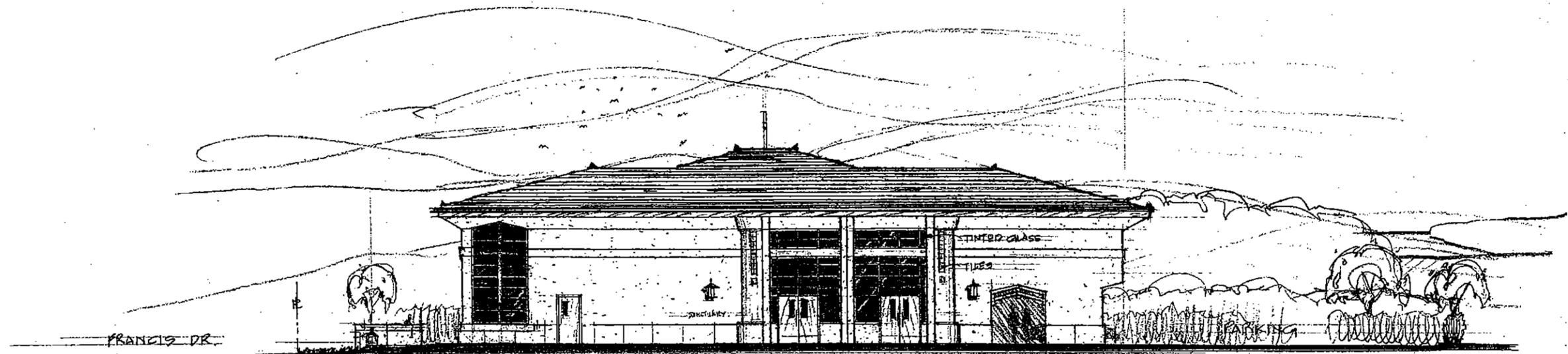
NOTE
 THE GRADING FOR THE NEW BUILDING WILL VARY ONLY
 TO ACCOMMODATE THE NEW FLOOR ELEVATIONS
 (APPROX. 0" TO 10") AND EXISTING GRADES REMAIN
 APPROX. THE SAME

PRELIMINARY GRADING & DRAINAGE PLAN
 PLAN ALSO INDICATES EXISTING TOPOGRAPHY
 TO BE CHANGED TO COORDINATE WITH SITE & L.A. PLAN

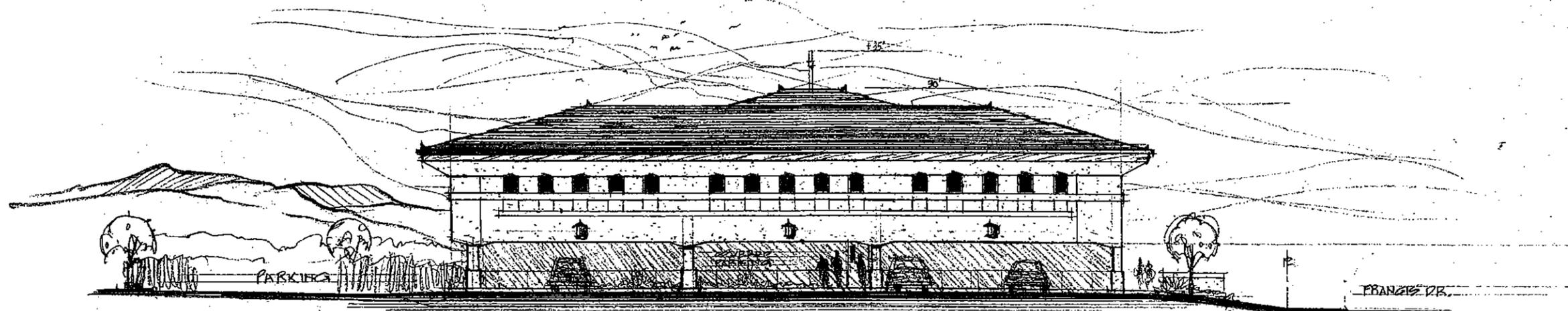
DATE	7-21-04
DRAWN BY	ALDO PERIN
CHECKED BY	ALDO PERIN
SCALE	AS SHOWN
PROJECT	EMANUEL BAPTIST CHURCH
DATE	7-21-04
DRAWING NO.	7-21-04
SHEET	1 OF 1

ALDO PERIN COMPANY
 1175 MILPITAS ROAD
 SAN JOSE, CA 95128
 (408) 241-1160

EMANUEL BAPTIST CHURCH
 SOUTH BAY CHINESE BAPTIST CHURCH
 SAN JOSE, CALIFORNIA



WORSHIP CENTER
SOUTH ELEVATION



WORSHIP CENTER
NORTH ELEVATION 1/8"=1'

REVISIONS	BY

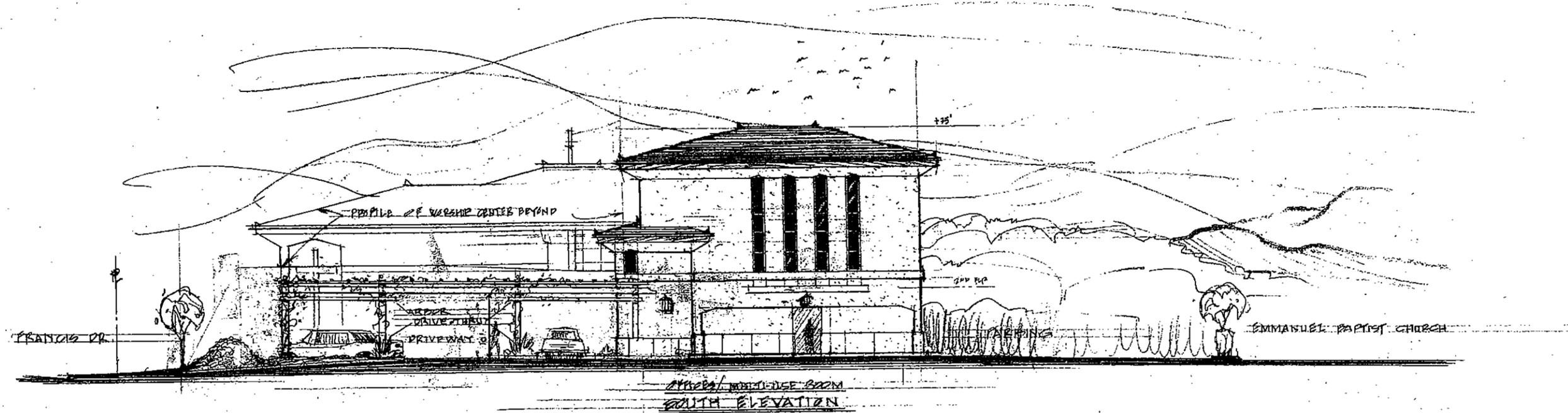
Worship Center Facility
for
Southbay Chinese Baptist Church
448-454 Francis Drive
San Jose, California 95132-2415

ELEVATIONS
E. JACK CHRISTENSEN A.I.A., ARCHITECT
809 MILLPOND DR. SAN JOSE, CA. 95125

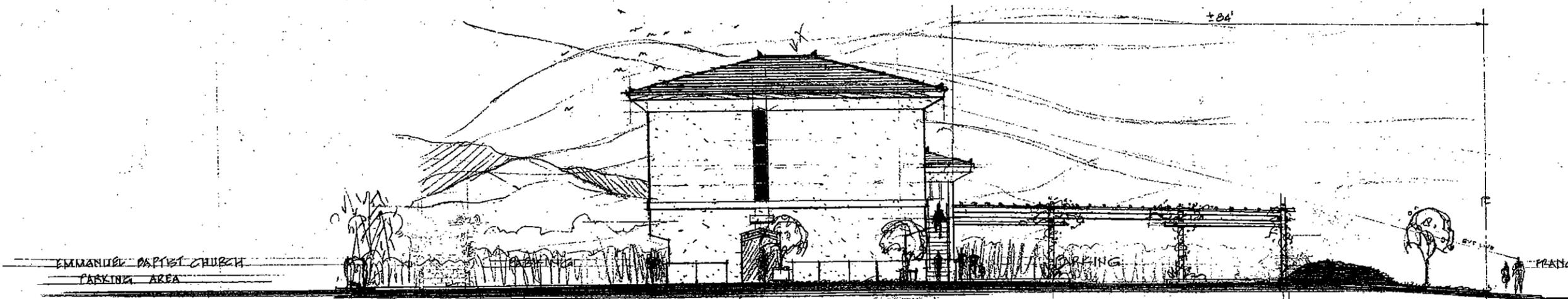
Date 7-21-04
Scale 1/8"=1'
Drawn EJC
Job 02-01A

5
01 9 Sheets

REVISIONS	BY
1	PLD



EMMANUEL BAPTIST CHURCH
SOUTH ELEVATION



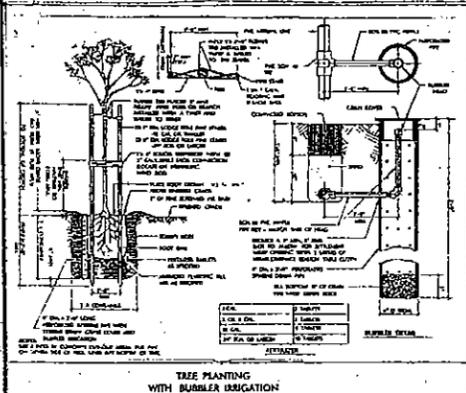
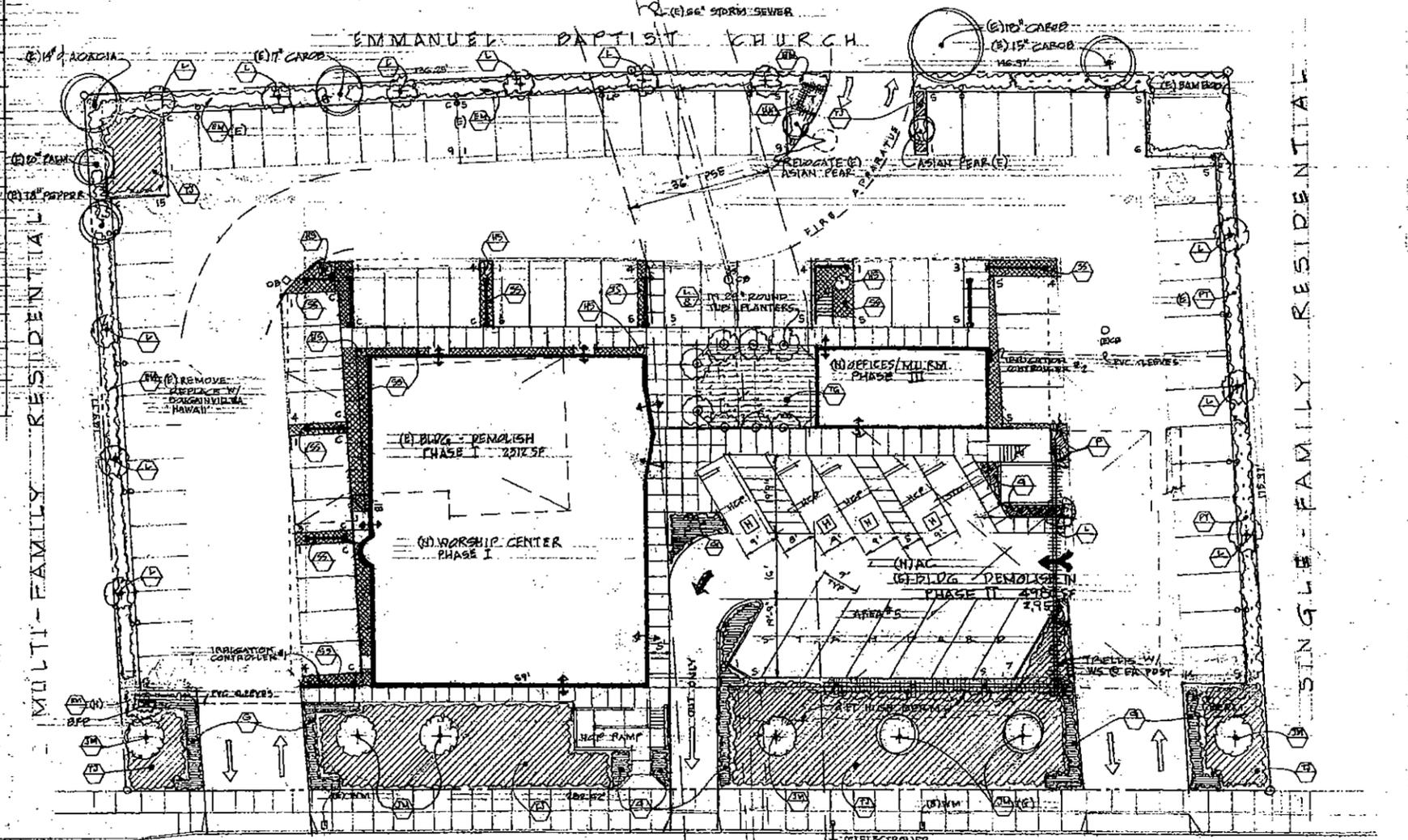
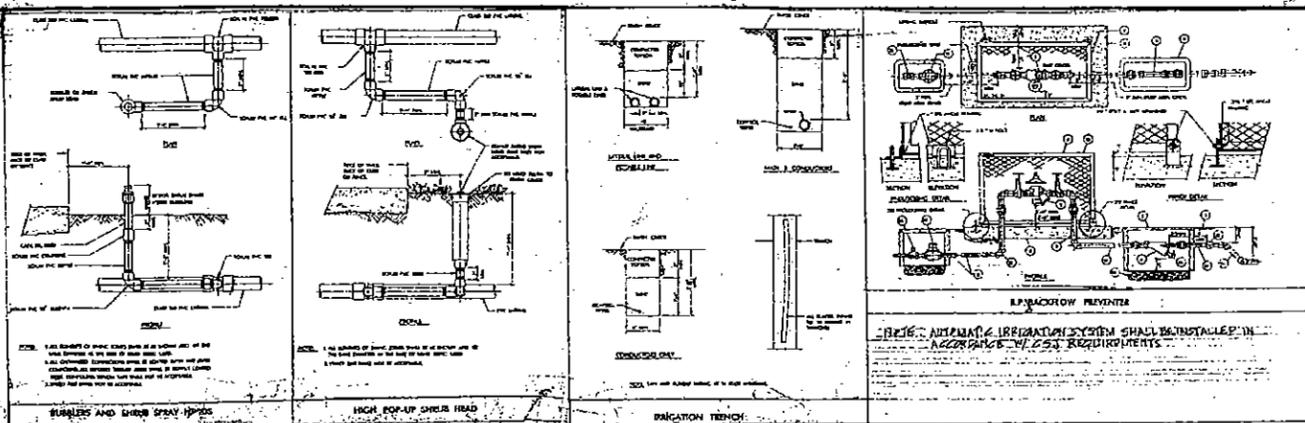
EMMANUEL BAPTIST CHURCH
NORTH ELEVATION 1/8"=1' (TURF/PLAY AREA)

Worship Center Facility
for
Southbay Chinese Baptist Church
448-454 Francis Drive
San Jose, California 95132-2415

ELEVATIONS
E. JACK CHRISTENSEN A.I.A. ARCHITECT
508 MILL POND DR. SAN JOSE, CA. 95125

Date 7-21-04
Scale A5
Drawn EJC
Job 02-01A
Sheet
CLIP
of 9 Sheets

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE/SPACING	WATER REQUIREMENTS	REMARKS
	GROUND COVER				
9	GAZANIA FISTULA RSD	GAZANIA	1" GAL 2' x 2'	MOD.	PERENNIAL (P)
TJ	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1" GAL 2' x 2'	LOW	E
TG	TURF GRASS		2" x 2"	MOD.	
35	SYMBIUM OLBIROU II	DRY TEARS	2" x 2" x 2" BOX 2' x 2'	MOD.	P
SHRUBS					
EM	EUGENIA MYRTIFOLIA SYZYGIIUM	BUSH CHERRY	5 GAL 18" x 18"	MOD.	EVERGREEN (E)
HD	HYDRANGEA BARRATA	HYDRANGEA	5 GAL 18" x 18"	LOW	DECIDUOUS (D)
PT	PISTIOPHYUM TADIRA	PISTIOPHYUM	5 GAL 18" x 18"	LOW	E
P	PENNISTEMUM ORIENTALE	MOUNTAIN CANYON	5 GAL 18" x 18"	MOD.	P
DH	DROGNIIVILLEA HAWAII	DROGNIIVILLEA	1" GAL 2' x 2'	MOD.	E
VINES					
ES	ESCHOLIA TEXAS DAWN	ESCHOLIA	5 GAL 18" x 18"	MOD.	E
WS	WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL 18" x 18"	LOW TO MOD.	D
TREES					
JM	JACARANDA MIMOSINIFOLIA	JACARANDA	24" BOX	MOD.	D
T	TACCA STREPTOCARPA	ORCHID	18 GAL 18" x 18"	MOD.	D



REVISIONS	BY
1	PLANNING
2	PLANNING

Worship Center Facility
for
Southbay Chinese Baptist Church
448-454 Francis Drive
San Jose, California 95132-2415

LANDSCAPE PLAN - DETAILS

E. JACK CHRISTENSEN A.I.A., ARCHITECT
509 MILLPOND DR., SAN JOSE, CA. 95125

Date: 7-21-09
Scale: A/B
Drawn: BJC
Job: 02-01A
Sheet: 01 of 9