

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. 10-13-04 Item No. *3.d.*
C.C. 10-19-04 Item No.

File Number
PDC03-005

Application Type
Planned Development Zoning

Council District
6

Planning Area
Central

Assessor's Parcel Number(s)
261-23-065

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Erin Morris

Location: north side of Hanchett Avenue approximately 410 feet west of The Alameda

Gross Acreage: 0.17 Net Acreage: 0.17 Net Density: n/a

Existing Zoning: Planned Development Existing Use: Single-family residence

Proposed Zoning: Planned Development Proposed Use: Social club and educational program for disabled youth, and caretaker unit

GENERAL PLAN

Completed by: ELM

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: ELM

North: Church A (PD) Planned Development

East: Commercial A (PD) Planned Development

South: Single-family residential R-2 Residence District

West: Church A (PD) Planned Development

ENVIRONMENTAL STATUS

Completed by: ELM

Environmental Impact Report found complete
 Negative Declaration circulated on
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: ELM

Annexation Title: College Park/Burbank Sunol

Date: December 8, 1925

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: October 4, 2004

Approved by: *Susan Walton*
 Action
 Recommendation

OWNER/DEVELOPER

Paul Sherrill
Young Life
420 N. Cascade Avenue
Colorado Springs, CO 80903

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: ELM

Department of Public Works

See attached memorandum

Other Departments and Agencies

See attached memorandum from Fire Department

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Young Life, is requesting a Planned Development Rezoning from A(PD) Planned Development to A(PD) Planned Development to allow a social club and educational program for disabled youth with an on-site residential caretaker unit and a 3000 square foot addition to the existing single-family residence on the 0.17 gross acre site. The site is currently part of The Alameda Planned Development Zoning District which does not allow the proposed mix of uses.

The project site is located within the Hanchett and Hester Park Conservation area, and the existing single-family house on the property is listed on the Historic Resources Inventory as an *Identified Structure*. The site is immediately adjacent to commercial uses within The Alameda Neighborhood Business District to the east, religious assembly uses to the north and west, and single-family residential uses to the south, across Hanchett Avenue.

Project Description*Young Life Capernaum Project*

The Young Life Capernaum Project is a non-profit Christian ministry devoted to serving the needs of youth with physical and/or developmental disabilities. The program was established in San José in 1986. The main feature of the program, which occurs at numerous school campuses throughout San José as well as at the subject site on Hanchett Avenue, is weekly club meetings for youth. The club meetings provide disabled youth with social opportunities and educational programs, such as classes on life skills. Young Life acquired the Hanchett Avenue site in 1997, and has been running a social club for disabled youth since that time without the benefit of permits.

Club Activities

Activities at the site typically range from small groups of 4 persons to the maximum club size of 20 teenagers and young adults. The majority of club activities occur during the week in the afternoon or evening, and occasionally on Saturdays. Club activities include movies, dinner, computer training, cooking classes, arts and crafts, and similar activities.

Transportation and Parking

The majority of transportation to the subject site is provided by four vans owned by the Young Life organization, while Outreach Transportation (a paratransit service for persons unable to use fixed route transportation) transports a few of the youth. Loading and unloading of the transportation vehicles occurs in the designated blue-curb handicapped parking area in front of the subject site.

The subject site includes an existing two-car garage that would be demolished in order to accommodate the proposed addition at the rear of the existing single-family house. Three cars can park in the driveway in a tandem configuration. The project proposes to provide 10 off-site parking spaces on the Westminster Church site, which immediately adjoins the property. The Church and Young Life have signed an agreement to allow the use of the parking spaces Monday through Saturday. No activities are proposed at the subject site on Sundays.

New Construction

The project proposes a 3,000 square foot addition to the existing 1,400 square-foot single-story, single-family house. The two-story addition is proposed to be located to the rear of the existing structure. The first story includes a new clubroom, offices, storage, and activity area. A portion of the existing structure would be utilized as space for group activities, as well as a residential caretaker's unit. The second story includes additional office and storage space. The proposed addition is less than 30 feet in height and has a similar roof pitch as the existing structure.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the project with interested members of the public. A copy of the staff report for this project has been posted on the City of San José web site to facilitate public review of the proposal.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), 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. The project involves conversion of an existing small structure from one use to another with a limited amount of new construction.

GENERAL PLAN CONFORMANCE

The site has a General Plan Land Use/Transportation Diagram designation of *Medium Low Density Residential* (8DU/AC). Staff believes that the proposed club for disabled youth is consistent with this designation under the Discretionary Alternate Use Policy pertaining to new

Public/ Quasi Public Uses, which allows such uses where they further the goals of the General Plan and where there is a demonstrated need for the proposed public/quasi public facility.

In order to provide a limited range of alternative uses for the site should Young Life no longer need the facility, the Draft Development Standards for this project allow three other uses of the subject site: single-family residential, religious assembly, and live/work. The proposed single-family residential use is consistent with the Medium Low Density Residential (8DU/AC) designation. Staff believes that the religious assembly use could be found consistent with the General Plan under the Public/Quasi Public Discretionary Alternate Use Policy and a live/work use could be found consistent based on the Discretionary Alternate Policy that encourages such uses in appropriate mixed-use areas. Any change of use would require issuance of a Planned Development Permit which would provide an opportunity for review of the specific proposal to ensure that it is compatible with the surrounding neighborhood and in conformance with the applicable Discretionary Alternate Use Policy, and which would require a public hearing.

ANALYSIS

The primary issues associated with this project are land use compatibility, architecture and parking.

Land Use Compatibility and Architecture

Staff believes that the location of the subject site makes it a good candidate for conversion to the proposed public/quasi public use. Adjacent to the Neighborhood Business District and cut off from the residential neighborhood by the intervening church use, the site is well-buffered from sensitive uses. Staff has worked with the applicant to provide Draft Development Standards (see attached) with allowed uses, setbacks, height limitations, and parking ratios designed to ensure that the project fits into the scale and character of the surrounding area, including the historic neighborhood to the west.

Given the site's location within the Hanchett and Hester Park Conservation area and the age (built c. 1921) and character of the existing structure, staff has requested that the applicant follow the Secretary of the Interior's standards for alterations to the house. The current conceptual elevation gables will be refined at the Planned Development Permit stage to ensure an appropriate design that preserves character-defining features of the original house, is appropriately differentiated from the original structure, but is compatible in massing, scale, and materials.

Parking

The Draft Development Standards include a parking requirement of 12 spaces for the proposed Young Life facility. Staff believes that this number is adequate to provide parking for staff and for the four vans used to transport club participants to the site. The applicant has indicated that there will never be more than 10 staff on the site during the operation of the facility and that the number would usually be less. The facility will continue to use the blue-curb handicapped parking area located in front of the site for loading and unloading of vans.

Because a maximum of 3 parking spaces can be accommodated on the subject site, the proposed use depends on off-site parking. The Draft Development Standards allow off-site parking

through the Planned Development Permit process. The applicant has indicated that Young Life has reached agreement with the adjacent Westminster Church for use of 10 parking spaces in the church's parking lot. Staff will work with the applicant and the Church through the subsequent Planned Development Permit process to refine the off-site parking proposal and to ensure that the proposed use is only allowed so long as the required off-site parking is available.

Staff has included alternative uses in the Draft Development Standards that could be implemented with limited parking, in case the off-site parking becomes unavailable or Young Life no longer needs the site. These uses include single-family residential, live/work and religious assembly. The latter leaves open the possibility of a future use that could share parking with the adjacent church. Any such proposed use would require an additional Planned Development Permit that would allow City staff and the community to review the use for parking adequacy and compatibility with the site and surrounding neighborhood.

Conclusion

Based on the above analysis, staff concludes that the proposed Planned Development Zoning and associated development standards will allow for building expansion and uses that are consistent with the General Plan and compatible with the characteristics of the existing site and surrounding area.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend that the City Council approve the subject Planned Development Rezoning for the following reasons:

- 1) The proposed project is consistent with the San José General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8 DU/AC).
- 2) The proposed rezoning is compatible with existing uses on the adjacent and neighboring properties.

Attachments

cc: David Martinez, 1194 North Monroe Street, San José, CA 95128
Steve Schwanke, Schwanke Architects, 75 Arbor Road, Menlo Park, CA 94025

Planned Development Zoning
PDC03-005
General Development Plan Notes

The following notes are to be placed on the final General Development Plan upon City Council Approval.

DEVELOPMENT STANDARDS*

Permitted Uses Subject to Issuance of a Planned Development Permit:

Social club and educational program for disabled youth with caretaker's residence, or
One single-family residence

The following additional uses are allowed subject to issuance of a Planned Development Permit and a finding by the Director of Planning that the use is compatible with the surrounding area and consistent with the General Plan:

Religious assembly, and
Live/work

Prohibited Uses

All uses not enumerated as permitted.

Minimum Lot Size

6000 square feet

Maximum Height

30 feet

Parking Ratio Requirements

Social club and educational program for disabled youth with caretaker's unit: 12

Single family residential: 2

Religious Assembly: Per Title 20

Live/work: Per Title 20

Note: Off-site parking is permitted subject to issuance of a Planned Development Permit.
Parking in an alternative design, such as tandem parking, is permitted subject to issuance of a Planned Development Permit.

Perimeter Building Setbacks from Property Line

Front (first story): 19 feet

Front (second story): 60 feet

Side: 5 feet

Rear: 20 feet

Note: All building setbacks shall be measured from the building to the property line, unless otherwise indicated. Minor architectural projections, such as chimneys and bay windows, may project into the building setback by no more than 2'-0" for a horizontal distance not to exceed 10'-0" in length, no more than 20% of the building elevation length. Balconies may extend up to six feet into setback areas. Wheelchair ramps may extend into any setback area for any distance subject to conformance with the Building Code.

* Where the land use diagram and these development standards are not consistent, the development standards shall take precedence.

Utility Structures

The location of utility structures shall be determined at the Planned Development Permit Stage or through a subsequent permit.

GENERAL NOTES

Water Pollution Control Plant Notice

Pursuant to part 2.75 of chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San Jose – Santa Clara water plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose – Santa Clara water pollution control plant to treat such sewage adequately and within the discharge standards imposed on the city by the state of California regional water control board for the San Francisco Bay region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

Public Off-site Improvements

Public off-site improvements, including frontage, traffic calming and traffic signal improvements shall be implemented to the satisfaction of the Director of Planning and the Director of Public Works. Prior to the issuance of building permit(s), the applicant shall be required to obtain a Public Works clearance. Said clearance will require the execution of a Construction Agreement that guarantees the completion of the public improvements.

Street Trees

The Public right-of-way shall be planted with street trees as directed by the City Arborist.

Post-Construction Storm Water Treatment Controls

The city's national pollutant discharge system (NPDES) permit compliance requires this project to incorporate post-construction mitigation measures to control the discharge of pollutants into the storm drainage system to the maximum extent practical. Planned development permit plans for this project shall include design details of all post construction storm water treatment controls proposed for the project to the satisfaction of the Director of Planning.

Fencing

Fences shall conform to the residential standards of Title 20.



File No: PDC03-005

District: 06

Quad No: 82

Scale: 1"=275'



Map Created On:
10/07/2004

Planned Development Zoning
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The Joe and Elie Kerely Lighthouse

Operation Plan:

INTRODUCTION:

What is The Young Life Capernaum Project?

Young Life Capernaum Project is a non-profit Christian Ministry devoted to serving the needs of youth with physical and/or developmental disabilities. *Capernaum's* approach is personal—our central purpose is to enrich kids' lives by offering them unconditional love and acceptance, regardless of ethnic background, race, or religious beliefs. The *Capernaum Project* is Young Life's first outreach ministry dedicated to improving the quality of life of youths with disabilities. Unfortunately, the vast majority of persons with disabilities, especially teenagers, are excluded from the mainstream of life – socially, emotionally, and spiritually. In 1986 *The Young Life Capernaum Project* was established in San Jose, California with the mission of reaching this underserved population.

We understand that teens with disabilities have the same needs and dreams as their able-bodied peers yet, often their most basic longing for social interaction and acceptance is left unfulfilled. These youths also face the same fears and risks as other kids, but frequently do not have anyone with whom they can share their struggles. Many disabled youth are isolated in special homes and programs without opportunities to build friendships or participate in social activities outside school.

In 1997 Joe Kerley bought and donated a house to *The Capernaum Project* with the aim of serving youths with special needs. Since its purchase, the purpose of “The Joe and Ellie Kerley Lighthouse” (a.k.a. “Lighthouse”) has been to fill kids' lives with weekly club meetings, parties, and special events. In this home, kids gain a sense of belonging, establish friendships, and simply get the opportunity to have fun—an experience that they would otherwise rarely have. In short, the “Lighthouse” is a place of belonging for youths of all colors, creeds, and backgrounds.

The Role of Clubs.

Summary and Population—Perhaps the most pivotal aspect of *The Young Life Capernaum Project* is its weekly clubs. Clubs provide young people with the opportunity to experience fun and friendships with their peers; participate in a variety of activities (i.e., singing, games, skits, group discussions, etc.); and hear the wonderful message of a God who has remembered them in a world that has largely forgotten.

As of date, approximately 150 youths (predominately in the age range of 13 to 22) participate in one of the several clubs¹. Most of these youths have been attending clubs for years. For them, these weekly gatherings provide a heaven, a source of outlet, and a chance to be free of social stigma. Clubs offer the opportunity to share experiences with sympathetic peers and compassionate leaders. Yet perhaps more importantly, clubs serve as a bridge for building permanent, life altering friendships.

The “Lighthouse” currently consists of a single family residence with two bedrooms and one bathroom. In conjunction to servicing as our club location, the “Lighthouse” also functions as the training center for our Independent Living Skills sessions. As our disabled friends approach adulthood, some are placed in one or more of our various life skill programs. We work with each youth individually, guiding them as they sharpen their skills and reach their goals. Our goal is to provide these special youths with the competence and skill that will allow them to participate in society as vital members of the community. Furthermore, the trainings enhance the participants’ sense of autonomy and elevate their motivation for moving-out on their own. The accessible “Lighthouse” kitchen provides the ideal place for our weekly cooking sessions.

Fulfilling a variety of purposes, The “Lighthouse” operates between the hours of:

- Mondays through Friday 9:00AM – 9:00PM

The cozy nature of the “Lighthouse” creates an emotionally comforting environment for our friends. As a result, our youths express an increase in psychological promptness, emotional receptivity, and social interaction. While the “Lighthouse” continues to serve as an excellent gathering and training place, the space shortage creates an inevitable obstacle. Since a majority of our youths use wheelchairs, it is often difficult to fit all our friends in the “Lighthouse.” In fact, this factor is a persisting problem during our “Del Mar/Branham Club.” With the exclusion of leader, two of whom also use wheelchairs, situating 16 wheelchair operating and 9 ambulatory youths in the “Lighthouse” living-room is not an easy venture. And once in, any individual’s desire for repositioning would require a synchronized group rearrangement.

EXPANSION:

It is with these challenges at hand that we would like to make an expansion to our “Lighthouse.” Our goal is to build an addition of a “club” room on the ground level and a second floor addition in the back of the building for some office space. The addition would be approximately 3000 square feet.

¹ Clubs are divided based on the age range and school location of the attendees.

JUST GOT THIS ADDITIONAL
INFO FROM EXECUTIVE DIRECTOR.

City of San Jose
Planning Department
Attn: Alison Hicks

Re: PDC03-005/ Capernaum Project Addition

Alison,
Here is the information about the site that you needed.

# of office workers:	4 none of these workers have regular office hours but drop in between the hours of 08:00AM-04:00PM Mon-Fri. No office workers during activities/events since they would be part of the activity or event
# of staff for activities/volunteers:	5 leaders maximum at largest activity/event
# of participants:	Participants range from 3-25 maximum
Days/ours of activities	Activities are during the week between the hours of 02:30PM-04:00PM and 07:00PM-09:00PM. Some activities on Saturdays at various times between the hours of 08:00AM-11:00PM. No activities on Sundays.
# of activities:	One to two night activities per week and three afternoon activities per week. One to two weekend activities per month.
Vehicles:	During office hours a maximum of 4 employee vehicles. Activities would have a maximum of 3 drivers which drop off participants and then leave the premises and a maximum of 5 staff/volunteers. Participants are either picked up in Young Life vans and dropped off or brought by parent, caretakers or Outreach vans. In all cases the participants are dropped off and the vehicles then leave the premises.
Types of activities:	Clubs are the primary activity at which time the disabled youth play games, sing songs and discuss everyday issues that they face. There is also a "jobs" program where these youth are trained in simple job skills. There is also training provided in life skill, cooking, hygiene, etc. There are occasional social activities where food may be served, movies shown, coffeehouse type setting and others.

Young Life Capernaum Project

PLANNED DEVELOPMENT PERMIT/AMENDMENT

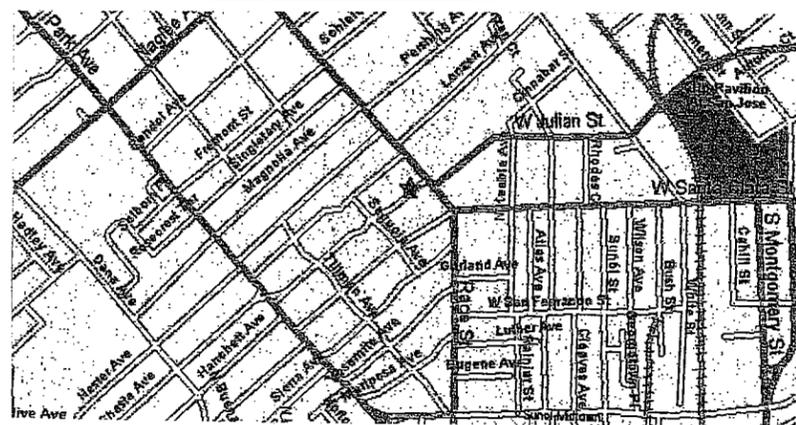
1123 HANCHETT AVENUE
SAN JOSE, CALIFORNIA 95126

Non-Profit [REDACTED] Serving Disabled Youths

General Development Plan - Exhibit 'C'

REVISIONS

LOCATION MAP



DEVELOPMENT STANDARDS

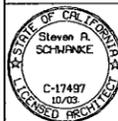
ZONE: PLANNED DEVELOPMENT ZONE B CATEGORY 2 PROPERTY GROSS SITE AREA: .169 ACRES NET SITE AREA: .169 ACRES		DEVELOPMENT SCHEDULE PERMIT SUBMITTAL: May 1, 2003 START CONSTRUCTION: August 1, 2003 CONSTRUCTION COMPLETE: February 1, 2004	
TOTAL DWELLING UNITS: 1			
GROSS FLOOR AREAS NON-RESIDENTIAL USE EXISTING: 0 G.S.F. PROPOSED: 3073 G.S.F.			
NET FLOOR AREAS NON-RESIDENTIAL USE EXISTING: 0 G.S.F. PROPOSED: 2612 G.S.F.			
PARKING SPACES EXISTING OFF-STREET: 3 PROPOSED OFF-STREET: 10 PROPOSED ON-SITE: 1			
PROPOSED SITE COVERAGE BUILDINGS: 42% OFF-STREET PARKING AND LOADING: 0% LANDSCAPING: 37% SITE PAVING: 21%			
RESIDENTIAL DENSITY: 6 UNITS PER ACRE EXISTING: 1 PROPOSED: 1			

TABLE of CONTENTS

- 1 TITLE SHEET
- 2 LAND USE PLAN
- 3 CONCEPTUAL SITE PLAN
- C1 CONCEPTUAL GRADING AND DRAINAGE PLAN
- 4 CONCEPTUAL BUILDING ELEVATIONS
- 5 CONCEPTUAL BUILDING ELEVATIONS
- 6 CONCEPTUAL LOWER LEVEL FLOOR PLAN
- 7 CONCEPTUAL UPPER LEVEL FLOOR PLAN

75 ARBOR ROAD
MENLO PARK,
CALIFORNIA
94025-5350
(650) 321-4348

SCHWANKE
ARCHITECTURE



1123 HANCHETT AVE.
SAN JOSE,
CALIFORNIA
95126-2602

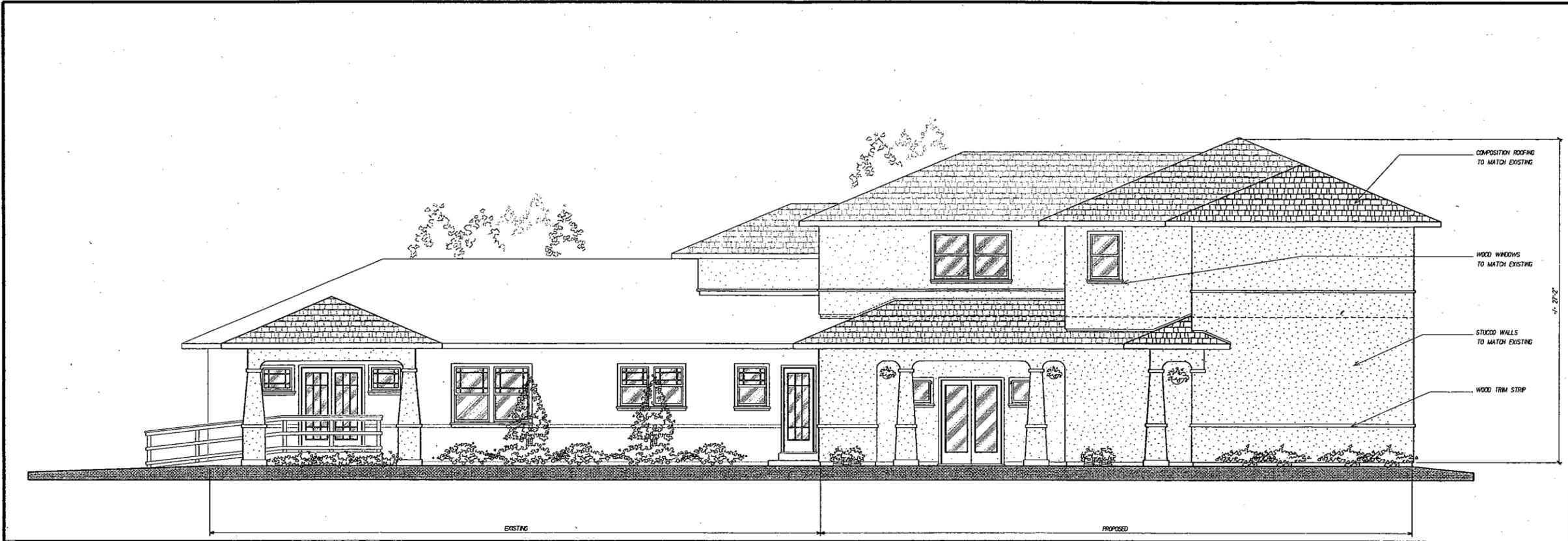
Young Life Capernaum
Planned Development Permit - PDC03-005
General Development Plan - Exhibit 'C'

RE:	DATE:
DPS	12/18/2001
	08/30/2002
PDZ	03/21/2003

SCALE: As Noted
FILE: caper1c.db

PLAN:
Title Sheet

PDC03-005



RIGHT SIDE EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION

BUILDING FINISH/COLOR NOTES
 MATERIALS AND COLORS TO MATCH EXISTING
 EXTERIOR WALL: STUCCO, COLOR DESERT SAND
 EXTERIOR TRIM: COLOR FRENCH BLUE
 ROOFING: COLOR BLUEGREY ASPHALT (or FIBERGLASS) SHINGLES

75 ARBOR ROAD
 MENLO PARK,
 CALIFORNIA
 94025-5350
 (650) 321-4348

SCHWANKE
 ARCHITECTURE



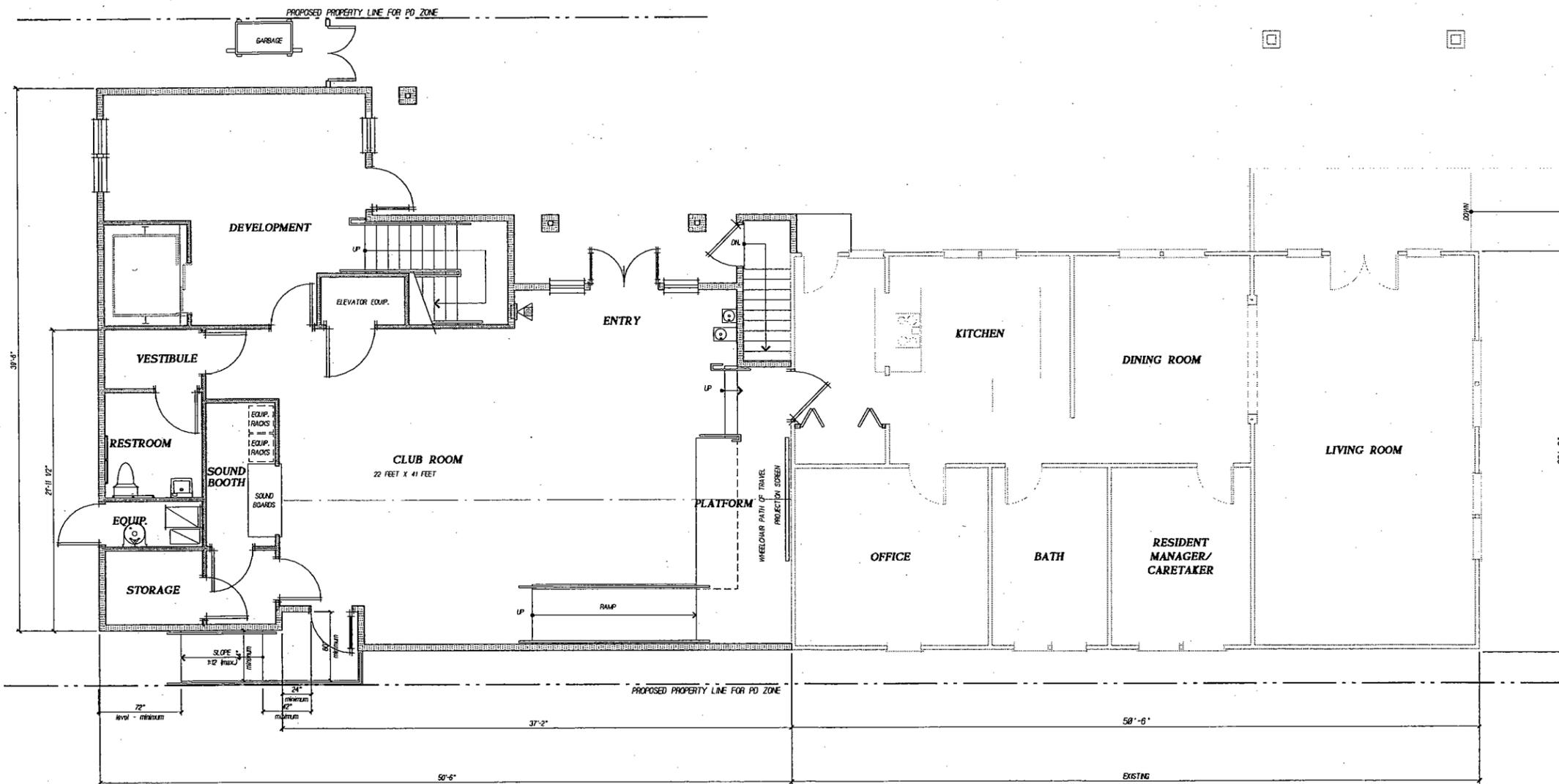
1123 HANCHETT AVE.
 SAN JOSE
 CALIFORNIA
 95126-2602

Young Life Capernaum
 Planned Development Permit - PDC03-005
 General Development Plan - Exhibit 'C' A.P.N.: 261-23-65

RE:	DATE:
DPS	12/18/2001
	08/30/2002
POZ	03/21/2003

SCALE: 1/4" = 1'-0"
 FILE: d.caperlo
 PLAN:

Conceptual
 Exterior
 Elevations



FLOOR AREAS

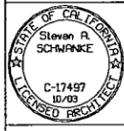
TOTAL GROSS FLOOR AREA	4641 G.S.F.
TOTAL LEASABLE AREA	3945 N.S.F.
PERCENT LIVING AREA	31%
PERCENT OFFICE AREA	43%
PERCENT ACTIVITY AREA	26%



CONCEPTUAL LOWER FLOOR PLAN

75 ARBOR ROAD
MENLO PARK, CALIFORNIA
94025-5350
(650) 321-4348

SCHWANKE
ARCHITECTURE



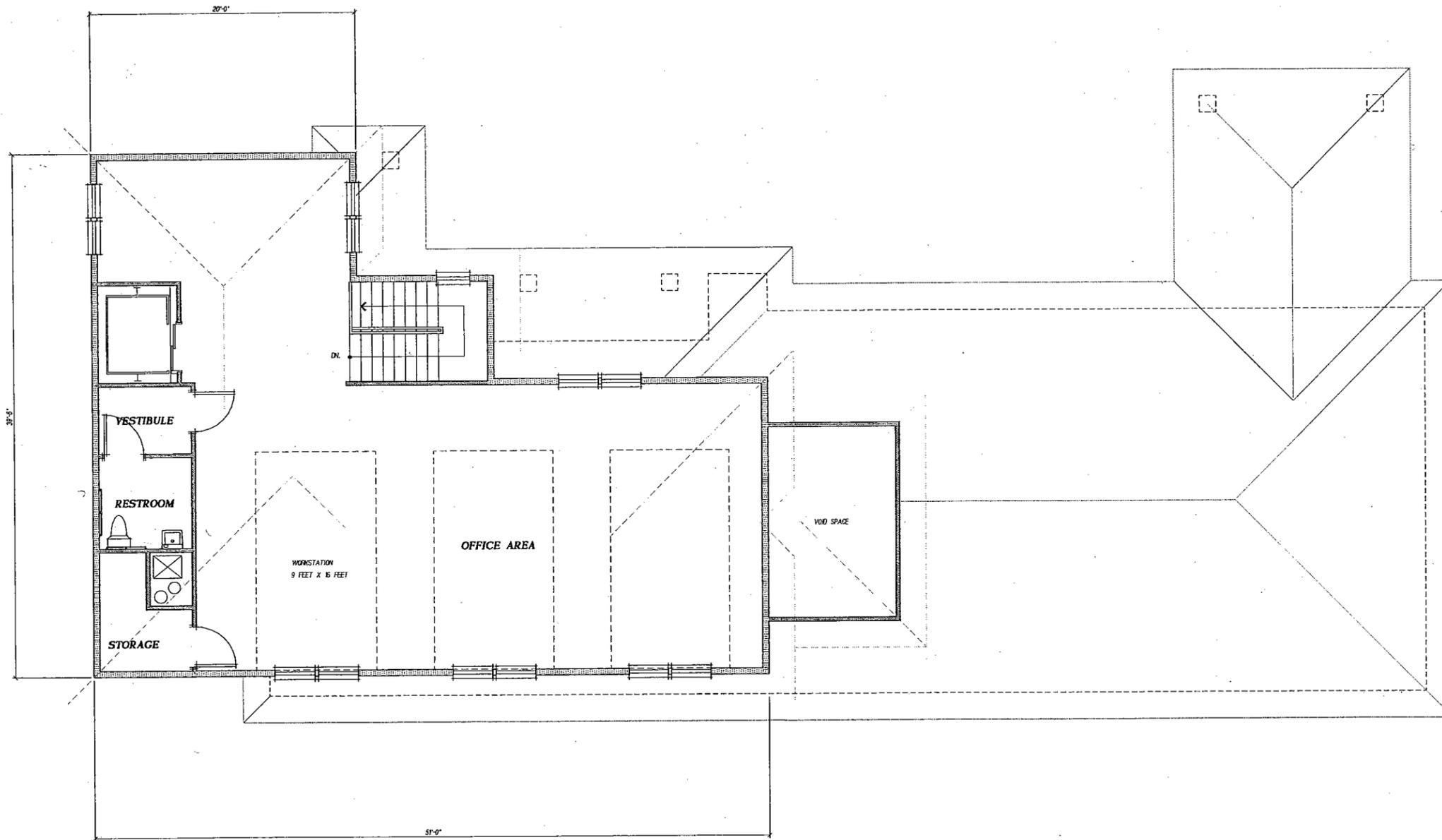
1123 HANCHETT AVE.
SAN JOSE, CALIFORNIA
95126
A.P.N.: 261-23-65

Young Life Capernaum
Planned Development Permit - PDC03-005
General Development Permit - Exhibit 'C'

RE:	DATE:
DPS	12/10/2001
PDZ	03/21/2003

SCALE: 1/4" = 1'-0"
FILE: db.ceperlp
PLAN:

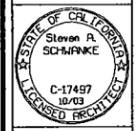
Conceptual Floor Plan



UPPER FLOOR PLAN

75 ARBOR ROAD
MENLO PARK,
CALIFORNIA
94025-5350
(650) 321-4348

SCHWANKE
ARCHITECTURE



123 HANCHETT AVE.
SAN JOSE,
CALIFORNIA
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Young Life Capernaum
Planned Development Permit - PDC03-005
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RE:	DATE:
DPS	12/18/2001
PDZ	03/21/2003
SCALE:	1/4" = 1'-0"
FILE:	db.capertp

Upper Floor Plan