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. 10/27/04 Item: 3.f.
C.C. 11/09/04 Item:

File Number
PDC04-040

Application Type
Planned Development Rezoning

Council District
5

Planning Area
East San Jose

Assessor's Parcel Number(s)
481-47-029, 032

STAFF REPORT

PROJECT DESCRIPTION — Completed by: Richard Buikema

Location: South side of East San Antonio Street, at 34th Street

Gross Acreage: 1.75 | Net Acreage: 1.75 | Net Density: 10.9 DU/AC.

Existing Zoning: R-1-8 Residence | Existing Use: 2 Single Family Residences

Proposed Zoning: A(PD) Planned Development | Proposed Use: Up to 19 single-family detached residential units.

GENERAL PLAN — Completed by: RB

Land Use/Transportation Diagram Designation
Medium Density Residential (8-16DU/AC)

Project Conformance:
[x] Yes [ ] No
[ ] See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING — Completed by: RB

North:	Single Family Residential	R-1-8 – Single Family Residential
East:	Single Family Residential	R-1-8 – Single Family Residential
South:	Golf Course	A(PD) – Planned Development
West:	Single Family Residential	R-1-8 – Single Family Residential

ENVIRONMENTAL STATUS — Completed by: RB

[☐] Environmental Impact Report found complete
[☐] Negative Declaration circulated on ____
[☒] Negative Declaration adopted on October 13, 2004
[☐] Exempt
[☐] Environmental Review Incomplete

FILE HISTORY — Completed by: RB

Annexation Title: Hillview No. 68 — Date: 7/27/81

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

[☒] Approval
[☐] Approval with Conditions
[☐] Denial
[☐] Uphold Director's Decision

Date: 10-21-04

Approved by: Susan Walton
[☐] Action
[☒] Recommendation

APPLICANT/DEVELOPER
DKB Homes
Charles W. Walton
255 W. Julian Street,
Suite 200
San Jose CA 95110

OWNER
Thai Quoc Pham, Hang Thi Hoang
1650 East San Antonio St
San Jose CA 95116

Robert L Ross
4986 Wilma Way San Jose CA 95124

Janet Rausch
4986 Wilma Way
San Jose CA 95124

PUBLIC AGENCY COMMENTS RECEIVED Completed by: RB

Department of Public Works

Please see attached memorandum.

Other Departments and Agencies

Environmental Services

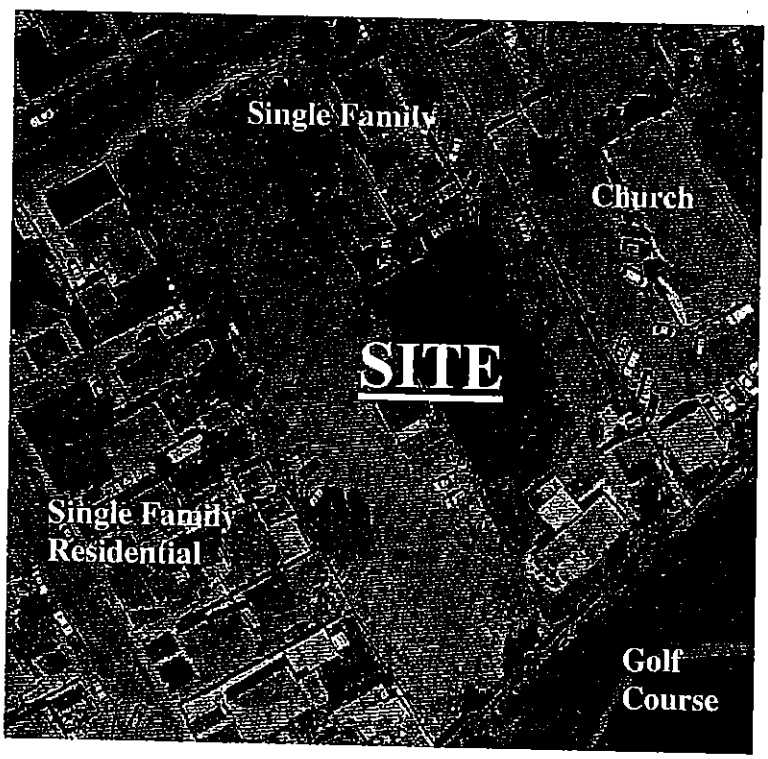
GENERAL CORRESPONDENCE

Please see attached letters.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

On April 26, 2004, the applicant, DKB Homes, filed a Planned Development zoning application for the subject 1.75 acre site. The proposed zoning would allow up to 19 single-family detached market rate residential units. The conceptual designs for the units are two-story townhomes with attached two-car garages, and private yard areas. The four bedroom units are 2500 square feet in floor area. Each unit includes a two-car garage and additional parking is permitted along portions of the private driveway and in parking areas spread throughout the development.



The site is currently zoned R-1-8 Residence Zoning District and is located on the south side of San Antonio Street, opposite the terminus of 34th Street. It is bounded by single family residential uses to the north and west. A church is adjacent to the site to the east and the Rancho Del Pueblo Golf Course to the south. The site has two frontages onto San Antonio Road that are separated with two existing single family residences. The site is also within the boundaries of the Gateway East Strong Neighborhoods Initiative (SNI) Area for which the City Council adopted the Gateway East Neighborhood Improvement Plan on June 3, 2003.

The current R-1-8 Residence Zoning District provides for the construction, use and occupancy of single-family homes on

minimum lot sizes of 5,445 square feet in area. The proposed Planned Development (PD) rezoning is necessary as the project is proposing more homes, and smaller lots than could be accommodated by the current zoning.

ENVIRONMENTAL REVIEW

An Initial Study was prepared for the proposed project and it was determined that the project will not have a significant effect on the environment. A Negative Declaration was circulated on September 24, 2004 that identifies mitigation measures included in the project to reduce potentially significant effects to a less than significant level. These mitigation measures are in regards to air quality, biological resources, hydrology, hazardous materials, and noise.

GENERAL PLAN CONFORMANCE

The subject property currently has a designation of Medium Density Residential (8-16 DU/AC) on the General Plan Land Use/Transportation Diagram. The proposed single-family detached residences on the property would result in a density of 10.9 dwelling units per net acre, which is within the density range prescribed by this designation.

The proposed project supports the Growth Management Strategy of the General Plan by providing infill development within the already urbanized areas where urban facilities and services are already available, the minimizing the cost of providing urban services. The market rate project is also supportive of the General Plan housing policies in regards to distribution that encourages a variety and mix in housing types to provide adequate choices for housing. Specifically, the City encourages the production of middle and upper income housing in all of the community's planning areas.

ANALYSIS

The proposed project is generally in conformance with the intent of the Residential Design Guidelines (RDG) and the goals and strategies of the Gateway East Neighborhood Improvement Plan.

Residential Design Guidelines

The proposed project is most similar to the garden townhouse unit type described in the Residential Design Guidelines. While townhouses are typically attached, there is a recent trend to develop detached garden townhouses with the front of the units oriented toward "paseos" that provide the main pedestrian access to the unit, in contrast to the typical single-family home in which the main access is taken from a public or private street.

Setbacks

The proposed perimeter setbacks meet the intent of the Residential Design Guidelines by providing an adequate separation between the proposed project and surrounding uses. Of most concern is the proposed distance between the new two-story units and the rear yards of the single-family residential units to the west of the project site. The perimeter setback along the westerly site boundary is proposed to range from 5 to 17 feet, less than the 20 feet recommended by the RDG, but unavoidable in certain situations. Staff will work at the PD permit stage to carefully design residential units adjacent to single family rear yards, to provide an appropriate interface.

Open Space

The Residential Design Guidelines provide guidance as to the amount of private open space and common open space that should be provided for residential projects of different types. In this project, each unit includes a private fenced yard of approximately 300 square feet (20'x 15'), which meets the RDG specification for private open space for garden townhouses. In addition, the conceptual site plan includes a common open space area near the front of the project of approximately 4,000 square feet. The RDG actually allows for projects of less than 20 units to be exempted from the requirement to provide common open space. Given the likelihood of families with children residing in the neighborhood, it is important that some amount of private common open space should be provided. The exact location and design of this area will be resolved as a part of the Planned Development Permit process. The feeling of openness within the project will be enhanced given that the six units at the rear of the project will front onto the Rancho Del Pueblo Golf Course and be separated by open fencing with a view of the course.

Parking/Circulation

The project is accessed by a two-way driveway that is generally aligned with 34th Street on the opposite side of San Antonio Street. A wall and landscaping will be provided between the driveway and the adjoining single family residence the east.

The Residential Design Guidelines indicate that parking should be provided at a rate of 2.6 spaces per 3-bedroom unit that has a two-car garage. The proposed project will include 18 spaces in addition to the two provided in the unit garages and should be adequate to meet the needs of the residents of the proposed project. Some parking is also available on San Antonio Street directly in front of the project.

Gateway East Neighborhood Improvement Plan

The site is located within the Gateway East Strong Neighborhoods Initiative (SNI) area for which the Gateway East Neighborhood Improvement Plan was prepared. The plan includes goals and priority action items for the improvement of the neighborhood. The proposed project has raised some concerns (see more detailed discussion under Public Outreach) with neighborhood residents, particularly in regard to the potential impact to traffic conditions and infrastructure in the area. The Neighborhood Improvement Plan identifies safe and efficient transportation, circulation and parking as a main goal of the plan, in response to concerns about the existing congestion and parking shortages that are currently experienced in the area.

The proposed project was reviewed by Public Works staff who determined that the amount of traffic that would be generated during the peak hour would not have a Level of Service Impact. In addition, the project will make improvements to the curb, gutter and sidewalk along San Antonio Street and contribute fees toward parks and other infrastructure, commensurate with the potential impact of the project. The project will also provide off-street parking in accordance with the Residential Design Guidelines to accommodate the needs of the residents within the development.

This new development, consistent with the General Plan, will provide much needed neighborhood investment and will benefit the surrounding community. It is anticipated that redevelopment of this parcel will stimulate further redevelopment and revitalization of other properties in the Gateway East SNI area. Although the proposed project is in a redevelopment area, due to its small size, it is proposed as 100 percent market rate and will not have an affordable unit component. However, the project will contribute in lieu fees toward provision of affordable housing in the City.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 1000 feet of the project site. In addition, the City's website contains information regarding the permits online process, the Zoning Ordinance, and the *San José 2020 General Plan*. Information on this proposed Planned Development (PD) Zoning application, including staff reports and public hearing schedule has also been available on the City's website. This website is used by the community to keep informed of the status of development applications. Staff has also made itself available to discuss the subject project on an individual meeting-basis with concerned Neighborhood Advisory Committee (NAC) members, nearby property owners, and members of the public.

NAC, Property Owner, and Community Stakeholder Public Meetings

The developer/applicant was invited to present the proposed PD Zoning project to the Gateway East SNI NAC members; neighborhood property owners, residents, and community stakeholders for direct community feedback and input at two regularly scheduled public NAC meetings. The first NAC meeting was held at the Mayfair Community Center on Tuesday, July 27, 2004. The second NAC meeting was held at the Mexican Heritage Plaza on Tuesday, September 28, 2004. Planning staff attended both public NAC meetings to hear first-hand the community feedback and input on this proposed PD Zoning project.

The Gateway East NAC members, adjacent property owners, residents, and community members in attendance objected that the proposed project would not be consistent with the affordable housing needs of the community. They also expressed concern regarding the project because they claimed it would not improve neighborhood conditions, particularly with respect to creating improved livability and safety within the neighborhood area. The following summarizes the main concerns that were expressed:

- Traffic, parking and safety concerns;
- Total number of units proposed, the project's overall density, and lack of any affordable units provided;
- Overcrowding of people and cars in the development;
- Privacy issues for the existing adjacent residents;
- Location of the proposed entry drive, between two residences.
- Lack of overall benefit this proposed development would provide to the community;
- Sense that this project would create "a community within a community"
- Impact of this proposed development on the existing schools, parks and open space amenities in Gateway East;
- Limited capacity of the area's aging sanitary sewer and stormwater infrastructure system.

At the conclusion of the second public meeting, the NAC and community members unanimously indicated that they would not support the proposed rezoning project as currently proposed by the developer/applicant. The San Antonio Unidos Neighborhood Association, in opposition to the subject proposal, submitted a petition (attached).

Subsequent to this meeting, the developer modified the proposed design of the project to address some concerns expressed by the community. For example, while the number of units remains the same, per the suggestion of the property owners whose properties would be bisected by the main driveway, the location of the driveway was relocated westerly to line up with 34th Street. This change was made to better integrate the project with the existing neighborhood. Staff is confident that with this configuration of the access drive to the project, if the

adjacent single family lots were ever to redevelop, new residential units could be accommodated to integrate with the proposed project.

RECOMMENDATION

Staff believes the proposed project is a good infill design and will be an important catalyst for improvement and investment in the neighborhood. Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the subject rezoning for the following reasons:

1. The project conforms to the General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC).

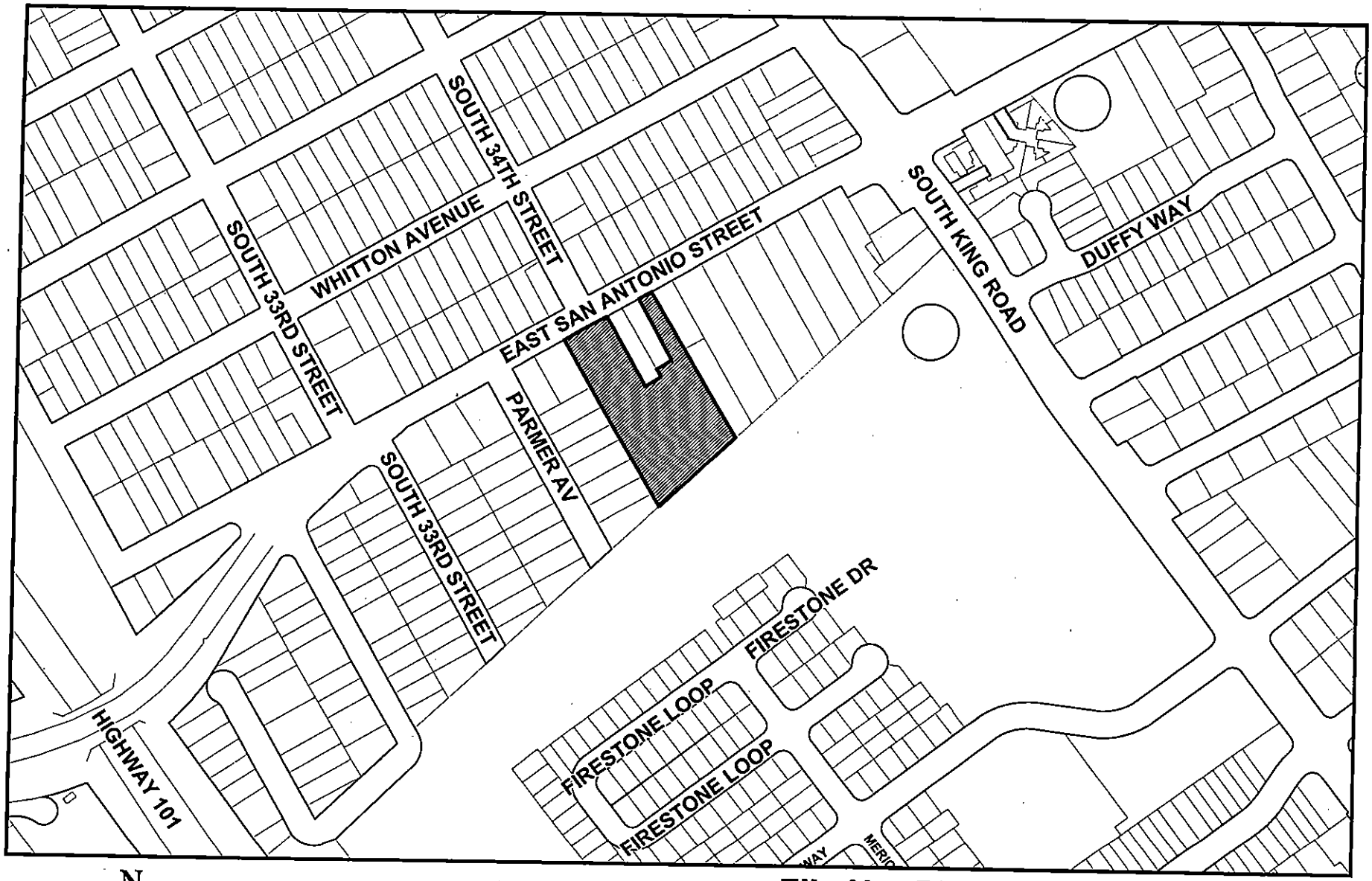
2. The project furthers the City's Growth Management Policy.

3. The project is consistent with the *Residential Design Guidelines.*

4. The project is compatible with existing uses on adjacent sites.

5. The project is consistent with the intent of the Gateway East Neighborhood Improvement Plan.

cc: Hang Thi Hoang, 1650 East San Antonio St San Jose CA 95116



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Created on 04/26/04

File No: PDC04-040

District: 05

Quad No.: 68

DEVELOPMENT STANDARDS – PDC04-040

MINIMUM LOT SIZE: 1300 SQ-FT

PROPOSED NO. OF UNITS: UP TO 19 DU'S

PERIMETER SETBACKS (IN FEET):

NORTH (E. SAN ANTONIO ST/RESIDENTIAL)
PORCHES: 12 @ SAN ANTONIO/ 5 @ RESIDENTIAL
LIVING AREA - SIDE ON: 15/ FRONT ON: 20 @ SAN ANTONIO
LIVING AREA - SIDE ON: 5/ FRONT ON: 15 @ RESIDENTIAL
ATTACHED GARAGE (ENTRY/NON-ENTRY SIDE): 23/15
PARKING: 5

EAST (RESIDENTIAL/CHURCH)
PORCHES: 5
LIVING AREA: SIDE ON: 5/ FRONT ON: 20
ATTACHED GARAGE (ENTRY/NON-ENTRY SIDE) 23/12

SOUTH (GOLF COURSE)
PORCHES: 7
LIVING AREA: FRONT ON: 15

WEST (RESIDENTIAL)
LIVING AREA: SIDE ON: 5 / FRONT ON: 15
PATIO COVER/TRELLIS: 5

BUILDING SEPARATION (IN FEET):

FRONT TO FRONT: 15
FRONT TO SIDE: 10
SIDE TO SIDE: 5
REAR TO REAR: 20
GARAGE TO GARAGE: 26

PRIVATE OPEN SPACE (SQUARE FEET): 300

BUILDING HEIGHT (FEET/NO. OF STORIES): 30/2

PARKING REQUIREMENTS:
PARKING REQUIRED IS 3.15 SPACES PER UNIT:
19 X 3.15 = 59.8 = 60 SPACES

PARKING PROVIDED:

GARAGES:	19 X 2 =	38
ON-SITE:		18
OFF-SITE:		4
TOTAL PROVIDED:		60 SPACES

MINOR ARCHITECTURAL PROJECTIONS:

MINOR ARCHITECTURAL PROJECTIONS SUCH AS FIREPLACES AND BAY WINDOWS, MAY PROJECT INTO ANY SETBACK OR BUILDING SEPARATION BY UP TO 2 FEET FOR A LENGTH NOT TO EXCEED 10 FEET OR 20 PERCENT OF THE BUILDING ELEVATION LENGTH.

FRONT YARD MAINTENANCE:

A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE DRIVEWAYS AND LANDSCAPING WITHIN THE PROJECT.

NOTE:

ALL DEVELOPMENT STANDARDS ARE SUBJECT TO MODIFICATION PENDING APPROVAL OF DIRECTOR OF PLANNING.

MINOR ADDITIONS WILL REQUIRE APPROVAL OF A PERMIT ADJUSTMENT BY THE DIRECTOR OF PLANNING.

THE ARCHITECTURAL DESIGN OF THE HOUSES SHALL CONFORM TO THE STANDARDS OF THE RESIDENTIAL DESIGN GUIDELINES.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

Air Quality

1. Water all active construction areas at least twice daily or as often as needed to control dust emissions.
2. Cover all trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.
3. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
4. Sweep daily or as often as needed with water sweepers all paved access roads, parking areas and staging areas at construction sites to control dust.
5. Sweep public streets daily, or as often as needed, with water sweepers, to keep streets free of visible soil material.
6. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
7. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) sufficient to prevent visible airborne dust.
8. Limit traffic speeds on unpaved roads to 15 mph.
9. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
10. Replant vegetation in disturbed areas as quickly as possible.

Biological Resources

All non-orchard trees that are to be removed shall be replaced at the following ratios:

- Each tree less than 12" in diameter to be removed = one 15 gallon tree
- Each tree 12" to 18" diameter to be removed = two 24" box trees
- Trees greater that 18" diameter shall not be removed unless a Tree Removal Permit has been approved for the removal of such trees. Each tree greater than 18" diameter to be removed = four 24" box trees

The species and exact number of trees to be planted on the site will be determined in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement. In the event the developed portion of the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented at the permit stage:

- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement.
- A donation of $300 per mitigation tree to San Jose Beautiful or Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Director of Planning, Building, and Code Enforcement prior to issuance of Planned Development permit.

Hydrology and Water Quality

1. The proposed development will comply with the NPDES permit issued to the City of San Jose and other co-permittees of the SCVURPPP, and will include measures to control pollutants discharged to the storm water system. Future activities that require a permit from the City of San Jose will need to be evaluated for BMP's including, but not limited to the following: storm water retention or detention structures; use of landscaped-based storm water treatment measures, such as biofilters and vegetated swales to manage runoff from the site; minimization of impervious surfaces and increased use of permeable pavement; if inlet filters are used, a maintenance program to maintain the functional integrity of the systems; damp sweeping of streets and on site parking areas; routine storm drain cleaning, and; covering of dumpsters and materials handling areas
2. Prior to the commencement of any grading, clearing, or excavation the project developer shall comply with the City of San Jose's Municipal Code and the State Water Resources Control Board (SWRCB) NPDES General Construction Activities Permit as follows: The applicant shall develop, implement, and maintain a SWPPP. The SWPPP must specifically address BMP's that will be included in the project to the maximum extent practicable, for both the construction and post construction periods. The SWPPP would include erosion and sediment control measures, waste disposal controls. The developer shall maintain a copy of the most current SWPPP on site and shall provide a copy to any City representative or inspector on demand; the developer shall file a Notice of Intent (NOI) to be covered by the NPDES General Permit for Construction Activity with the SWRCB 30 days prior to any construction on the site.
3. In addition, the SWPPP must include a description of erosion control practices, which may include BMP's as specified in the California Storm Water Best Management Practice Handbook for reducing impacts on the City's storm drainage system from construction activities.
4. The project will conform to the City's Grading Ordinance during construction. Prior to issuance of a grading permit, the developer shall submit copies of the NOI and Erosion Control Plan to the City Project Engineer at the Department of Public Works.

Hazards and Hazardous Materials

Per Engeo's report, the localized areas of elevated dieldren and lead impacted soils can be mitigated during the grading/site preparation work. The impacted soil should be sequestered under private roadways or common landscape areas. The applicant shall submit detailed grading plans to the City's Environmental Program Manager showing that the contaminated soils are

sequestered under private roadways or common landscape areas to the satisfaction of the City's Environmental Program Manager prior to the issuance of a grading permit.

Noise

Lots 1 and 2 (lots closest to San Antonio Street) shall have forced air ventilation systems to allow the windows to remain closed.

A six-foot noise barrier should be built around the outdoor areas for Lots 1 and 2 to reduce the exterior noise levels in these areas to meet the 60 dBA "satisfactory" standard. To be effective, the proposed barrier must be constructed solidly over the face and at the base of the barrier. Suitable materials for barrier construction should have a minimum surface weight of 3lbs./sq. ft. (such as one-inch think wood, masonry block, concrete or metal).

Prior to issuance of occupancy permits, building plans for all units will be checked by a qualified acoustical consultant to ensure that noise levels are attenuated sufficiently.

Construction activities 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.

The contractor shall use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.

Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.

Weekend construction hours, including staging of vehicles, equipment and construction materials, shall be limited to Saturdays between the hours of 9 a.m. to 5 p.m. Permitted work activities shall be conducted exclusively within the interior of enclosed building structures provided that such activities are inaudible to existing adjacent residential uses. Exterior generators, water pumps, compressors and idling trucks are not permitted. The developer shall be responsible for educating all contractors and subcontractors of said construction restrictions. Rules and regulation pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of a developer appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site. The Director of Planning, at his discretion, may rescind provisions to allow extended hours of construction activities on weekends upon written notice to the developer.

SEP 23 2004 OCT 13, 2004
POSTED ON _____ THROUGH _____
IN THE OFFICE OF THE COUNTY CLERK-RECORDER
BRENDA DAVIS, COUNTY CLERK
BY _____ DEPUTY

ENDORSED
SEP 23 2004
BRENDA DAVIS, County Clerk-Recorder
Santa Clara County
By B. HORLICHL Deputy

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
STEPHEN M. HAASE, AICP, DIRECTOR

PUBLIC NOTICE
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
CITY OF SAN JOSÉ, CALIFORNIA

Project File Number, Description, and Location
PDC04-040, Planned Development rezoning and construction of up to 19 single-family detached residences on a 1.75-acre site located south side of East San Antonio Street at South 34th Street (Thai Pham, Hang Hoang, Robert Ross and Janet Rausch, Owners, DKB Homes, Developer). Council District: _5_

California State Law requires the City of San José to conduct environmental review for all pending projects that require a public hearing. Environmental review examines the nature and extent of any potentially significant adverse effects on the environment that could occur if a project is approved and implemented. The Director of Planning, Building & Code Enforcement would require the preparation of an Environmental Impact Report if the review concluded that the proposed project could have a significant unavoidable effect on the environment. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present. The project location **does not** contain a listed toxic site.

Based on an initial study, the Director has concluded that the project described above will not have a significant effect on the environment. We have sent this notice to all owners and occupants of property within 500 feet of the proposed project to inform them of the Director's intent to adopt a Mitigated Negative Declaration for the proposed project on **October 13, 2004**, and to provide an opportunity for public comments on the draft Mitigated Negative Declaration. The public review period for this draft Mitigated Negative Declaration begins on **Friday, September 24, 2004** and ends on **Wednesday, October 13, 2004**.

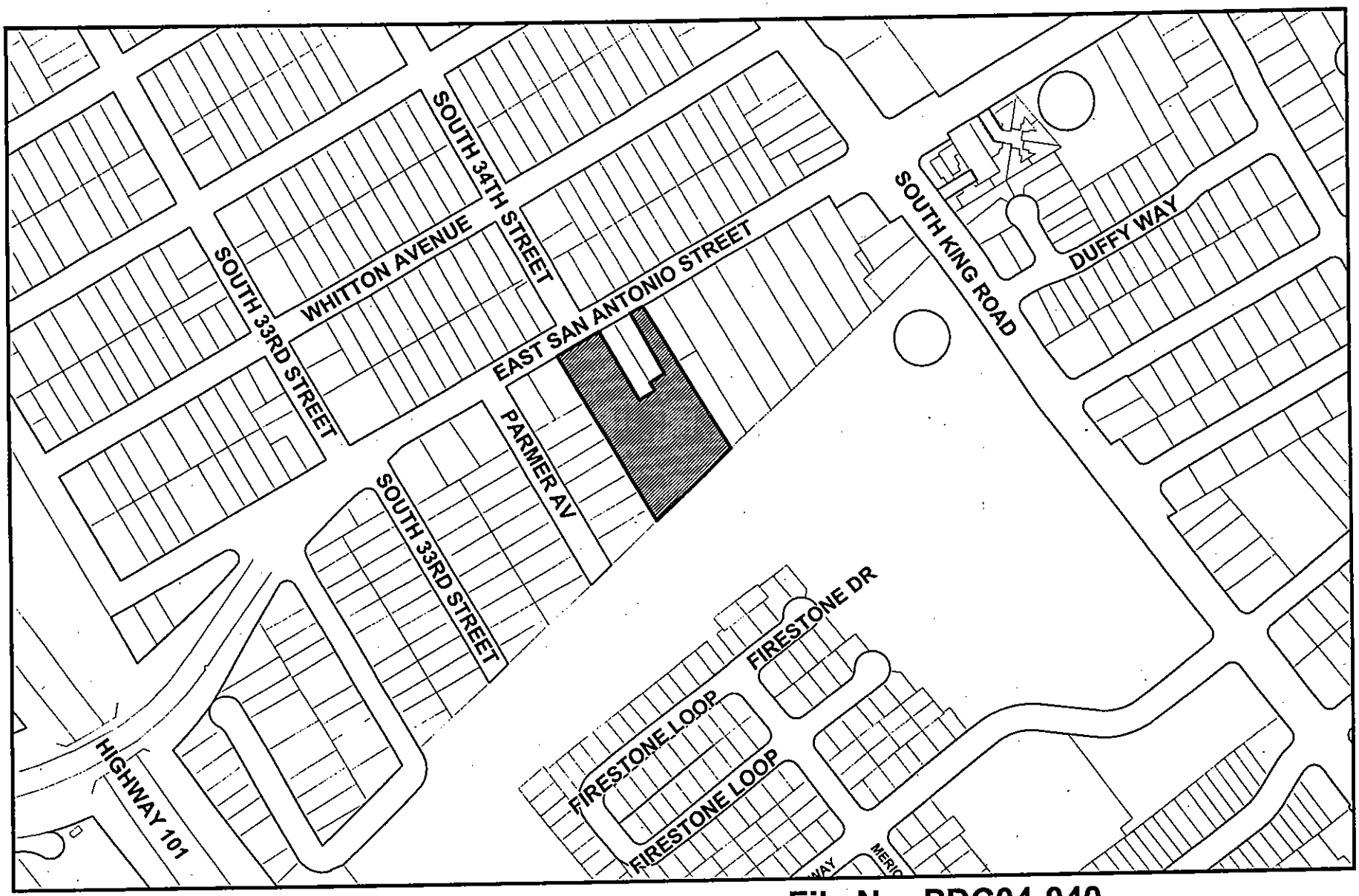
A public hearing on the project described above is tentatively scheduled for October 13, 2004 at 6:00 p.m. in the City of San Jose Council Chambers, 801 N. First Street, San Jose, CA 95110. The draft Mitigated Negative Declaration, initial study, and reference documents are available for review under the above file number from 9:00 a.m. to 5:00 p.m. Monday through Friday at the City of San Jose Department of Planning, Building & Code Enforcement, City Hall, 801 N. First Street, Room 400, San Jose, CA 95110. The documents are also available at the Dr. Martin Luther King, Jr. Main Library, 150 E. San Fernando St, San José, CA 95112, and the East San Jose Carnegie Library 1102 East Santa Clara Street San Jose, CA 91156, and online at http://www.ci.san-jose.ca.us/planning/sjplan/eir/mnd2004.htm Adoption of a Negative Declaration does not constitute approval of the proposed project. The decision to approve or deny the project described above will be made separately as required by City Ordinance. For additional information, please call **Deanna Chow** at (408) 277-4576.

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

Circulated on: Sept 24, 2004

Deputy

MNDPN/SBA/2/11/03
REV. JAC 12/29/03



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Scale: 1"=300'

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File No: PDC04-040

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Quad No.: 68

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
STEPHEN M. HAASE, AICP, DIRECTOR

DRAFT
MITIGATED NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

NAME OF PROJECT: PDC04-040

PROJECT FILE NUMBER: PDC04-040

PROJECT DESCRIPTION: Planned Development rezoning and construction of up to 19 single-family detached residences on a 1.75-acre site.

PROJECT LOCATION & ASSESSORS PARCEL NO.: South side of East San Antonio Street at South 34th Street; 481-47-029 and 481-47-032

COUNCIL DISTRICT: 5

NAME OF APPLICANT:
DKB Homes
Charles Walton

MAILING ADDRESS AND PHONE NO. OF APPLICANT CONTACT PERSON:
255 W. Julian Street, Ste. 200
San Jose, CA 95110
(408) 491-7740

FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

Air Quality

1. Water all active construction areas at least twice daily or as often as needed to control dust emissions.
2. Cover all trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.
3. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
4. Sweep daily or as often as needed with water sweepers all paved access roads, parking areas and staging areas at construction sites to control dust.
5. Sweep public streets daily, or as often as needed, with water sweepers, to keep streets free of visible soil material.
6. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
7. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.) sufficient to prevent visible airborne dust.
8. Limit traffic speeds on unpaved roads to 15 mph.
9. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
10. Replant vegetation in disturbed areas as quickly as possible.

Biological Resources

All non-orchard trees that are to be removed shall be replaced at the following ratios:

- Each tree less than 12" in diameter to be removed = one 15 gallon tree
- Each tree 12" to 18" diameter to be removed = two 24" box trees
- Trees greater that 18" diameter shall not be removed unless a Tree Removal Permit has been approved for the removal of such trees. Each tree greater than 18" diameter to be removed = four 24" box trees

The species and exact number of trees to be planted on the site will be determined in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement. In the event the developed portion of the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented at the permit stage:

- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement.
- A donation of $300 per mitigation tree to San Jose Beautiful or Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Director of Planning, Building, and Code Enforcement prior to issuance of Planned Development permit.

Hydrology and Water Quality

1. The proposed development will comply with the NPDES permit issued to the City of San Jose and other co-permittees of the SCVURPPP, and will include measures to control pollutants discharged to the storm water system. Future activities that require a permit from the City of San Jose will need to be evaluated for BMP's including, but not limited to the following: storm water retention or detention structures; use of landscaped-based storm water treatment measures, such as biofilters and vegetated swales to manage runoff from the site; minimization of impervious surfaces and increased use of permeable pavement; if inlet filters are used, a maintenance program to maintain the functional integrity of the systems; damp sweeping of streets and on site parking areas; routine storm drain cleaning, and; covering of dumpsters and materials handling areas

2. Prior to the commencement of any grading, clearing, or excavation the project developer shall comply with the City of San Jose's Municipal Code and the State Water Resources Control Board (SWRCB) NPDES General Construction Activities Permit as follows: The applicant shall

develop, implement, and maintain a SWPPP. The SWPPP must specifically address BMP's that will be included in the project to the maximum extent practicable, for both the construction and post construction periods. The SWPPP would include erosion and sediment control measures, waste disposal controls. The developer shall maintain a copy of the most current SWPPP on site and shall provide a copy to any City representative or inspector on demand; the developer shall file a Notice of Intent (NOI) to be covered by the NPDES General Permit for Construction Activity with the SWRCB 30 days prior to any construction on the site.

3. In addition, the SWPPP must include a description of erosion control practices, which may include BMP's as specified in the California Storm Water Best Management Practice Handbook for reducing impacts on the City's storm drainage system from construction activities.

4. The project will conform to the City's Grading Ordinance during construction. Prior to issuance of a grading permit, the developer shall submit copies of the NOI and Erosion Control Plan to the City Project Engineer at the Department of Public Works.

Hazards and Hazardous Materials

Per Engeo's report, the localized areas of elevated dieldren and lead impacted soils can be mitigated during the grading/site preparation work. The impacted soil should be sequestered under private roadways or common landscape areas. The applicant shall submit detailed grading plans to the City's Environmental Program Manager showing that the contaminated soils are sequestered under private roadways or common landscape areas to the satisfaction of the City's Environmental Program Manager prior to the issuance of a grading permit.

Noise

Lots 1 and 2 (lots closest to San Antonio Street) shall have forced air ventilation systems to allow the windows to remain closed.

A six-foot noise barrier should be built around the outdoor areas for Lots 1 and 2 to reduce the exterior noise levels in these areas to meet the 60 dBA "satisfactory" standard. To be effective, the proposed barrier must be constructed solidly over the face and at the base of the barrier. Suitable materials for barrier construction should have a minimum surface weight of 3lbs./sq. ft. (such as one-inch think wood, masonry block, concrete or metal).

Prior to issuance of occupancy permits, building plans for all units will be checked by a qualified acoustical consultant to ensure that noise levels are attenuated sufficiently.

Construction activities 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.

The contractor shall use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.

Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.

Weekend construction hours, including staging of vehicles, equipment and construction materials, shall be limited to Saturdays between the hours of 9 a.m. to 5 p.m. Permitted work activities shall be conducted exclusively within the interior of enclosed building structures provided that such activities are inaudible to existing adjacent residential uses. Exterior generators, water pumps, compressors and idling trucks are not permitted. The developer shall be responsible for educating all contractors and subcontractors of said

construction restrictions. Rules and regulation pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of a developer appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site. The Director of Planning, at his discretion, may rescind provisions to allow extended hours of construction activities on weekends upon written notice to the developer.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on **October 13, 2004**, any person may:

(1) Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or

(2) Submit written comments regarding the information, analysis, and mitigation measures in the Draft MND. Before the MND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND; or

(3) File a formal written protest of the determination that the project would not have a significant effect on the environment. This formal protest must be filed in the Department of Planning, Building and Code Enforcement, 801 North First Street, San Jose, Room 400 and include a $100 filing fee. The written protest should make a "fair argument" based on substantial evidence that the project will have one or more significant effects on the environment. If a valid written protest is filed with the Director of Planning, Building & Code Enforcement within the noticed public review period, the Director may (1) adopt the Mitigated Negative Declaration and set a noticed public hearing on the protest before the Planning Commission, (2) require the project applicant to prepare an environmental impact report and refund the filing fee to the protestant, or (3) require the Draft MND to be revised and undergo additional noticed public review, and refund the filing fee to the protestant.

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

Circulated on: Sept 24, 2004 _____
Deputy

Adopted on: _____ _____
Deputy

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: Deanna Chow
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

SUBJECT: **FINAL RESPONSE TO DEVELOPMENT APPLICATION**

DATE: 10/04/04

PLANNING NO.:	PDC04-040
DESCRIPTION:	Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 19 single-family detached residences on a 1.75 gross acre site
LOCATION:	south side of East San Antonio Street, at South 34th Street
P.W. NUMBER:	3-16722

Public Works received the revised submittal for this project on 09/23/04 and submits the following comments and requirements.

1. **Public Works Development Review Fee:** An additional Public Works Review Fee is due. Based on established complexity criteria, the project has been rated medium complexity. Prior to the project being cleared for the hearing and approval process, a sum of $845 shall be paid to the Department of Public Works (Room 308).

2. **Transportation:** An in-house traffic distribution has been performed for this project based on 14 peak hour trips. We conclude that the subject project will be in conformance with the City of San Jose Transportation Level of Service Policy (Council Policy 5-3) and a determination for a negative declaration can be made with respect to traffic impacts.

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.

3. **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.

4. **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) The Project site is within the State of California Seismic Hazard Zone. A soil investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center ("SCEC" report). A recommended depth of 50 feet should be explored and evaluated in the investigation.

5. **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.

6. **Undergrounding:**
   a) The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to E. San Antonio Street prior to issuance of a Public Works clearance. 100 percent of the base fee in place at the time of payment will be due. (Currently, the base fee is $224 per linear foot of frontage.)
   b) The Director of Public Works may, at her discretion, allow the developer to perform the actual undergrounding of all off-site utility facilities fronting the project adjacent to E. San Antonio Street. Developer shall submit copies of executed utility agreements to Public Works prior to the issuance of a Public Works Clearance.

7. **Street Improvements:**
   a) Applicant shall be responsible to remove and replace AC pavement, 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) Construct new 5' detached sidewalk along entire project frontage.
   d) Close unused driveway aprons.
   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.
   f) Proposed driveway locations conflict with existing overhead power pole. Relocate driveway or relocate existing power poles to accommodate access to the site.

8. **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.

9. **SNI:** This project is located within the Gateway East SNI area. Public improvements shall conform to the approved EIR and neighborhood improvement plan.

10. **Storm Water Runoff Pollution Control Measures:**
    a) Revise plans to eliminate portions of proposed underground storm system and utilize overland release into eastern property perimeter bio-swale system prior to PD permit approval.
    b) 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.

11. **Storm Water Peak Flow Control Measures:** This project may also be required to comply with the requirements of the watershed-wide Hydromodification Management Plan (HMP) if an HMP is approved by the City Council and Regional Board before this project's Planning Permit application is deemed complete by the Planning Division. Plans should show how the project would manage increases in runoff peak flow and volume, and/or how the project will prevent any increase in the potential for erosion of creek beds and banks or other adverse impacts to beneficial uses that may be attributable to changes in the amount and timing of runoff. Further information concerning compliance with the HMP will be provided once the City Council and Regional Board have approved an HMP.

12. **Sanitary:**
    a) Possible inadequate downstream capacity for this project. Field investigation to verify conditions and determine possible mitigation will need to be performed at the PD permit stage.
    b) The project is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.

13. **Electrical:**
    a) Install electrolier(s) on E. San Antonio Avenue frontage.
    b) Locate and protect existing electrical conduit in driveway and/or sidewalk construction.
    c) Provide clearance for electrical equipment from driveways, and relocate driveway or electrolier. The minimum clearance from driveways is 10' in commercial areas and 5' in residential areas.
    d) Provide clearance for electroliers from overhead utilities and request clearance from utility companies. Clearance from electrolier(s) must provide a minimum of 10' from high voltage lines; 3' from secondary voltage lines; and 1' from communication lines.
    e) Salvage existing luminaires.

14. **Landscape:**
    a) Install street trees within the public right-of-way along the entire street frontage per City standards. Trees shall be installed at the back of curb.
    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.
    d) Show all existing trees by species and diameter that are to be retained or removed. Obtain a tree removal permit for any trees over 18" in diameter that are to be removed.

15. **Private Streets:**
    a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
    b) Revise plans to show minimum 20' wide curb to curb dimensions prior to PD permit approval.
    c) If this plan set is to include details of private infrastructure improvements, the details will be shown for information only; final design shall require the approval of the Director of Public Works.

16. **Referrals**: This project should be referred to the Pacific Gas & Electric Company in regards to the existing power poles that are in conflict with the proposed access points.

Please contact Project Engineer, Andrew Turner, at (408) 277-5161 if you have any questions.

Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

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CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

RECEIVED
MAY 13 2004
CITY OF SAN JOSE
PLANNING DIVISION

Memorandum

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 May 13, 2004
APPROVED:	Geoff Blair	**DATE:**	5-13-04

PLANNING NO.:	PDC04-040
LOCATION:	1650 East San Antonio Street. South side of East San Antonio Street, at South 34th Street.
DESCRIPTION:	Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 19 single-family detached residences on a 1.75 gross acre site.
APN:	48147032

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.

Integrated Waste Management (IWM)

Single Family Residential

1. Collection vehicle access (vertical clearance, street width and turnaround space) and street parking are common issues pertaining to new developments. All residential projects must be designed[1] such that they will accommodate garbage and recycling collection vehicles and program setout guidelines. A review of the plans indicate potential access issues due to lack of turnaround space and narrow street width. For questions regarding garbage and recycling collection issues, contact the Recycle Plus Program at (408) 277-5533.
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 San Jose *Residential Design Guidelines*

September 7, 2004

RECEIVED
SEP 1 7 2004

Planning Commission
City of San Jose
San Jose, CA

Re: Proposed E. San Antonio/34th Street housing development
(DKD Property Management)

To Whom it may concern:

We are writing to express our concern about the proposed 19-unit housing development on E. San Antonio and 34th Street. We have been residents of San Jose for 75 years. We own property on E. San Antonio Street that has been in our family for 57 years, and we feel that the development will have a negative affect on our property and on the community as a whole.

The only access road to the development is currently not a road at all, but a driveway that runs closely along the side of our own driveway. This road would be used by not only the 19 families but by companies that will be providing services for them. Such services, to name a few, would include weekly garbage/recycle pick-up, utility maintenance, parcel delivery and school transportation. We can only anticipate worse traffic congestion on E. San Antonio.

The addition of 19 two-story homes will provide little or no benefit for the predominantly Hispanic community, but rather cause an increase in basic utility needs. We urge those in the planning commission to more carefully consider this decision, and please address the existing concerns of the community.

Thank you.

Sincerely

Donald Zapien

Mary Zapien

Donald and Mary Zapien

RECEIVED
SEP 20 2004
CITY OF SAN JOSE
PLANNING DEPARTMENT

FRIENDSHIP CHURCH OF GOD IN CHRIST
1654 E. SAN ANTONIO ST
SAN JOSE, CA 95116

September 15, 2004

To: Planning Commission of San Jose

Dear Sir or Madam:

We, the Pastor, members and trustee board of the Friendship Church Of God In Christ church is opposed to the re-development of the property at 1650 E San Antonio Street which is adjacent to our church property. And also sitting in the arrear of several residential properties . The sewer on E. San Antonio St. is inadequate for multiple dwellings.

Sincerely,

Reverend Kelly Smith, Pastor

KS/hms

Gateway East SNI

August 20, 2004

Planning Commission
City of San Jose

Dear Planning Commission:

We, the Gateway East SNI board members, are protesting the San Antonio/34th Street housing development by the DKD Property Management Company. They are bringing in a new development in an over crowded area which is currently struggling with blight, traffic, parking problems and other issues.

The information we have received regarding the housing project leads us to believe that this development is not in the best interest of our communities for a number of reasons.

- At $650,000, these homes will not attract single families, they will only attract multiple buyers per home. San Antonio Street, the major thoroughfare for the neighborhood and surrounding areas, is already congested. It has not been upgraded in over 20 years and is severely stressed. We estimate two families per household with two cars per household will bring at least 76 cars into the neighborhood. With minimal parking available, this will impact San Antonio area traffic and parking. Are the current safety and traffic issues being addressed?

- The schools, grocery stores and parks currently in the area do not accommodate the needs of current residents. Are there plans for improvement in these areas?

- The proposed housing project of two-story homes will be centered in an established neighborhood consisting of single story homes and will impact the looks of a community sorely lacking in ambiance.

- The neglected infrastructure, which fails to accommodate current residents, will be stressed further by this new project. Has this problem been studied and are there plans for improvements?

We understand the need for affordable housing, but $650,000 homes will not attract single families willing to purchase homes in this area of San Jose. Perhaps a study on single story senior units could be considered.

Cordially,

Joe Nieto, Chair

Angela Garcia, NAC Member

Judy Soito, NAC Member

Sarah Lopez, NAC

Eugenio Ramirez, NAC Member
Absent

Steve Robles, NAC Member
Absent

Danny Garza, NAC Member
Absent

Orlina Mitchell, NAC Member
Absent

Rosalinda Berber, NAC Member

cc: Council Member Nora Compos

September 13, 2004

SEP 1 7 2004

ATTN: PLANNIING COMMISSION
CITY OF SAN JOSE
801 N First St.
San Jose, CA 95110

RE: E. SAN ANTONIO ST @ 34TH ST. HOUSING DEVELOPMENT

My name is Art Zapien. My wife and I reside at 1652 E. San Antonio St.

We are writing this letter concerning the housing development (DKD Property Management Co.) that is proposed directly adjacent to our property.

We have been informed by the hard working people of GATEWAY EAST S.N.I., as well as seeing it for ourselves, that building 19 2-story, single family homes, will create more traffic and parking problems that already exist, and stress on an already bad sewer system.

In addition to these and other problems, the residences of 1648, 1652, & 1654 E. San Antonio St. are affected directly by the access of this development, this access in only a driveway, not a street.

The matter of this housing project is of great concern and should be looked at very closely.

I invite all people involved to our home to see first-hand the impact this project will have to the area.

Your response to this letter/invitation will be greatly appreciated.

Thank you,

A. Zapien

Concerned Homeowner
Art Zapien

Cc: Nora Campos, Council District 5
Gateway East S.N.I.

Chow, Deanna

From: Borrelli, Juan
Sent: Monday, July 12, 2004 3:26 PM
To: Chow, Deanna
Subject: PDC04-040

Hi Deanna:
If and when you have your meeting this week with the applicant for **PDC04-040**, please let me know if he will agree to present the proposed project at the next **Gateway East NAC Meeting on Tuesday, July 27th at 6 PM** so I can alert PR&NS Staff to put him on the agenda for about 10-15 minutes.

Also, feel free to let me know if you want me to join you at your meeting with him (I'm out of the office at 3 PM on Thursday and all-day on Friday), or if you want me to give you any input on the revised plans that Mike Enderby reworked and set the direction for last week.
Thanks,
Juan

Juan F. Borrelli, AICP, SNI/Special Projects Planner II
City of San José - Planning, Building & Code Enforcement
801 N. First Street, Room 400
San José, CA 95110-1795
Phone: 408-277-8541
Fax: 408-277-3250
E-Mail: juan.borrelli@sanjoseca.gov

Mayfair Community Ctr
2039 Kammerer

Chow, Deanna

From: Borrelli, Juan
Sent: Thursday, May 06, 2004 11:54 AM
To: Silva Burnett, Christine; Alvarez, Salvador
Cc: Chow, Deanna
Subject: PDC04-040 Planned Development Rezoning Permit Application in Gateway East

Hi Folks:
We received on 4/26/04 an application for a Planned Development Rezoning Permit Application for 2 parcels within the Gateway East SNI Planning Area (see attached Vicinity Map). On 5/4/04 (just this week) this proposal was assigned to Implementation Project Manager **Deanna Chow**. An Early Notification E-mail was also sent directly to the NAC Chair about this project so the project manager can receive direct feedback from the NAC. I have summarized it below for your information. As always, this public information is also available on 'Permits On Line' at the City website for reference.

In terms of the next steps... Deanna (and I as the SNI Planner) will review the plans. She will also receive input from other City Departments (i.e., Public Works, Police, Fire, etc.). She will then provide a 30-day letter, which summarizes the various City Departmental input received on the plans and recommends changes and improvements to the plans, to the applicant by 5/26/04. Deanna will suggest to the applicant that they incorporate all the staff recommended plan revisions and resubmit the revised plans to Planning within 3-4 weeks from receiving the 30-day letter. She will also recommend in the 30-day letter that the applicant bring the project to the Gateway East SNI NAC Meeting in June to present the proposed project and seek additional/direct project input, support and/or feedback from the community and NAC members. Should the applicant decline to make that presentation, Deanna and/or I will present the project at the NAC Meeting (to receive direct community feedback on this project for incorporation into the staff report that eventually goes to the Planning Commission Public Hearing). Per the usual Public Notification Process, Residents surrounding this proposed project (minimum of 500-foot radius) will also be notified in advance of the Planning Commission (PC) Public Hearing should they want to attend and provide more direct public input. Then the same occurs when it goes to City Council (CC) for their decision -- but the actual dates of when this project would go to PC & CC public hearings is contingent upon if and when the applicant resubmits revised plans.

Please contact Deanna Chow by phone at **408-277-8555** or by e-mail at deanna.chow@sanjoseca.gov if you have any additional project-related questions, concerns, or comments. I have called concerned resident/NAC member Angela Garcia-Chiprez already to give her the update by phone since she does not have e-mail.
Hope this update is useful,
Juan

Juan F. Borrelli, AICP, SNI/Special Projects Planner
City of San José - Planning, Building & Code Enforcement
801 N. First Street, Room 400
San José, CA 95110-1795
Phone: 408-277-8541
Fax: 408-277-3250
E-Mail: juan.borrelli@sanjoseca.gov

Proposed Project Summary:

Permit Number:	PDC04-040.
Project Address:	1634 East San Antonio Road, San José and 1650 East San Antonio Road, San José.
Project Description:	A Planned Development Rezoning Permit application has been received to rezone from R-1-8 Residence Zoning District to A(PD) Planned Development District to allow up to 19 single-family residences on a 1.75 gross acre site.

General Plan Designation:	Medium Density Residential (8-16 DU/Acre).
Existing Zoning District:	R-1-8 Residence Zoning District.
Proposed Zoning District:	A(PD) Planned Development District.
Existing Land Use:	Single-Family Detached Residential.
Proposed Land Use:	Single-Family Detached Residential.

PDC04-040.pdf

RECEIVED
OCT 0 4 2004
CITY OF SAN JOSE
PLANNING DEPARTMENT

San Antonio Unidos Neighborhood Association

We, the San Antonio Unidos Neighborhood Association, are protesting the San Antonio/34th Street housing development by the DKB Property Management Company. They are bringing in a new development in an over crowded area which is currently struggling with blight; traffic, parking problems and other issues. Consequently, we do not feel this would be in the best interest of our neighborhood, and this new development would not improve the quality of life for our community. We understand the need for affordable housing, but $650,000 homes are not considered "affordable" in our area.

Nombre Name	Domicilio Address	Número de teléfono Phone #	Firma Signature
Vincent E Garcia	246 Parmer Av.	(408) 729-5647	VINCENT E GARCIA
DORIS FIGUEROA	250 Parmer AVE	408 729 6264	Doris Figueroa
Nellie Macias	250 Parmer Ave	408 729-6264	Nellie Macias
Juan Reyna	1646 E San Antonio St	408 2586308	Jose Juan
Nancy Zapien	1652 E. San Antonio	408 251-7698	Nancy Zapien
Art Zapien	1652 E. San Antonio	251-7698	[illegible]

Nombre Name	Domicilio Address	Numero de teléfono Telephone	Firma Signature
David Carrasco	232 San Antonio St	408) 272-2935	[illegible]
Alfonso Nuñez	232 San Antonio	(408) 272-2985	[illegible]
Federico Lopez	239 SAN ANTONIO	(408) 272-2985	[illegible]
Maura Bonilla	232 535 Ralst	(707) 836-0246	Maura Bonilla
REV KELLY SMITH	1654 E. SAN ANTONIO	408-258-5445	Rev K Smith
MRS. HELEN SMITH	✓ ✓ ✓	✓	Helen M Smith
Mary Zapien	1648 E. San Antonio	(408) 292-7843	Mary Zapien
DON Zapien	✓ ✓	✓ ✓	Don Zapien
JOSE QUINONES	1610 SHORTRIDGE	499-4693	[illegible]

La Asociacion Del Vecindario de San Antonio Unidos

Nosotros, La Asociacion Del Vecindario de San Antonio Unidos, estamos protestando por la construcción que quiere llevar a cabo en la calle 34th la compañia DKB. Esta compañia va a traer un nuevo desarrollo urbano a nuestra área, que ya está extremadamente poblada, que esta luchando contra el tráfico, la decadencia de nuestra vecindad, problemas de estacionamiento y otros problemas de nuestra área. Consecuentemente, nosotros no sentimos que éste desarrollo urbano sea un beneficio para nuestro vecindario o que vaya a mejorar la calidad de vida de nuestra comunidad. Nosotros entendemos que necesitamos viviendas para familias de bajos recursos, pero éstas casas saldrán a la venta con un precio aproximado de $650,000, y no creemos que una familia de bajos ingresos pueda calificar para comprarlas.

Name Nombre	Address Domicilio	Telephone Número de teléfono	Signature Firma
luis Pacheco	1656 San Antonio ST	(408) 685-6078	[illegible]
Javier Valdez	1650 San Antonio	(408) 509-40-82	[illegible]
JUAN PABLO	1658 E. SAN ANTONIO	(408) 729-59-60	
Fatima ONI	1660 E San Antonio		[illegible]
Mary Mendoza	228 Parmer ave	408-2724451	Mary Mendoza
Mary Alyandra	268 Parmer	—	Mary Alyandra
Cecilia Monroy	275 Parmer Ave	(408) 259-1061	[illegible]
Pat Hernandez	253 PARMER Ave	408-251-1519	Pat Hernandez
Luciano Baez	247 Parmer AVE #A	408) 929-03-75	Luciano Baez
PAUL C CHAVEZ	239 PARMER AVE	(408 259 6941	Paul C Chavez
MANUEL CHAVEZ	" " " "	" "	Manuel Chavez
SILVIA MORA	219 PARMER	408-272-7015	Silvia Mora
ALICIA REYES	215 PARMER	408 729 - 7032	ALICIA REYES

Nombre Name	Domicilio Address	Numero de telefono Telephone	Firma Signature
Erika Perez	1539 E. San Fernando st	259-1832	Erika Perez
Ramona Bravo	1539 E. San Fernando st	259-1832	Ramona Bravo
CATALINA H. CHAVEZ	1531 E. SAN Fernando ST.	251-6086	Catalina H. Chavez
Kenny NAVARRO.	1539 E. San Fernando st	(408) 390-06-75	Kenny Navarro.
Maria M Gonzalez	1301 E. San Fernando St	408 926-1278	Maria M Gonzalez
Alejandro Gonzalez	1301 E. San Fernado	408-623-7423	Alejandro Gonzalez
Rosalba Vazquez	1522 E. San Fernando	408 937-4807	Rosalba R.
Jaime Lucatero	1522 E. SAN FERNANDO	408 937.4807	Jaime Lucatero
Maricela Ramirez	1522 E. San Fernando	937-4807	[illegible]
JUAN LUCATERO	1529 E. SAN Fernando	937-4807	JUAN LUCATERO
Angelica Vazquez R.	1522 E. SAN FERNANDO	937 48 07	Angelica R
Elizabeta B. Moreno	1555 E. San Fernando St	373-1515	[illegible]
Gaudencio Moreno	1555 E. San Fernando	ST. 923-7732	[illegible]

Nombre Name (Print)	Domicilio Address	Número de Teléfono Telephone	Firma Signature
Jose Castaneda	229 S. 33RD ST San Jose Ca. 95116	(408) 254-1733	[signature]
JUAN	San Jose Ca 95116		
Pablo Tellez	229 So 33RD S.J.	408 410 4845	[signature]
Josefina Meza	235 S 33 ST HA	254-9811	
Adán Ramirez	San Antonio 33 ST.	9-23-55-13	
Flores Padilla	249 So 33rd St	408 259-2153	
Henrieta Jaquez	249 So. 33rd ST	251-5828	
Carmen Perez	561-4982	248 S 33rd St	
Juan Martinez	259 1737	244 S 33RD ST HA	
ELIA	242 S 33R B San Jose CA 95116		
MIGUEL MEZA	238 S. 33RD ST SAJOSE CA 95116	(408) 258 6214	[signature]
Jose L. Ochoa	234 So 33rd San Jose Ca.		
Silvia Coronado	216 S. 33rd St. "A"	(408) 937-1247	

Nombre Name	Domicilio Address	Número de teléfono Phone	Firma Signature
Perla Pedraza	1628 1/2 E San Antonio st	729-9414	Perla Pedraza
Guadalupe Araujo	1628 san antonio	923 30 12	Guadalupe Araujo
JUAN DAMIAN	1620 E San Antonio	347-02-41	[illegible]
Rebecca Gillespie	217 So. 33rd	258-3144	Rebecca Gillespie
ERLINDA FLEMATE	200 PARMER AVE	258-0685	Erlinda M. Flemate
Adela M Zubia	1669 E. San Antonio	923-2066	[illegible]
Hannah	1605 E. San Antonio #4	460 2157	[illegible]
MICHAEL ZAPIEN	1648 E. SAN ANTONIO ST	923-7553	[illegible]
JUDIE Zapien	1648 E. SAN ANTONIO ST	923-7553	[illegible]
JOSE MUNOZ	1625 E. San Antonio St	937-8786	[illegible]
Tele Estudillo	1623 E. San Antonio st	926 65 61	[illegible]
Hugo Galarza	1595 San Antonio st	210-8454	Hugo Galarza
Laura Fermin	1587 E. San Antio st	(408) 277-4692	[illegible]

Nombre Name	Domicilio Address	Numero de Teléfono Telephone	Firma Signature
Amalia Sanchez	1557 E. San Antonio	(408) 259-9026	Amalia Sanchez
Efren Martinez	1527 - E. SAN ANTONIO	929 8313	Efren martinez
Naty Castillo	1517 Whitton Ave	(408) 251-5222	Naty C
Quirino Cortez	1531 Whitton	7296312	Quirino Cortez
Dennis Chavez	1546 Whitton Av.	259 2066	Dennis Chavez
Judy Cortez	1559 Whitton A	561-9511	Judy Cortez
Maria Guadalupe	1565 Whitton Ave	926-3559	Maria G Bernal
Betty Alarca	1580 whitton ave	259-6943	Betty Alarca
MAYRA BATRES	1579 WHITTON AVE	272-7961	MAYRA BATRES
Inez Mattles	1587 Whitton Ave.	(408) 258-4863	Inez Mattles
Ezequiel Alvarez	1583 whitton Ave.	408 923 5981	Ezequiel Alvarez
Felipe Godinez	1545 33 st	408 591 9562	Felipe G-
Maria Quiñonez	1615 Whitton ave	(408) 937 4160	Maria Quiñonez

Nombre Name	Domicilio Address	Numero de teléfono Phone	Firma Signature
Adrian Iniguez	1620 Whitton Ave	259-6064	[illegible]
Ricardo Garcia	1617 Whitton	914-8738	[illegible]
Patricia Loredo	1626 Whitton Ave	926-6707	Patricia Loredo
ESTELA TIWOCO	1627 WHITTON AV.	954-90-87	[illegible]
Cuy Chiquez	1638 Whitton Ave	258-4562	C. Chiquez
Rosarne Flores	1644 Whitton Ave	272-3550	Rosarne Flores
Alma Saldana	98 South 34Th. ST	929-0487	Alma saldana
RAUL. ALATORRE	187 Soking RD.	251-1952	[illegible]
Angel Nuevo	1679 E San Antonio St	729-8894	[illegible]
Maria Perez	1677 E. San Antonio ST	929-81-31	Maria Perez
Ramona Aguilar	1675 E. San Antonio St.	347-8480	[illegible]
Joseph M Daza	1673 E SAN ANTONIO ST	926-8424	Joseph M Daza
Angelica Reyes	1671 E San Antonio St	250-8382	Angelica Reyes

Nombre Name	Domicilio Address	Numero de teléfono Telephone	Firma Signature
Tecla Uribe	1667 San Antonio	251-2517	Tecla V. Uribe
Rory Pete	320 N 12th	971 9539	[illegible]
Anna J.	254 Parmer Ave	251-2628	Anna Juan
Maria Echuerria	247 Parmer Av.	729-39-25	Maria Echuerria
Jose Andrade	251 Parmer Ave #4	(408) 929 9149	Jose Andrade
Ana Elva Vivaldo	251 Parmer Ave #B	(408) 429-25.41	[illegible]
Maria Avalos	211 Parmer #2	926 2678	X Maria Avalos
Maribel	1666 E San Antonio	(408) 561-9453	Maribel Vera
Cristina Maldonado	1666 E. San Antonio	408 254-36-77	[illegible]
Luis Dominguez	1685 E. San Antonio		X Luis Dominguez
Olivia Sanchez	1698 Whitton ave	923 5267	Olivia Sanchez
Jose Lopez	1648 Whitton Av	408 561-93-41	Jose Lopez
Blanca Rodriguez	1678 Whitton Av	(408) 926-6080	Blanca Rodriguez

Nombre Name	Domicilio Address	Numero de Teléfono Telephone	Firma Signature
Connie Chiprez	1638 Whitton Ave	251-9584	Connie Chiprez
Reina Rivero	1677 Whitton Ave	258-8862	[illegible]
Agnes Haines	1674 whitton ave	——	Agnes Haines
Lourdes Garcia	1668 Whitton Ave	929-2190	Lourdes Garcia
Silvano Gomez	1666 Whitton AVE	937-1092	Silvano Gomez Lopez
Fernando Sepulveda	1659 Whitton Ave	923-1538	Fernando Sepulveda
Maria Martinez	1665 Whitton Ave	937-9043	Maria Martinez
Miguel Alvarez	431 Bonita Ave	993-8109	[illegible]
Glafis	341 156 St	729-8489	[illegible]
Karyn Nguyen	1660 Whitton Ave.	729-9076	[illegible]
Jennie Lopez	1664 Whitton	408-923-1075	Jennie Lopez
Angie Corona	1542 Whitton AVE	729-1983	Angie Corona
Paula Gitan	1543 Whitton Ave	729 4320	Paula Gitan

Nombre Name	Domicilio Address	Numero de telefono Telephone	Firma Signature
Tonyasa Moreno	1555 E. SAN FERNANDO	ST 9287732	[illegible]
Jessica Moreno	1555 E. San Fernando St.	(408) 394-3545	[illegible]
Veronica Moreno	✓ ✓ ✓	(408) 394-3780	[illegible]
Janel M. Moreno	✓ ✓ ✓	(408) 373-1639	[illegible]
Mary Escamilla	1528 Shortridge Ave	408 561 7177	Mary Escamilla
Cecilia Arrendondo	1550 Shortridge Ave	408-426-6791	Cecilia Arrendondo
Mary Randolph	1560 Shortridge Ave	408-729-1891	Mary Randolph
Judy Chyan	1560 Shortridge Ave	408-799-4797	Judy Chyan
Olivia M. Lopez	1574 Shortridge	408 923 6305	Olivia M Lopez
Ben Delgado	1620 Whitton Ave	408 259 6065	Ben Delgado
Lupe Tijerina	1620 Whitton Ave	408 259 6064	Guadalupe Tijerina
Angela Garcia	246 Parmer Ave.	(408) 729-5247	Angela Garcia
Tracy Tarin	242 Parmer Ave	(408) 926-2152	Tracy Tarin

Nombre Name	Domicilio Address	Numero de teléfono Telephone	Firma Signature
Tuo Nguyen	289B San Antonio CT	408 621 9701	Tuo
Elsie Bojorquez	288 San Antonio CT	408-2720915	Elsie Bojorquez
Rita Alcaraz	288 San Antonio CT	"	Rita Alcaraz
Jose Zamora	280 San Antonio CT	926 5237	
Alicia Zamora	280 San Antonio CT	926-5237	
JAIME	264 San Antonio CT	259 6972	Jaime Leon
Arturo	250 San Antonio	251-1889	[illegible]
DAVID FERNANDEZ	247 San Antonio CT	923-8708	David Fernandez
Maria Fernandez	247 San Antonio CT.	923 8708	Maria Fernandez
Enrique Gonzalez	247 San Antonio	923 8708	Enrique Gonzalez
Victor Lemus	223 San Antonio CT	251-9613	Victor Lemus
Elvira Rosales	231 San Antonio CT	(408) 254-4731	Elvira Rosales
Consuelo Rosales	231 San Antonio CT	(408) 254-4731	Consuelo Rosales

Nombre Name	Domicilio Address	Numero de teléfono Telephone #	Firma Signature
Ray D [illegible]	[illegible] 237 South 31st	408-272-6954	[illegible]
Carlos Valdez	236 S 31st	979 2858	[illegible]
Alma Ochoa	240 S 31st	929-2081	[illegible]
Robert Garcia	289 S 31 st	(408) 398-6674	[illegible]
Al Talamantes	292 So 31st	259-1886	[illegible]
Thuy Nguyen	291 S. 31st st	(408) 524-1810	[illegible]
[illegible]	293 S 31st	———	[illegible]
Laura Ulloa	296 S 31st	(408) 258-2503	[illegible]
Oscar Rodriguez	296 S 31 st	(408) 258-2503	[illegible]
J. R. [illegible]	298 S 31 st	(408) 929-3041	[illegible] *
Rosa A. Maldonado	299 S 31 st	(408) 251-3341	Rosa A. Maldonado
Jose Gonzalez	"	"	[illegible]
[illegible]	929 301 So. 31st st	(408) 929-1568	[illegible]

Nombre Name	Domicilio Address	Numero de teléfono Telephone	Firma Signature
Maria Aguilar	1678 E San Antonio ST	408) 272-2378	Maria Aguilar
Francisco Aguilar	1678 E San Antonio ST	408) 272-2378	Francisco Aguilar
Ana C. Dominguez	1685 E. San Antonio st.	(408) 924-6093	Ana C Dominguez
Luis A. Dominguez	1685 E. San Antonio st.	(408) 924-6093	Luis A Dominguez
Miguel Aguilar	1680 E. San Antonio	(408) 754-4779	[illegible]
Margarita Muñoz	1686 E SAN Antonio st	(408) 923-5349	Margarita Muñoz
Antonio Velez	1666 E San Antonio		
Beatriz Cera	1666 E. San Antonio	408.509.2482	[illegible]
Israel Jimenez	1688 E-SAN ANTONIO ST	923-28-37	[illegible] J.B
Yolanda Cardenas	1688 E- SAN ANTONIO ST	923-28-37	[illegible] JB
Maria Moreno	1685 E San Antonio	926 7119	[illegible]
Rui Fernandes	1686 S/HORTRIDGE AVE	923-2460	Rui Fernandes
Yolanda Avila	1688 Shortridge Ave	937-4957	[illegible]

Nombre Name	Domicilio Address	Numero de telefono Telephone	Firma Signature
Karla Sandoval	1686 Shortridge	(408)272-5391	Karla Sandoval
Marisol Avila V.	1678 Shortridge Av	(408) 25816-21	Marisol Avila V.
Isaac Torres	1609 E San Fernando	(408) 251 5386	[illegible]
Enrique Torres	1674 Shortridge Av	(408) 926-6721	[illegible]
Jacob Calderon	1638 Short Ridge	(408) 509-0980	[illegible]
Jacobo Rojas	1626 Shortridge Av		[illegible]
[illegible] Nelyda	1621 Shortridge Av	(408) 937-6313	[illegible]
Martha Ortega	1629 Shortridge Av	(408) 251-4170	[illegible]
Efren López	1665 Shortridge Av	(408) 254-95-76	Efren Lopez
Maria Gonzalez	1665 Shortridge Ave	(408) 390-95-18	[illegible]
Paul A. Chiprez	1638 Whitton Ave.	(408) 258-4562	Paul A. Chiprez
Eugenio Ramirez	1679 Los Suenos Ave	(408) 937-6164	[illegible]

EXHIBIT "C"

GENERAL DEVELOPMENT PLAN

FOR UP TO 19 SINGLE FAMILY DETACHED RESIDENTIAL

LANDS OF ROSS, HOANG AND PHAM

SOUTHSIDE OF E SAN ANTONIO ST AT S 34TH ST

DKB HOMES - LAND DEVELOPER

TABLE OF CONTENTS

Sheet Number	Description
1	Title Sheet
2	Land Use Plan
3	Conceptual Site Plan
4	Conceptual Grading and Drainage Plan
5.1 - 5.4	Conceptual Building Floor Plans and Elevations
6	Conceptual Landscape Plan

DEVELOPMENT SCHEDULE

TIME OF COMMENCEMENT _____

TIME OF COMPLETION _____

REVISIONS

_____ _____

_____ _____

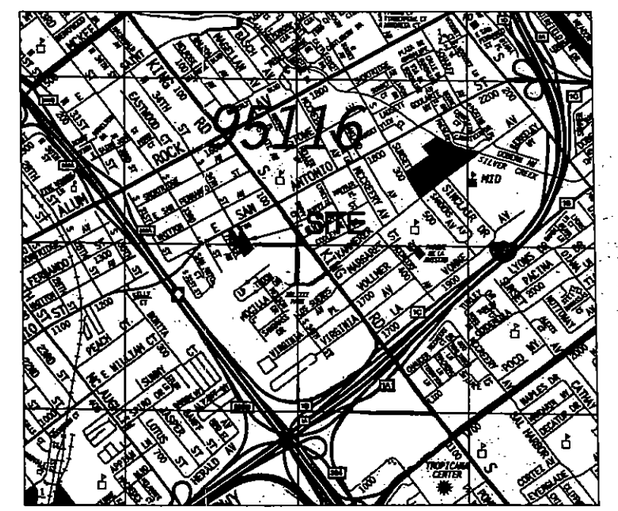
_____ _____

_____ _____

STATEMENTS AND TABLES

a. total acres of subject property	gross	1.75 ± ac
	public street dedication	0.0 ± ac
	net	1.75 ± ac
b. total number of dwelling units		19 du's
c. total amount of floor space for:	single family detached residential	0.91± ac
d. total amount of surface area for:	off-street parking/pvt street	0.42± ac
	percentage of off-street parking	24.0 %
e. total number of off-street parking required		57
	provided	60
f. total area of:	building envelope	± 0.73 ac
	percentage of building envelope	41.7 %
g. total private open space/landscape/paseo		0.60± ac
	percentage of pvt open space/landscape/paseo	34.3 %
h. density	net (total)	10.9 du/ac

LOCATION MAP



PDC 04-040

DATE	20 APRIL 2004
SCALE	AS SHOWN
DRAWN BY	lou
CHECKED BY	
REVISIONS	ALIGNED PVT STREET WITH 34TH STREET.
DATE	10/18/04

Charles M. Davidson Co.
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
253 W. ALLAN ST. #200 SAN JOSE, CA 95110-2408
TEL (408) 295-9162 FAX (408) 993-1511

SUPERVISED BY
REGISTERED CIVIL ENGINEER NO. 14218
EXPIRES 3/31/05

COVER SHEET
LANDS OF ROSS, HOANG AND PHAM
SAN JOSE, CALIFORNIA

JOB NO. 1673

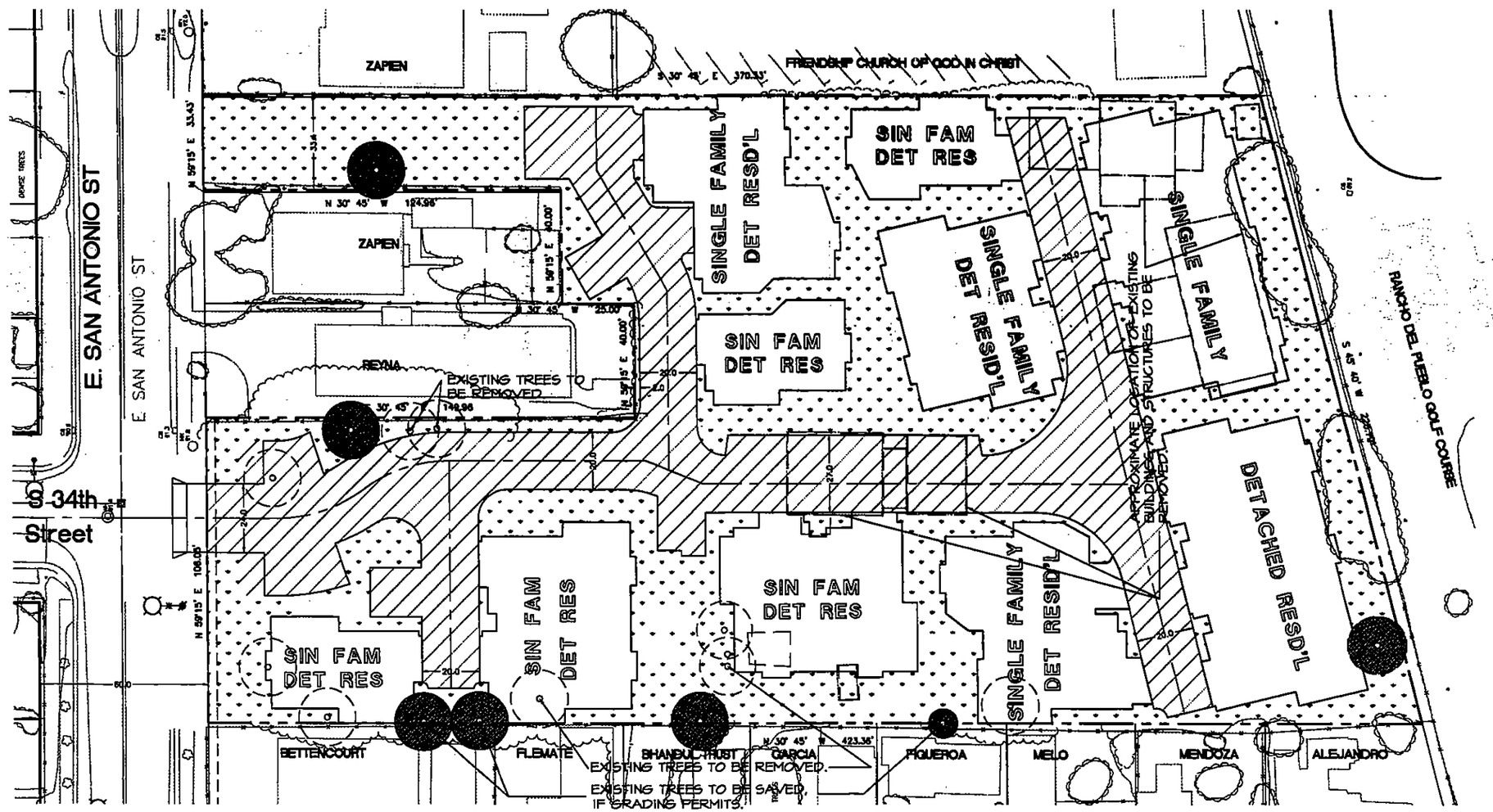
SHEET 1 OF ___

LOCATION MAP

LAND USE TABLE

SYMBOL	USE	AREA	INTENSITY	ON SITE PARKING	NO. OF UNITS	NET DENSITY
	PRIVATE STREET/ PARKING	0.42	24.0	18		
	SIN FAM DET RES	0.73	41.7	38	19	10.9
	LANDSCAPE/ PASEO	0.60	34.3			
	(PUBLIC STREET PARKING)			4		
	TOTAL	1.75	100%	60	19	10.9

BOUNDARY OF PD ZONING —··—··—··—··—
GROSS AREA = 1.75± AC; NET AREA = 1.75± AC
PORTIONS OF APN 481-47-029/032



PDC 04-040

DATE	REVISIONS
1/28/04	GENERAL REVISION
4/14/04	2 GENERAL REVISION
6/18/04	3. ALIGNED PVT STREET WITH 34TH ST.

DATE 20 APRIL 2004
SCALE 1" = 20'
DRAWN BY AGU
CHECKED BY

Edwards W. Davenport Jr. CE
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
255 W. ALMA AVE. SAN JOSE, CA 95110-1408
TEL. (408) 295-7159 FAX (408) 293-1311

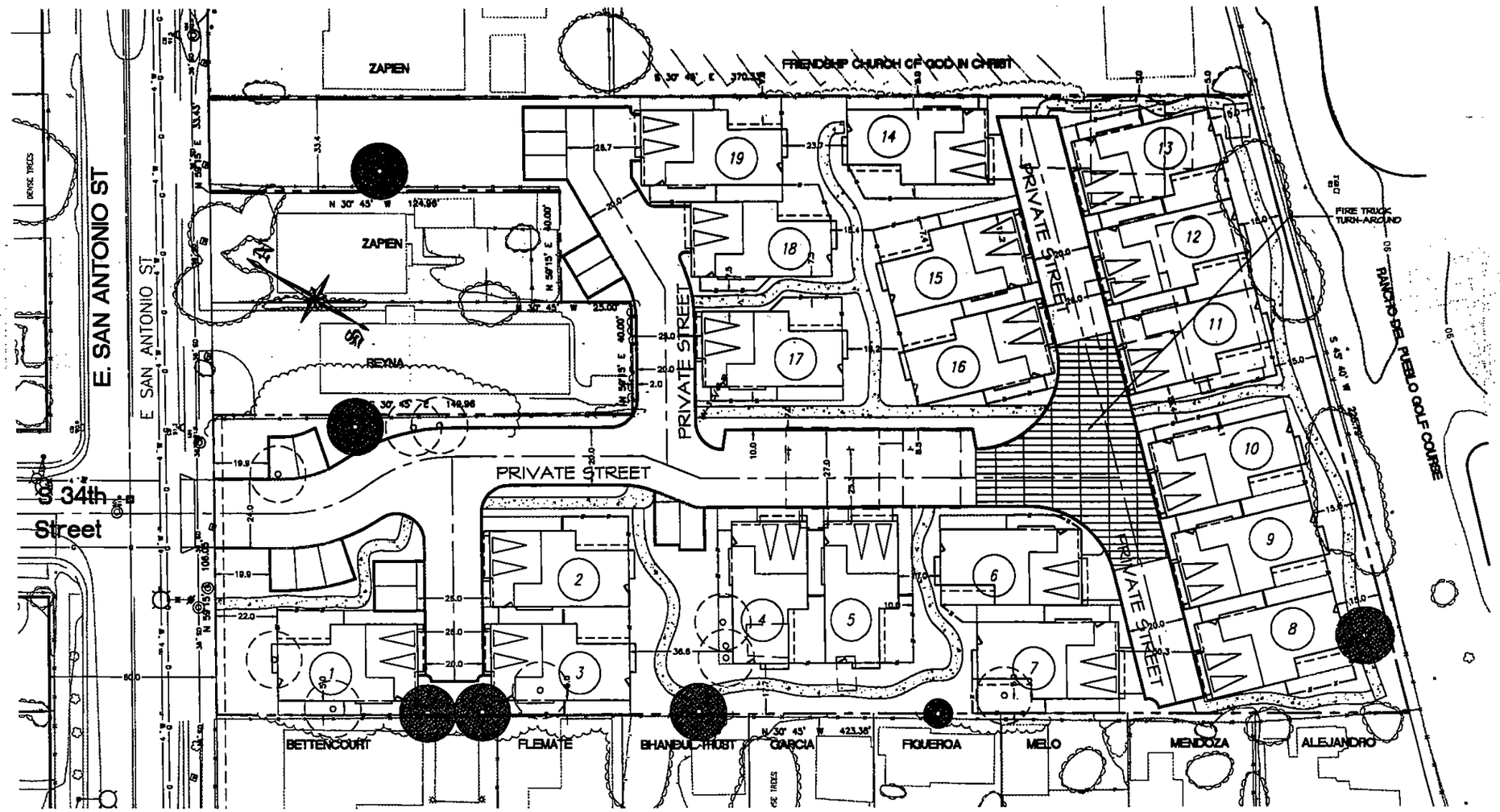
SUPERVISED BY
REGISTERED CIVIL ENGINEER NO. 15318
EXPIRES 6/31/05

LAND USE PLAN
LANDS OF ROSS, HOANG AND PHAM
SAN JOSE, CALIFORNIA

JOB NO. 1673
SHEET 2 OF

LOCATION MAP

NOTE: HOUSE PLANS PLOTTED ARE SHOWN FOR SETBACK AND DRIVEWAY LOCATION PURPOSES ONLY. FINAL HOUSE MIX SHALL BE DETERMINED AT THE BUILDING PERMIT STAGE.



PDC 04-040

REVISIONS	DATE
1 GENERAL REVISION.	7/28/04
2 GENERAL REVISION.	8/6/04
3. ALIGNED PVT STREET WITH 34TH STREET.	10/18/04

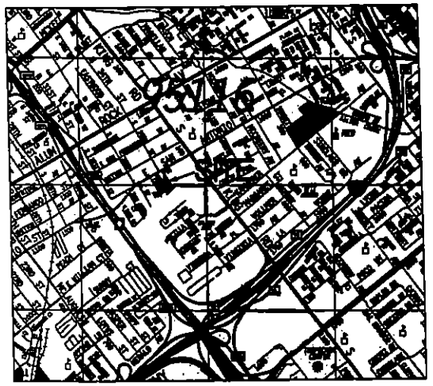
DATE 20 APRIL 2004
SCALE 1" = 20'
DRAWN BY KW
CHECKED BY

Charles W. Davidson Co.
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
255 W. JULIAN ST. #200 SAN JOSE, CA 95110-2406
TEL (408) 295-9182 FAX (408) 993-1511

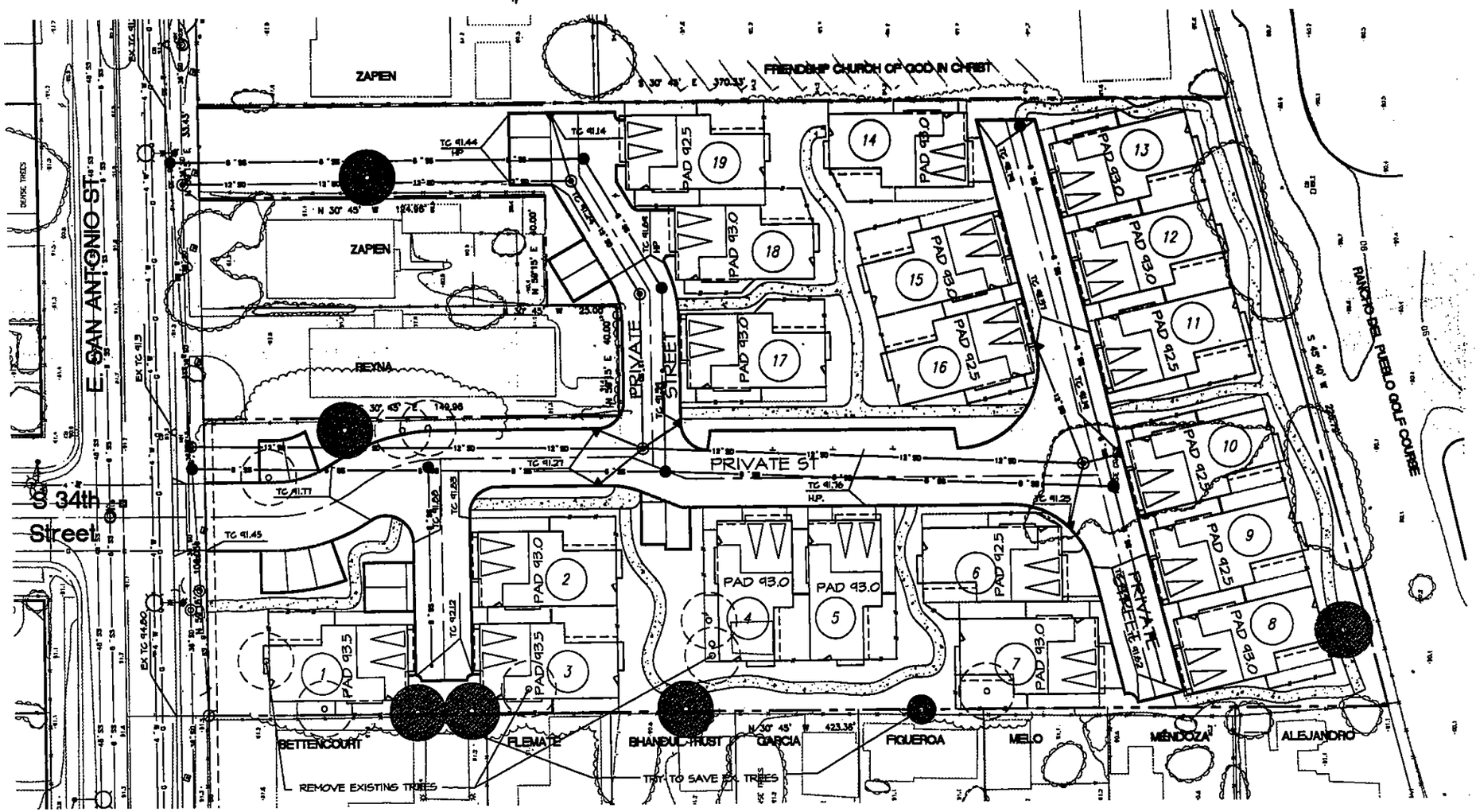
SUPERVISED BY
REGISTERED CIVIL ENGINEER NO. 14218
EXPIRES 3/31/05

CONCEPTUAL SITE PLAN
LANDS OF ROSS, HOANG AND PHAM
SAN JOSE, CALIFORNIA

JOB NO. 1673
SHEET 3 OF



LOCATION MAP



PDC 04-040

REVISIONS	DATE
GENERAL REVISION	11/20/04
2 GENERAL REVISION	9/20/04
3. ALIGNED PVET STREET WITH 34TH STREET.	10/18/04

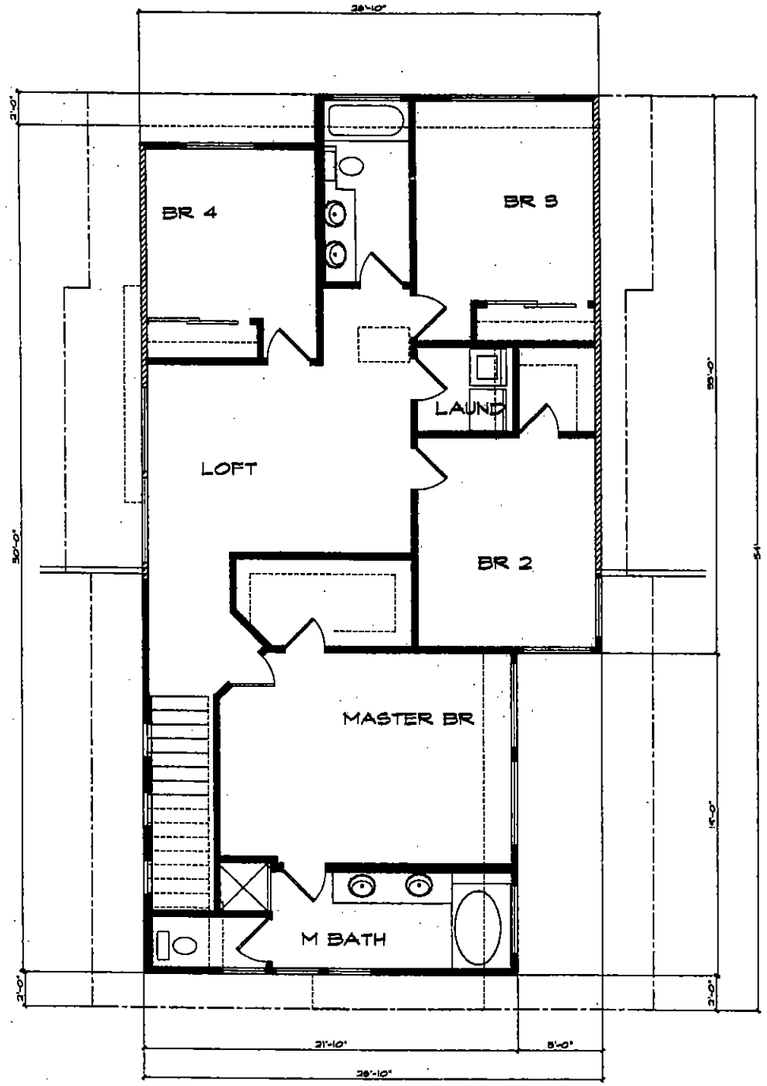
DATE 20 APRIL 2004
SCALE 1" = 20'
DRAWN BY lou
CHECKED BY

Charles W. Davidson Co.
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
255 W. JULIAN ST. #200 SAN JOSE, CA 95110-2408
TEL (408) 293-9183 FAX (408) 993-1511

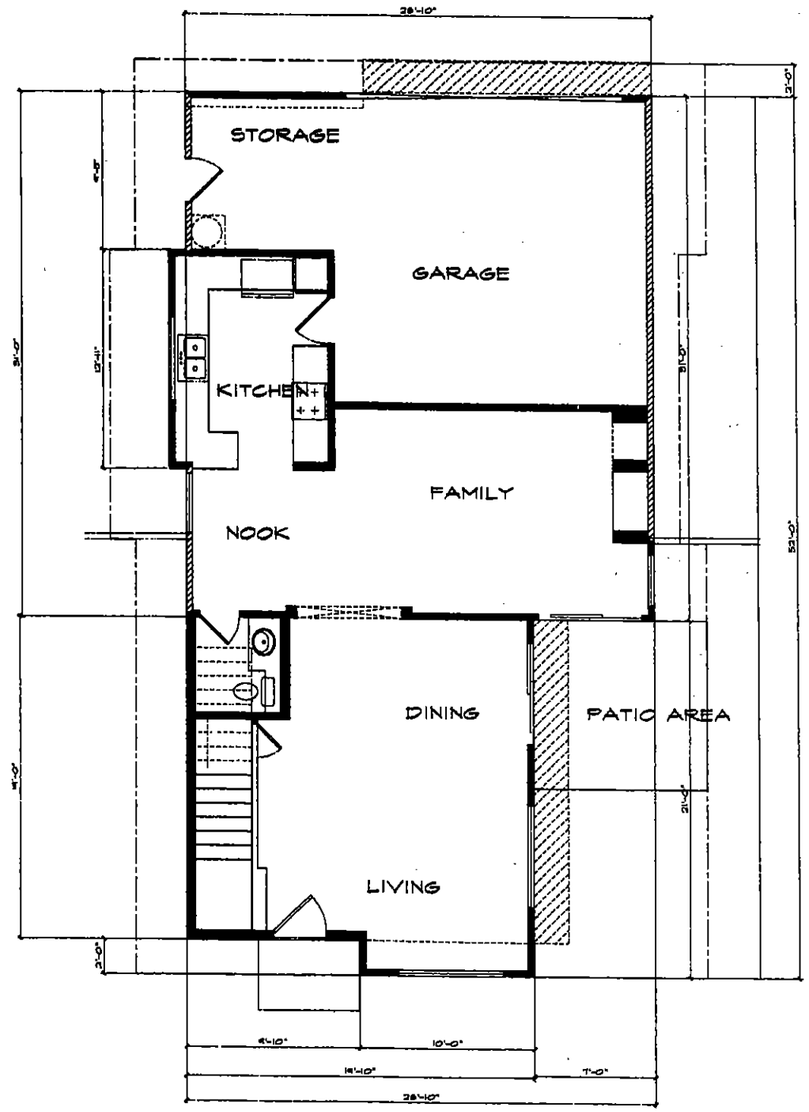
SUPERVISED BY
REGISTERED CIVIL ENGINEER NO. 14218
EXPIRES 3/31/05

CONCEPTUAL GRADING AND DRAINAGE PLAN
LANDS OF ROSS, HOANG AND PHAM
SAN JOSE, CALIFORNIA

JOB NO. 1673
SHEET 4 OF



TYPICAL SECOND FLOOR PLAN 1/4"scale



TYPICAL FIRST FLOOR PLAN 1/4"scale

FLOOR PLAN DATA

FIRST FLOOR NET FLR AREA	832 SF
SECOND FLR NET FLR AREA	1254 SF
TOTAL HOUSE NET FLR AREA	2086 SF
GARAGE/STOR FLR AREA	419 SF
TOTAL BUILDING FLR AREA	2505 SF

PDC 04-040

LANDS OF ROSS, HOANG & PHAM
SINGLE FAMILY HOMES, SAN JOSE, CALIFORNIA

FLOOR PLANS

FRANK W. BELLOWS, INC.
architecture and planning
10116 SAN PABLO AVENUE
EL CERRITO, CALIF 94530
ph 510.525.3052-510.525.8901 fax

JOB NO 104
c. 2004
DATE:

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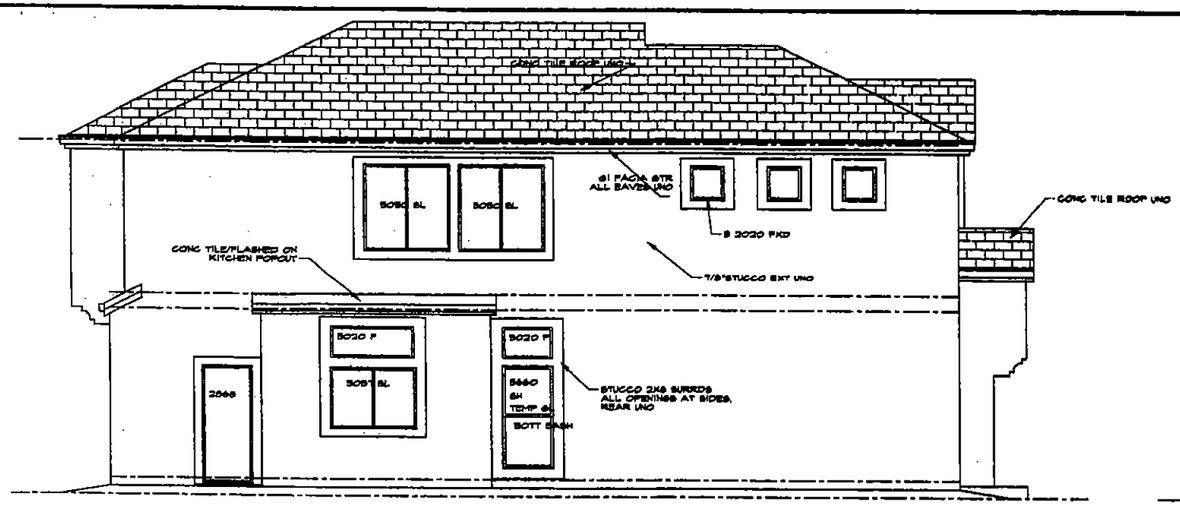
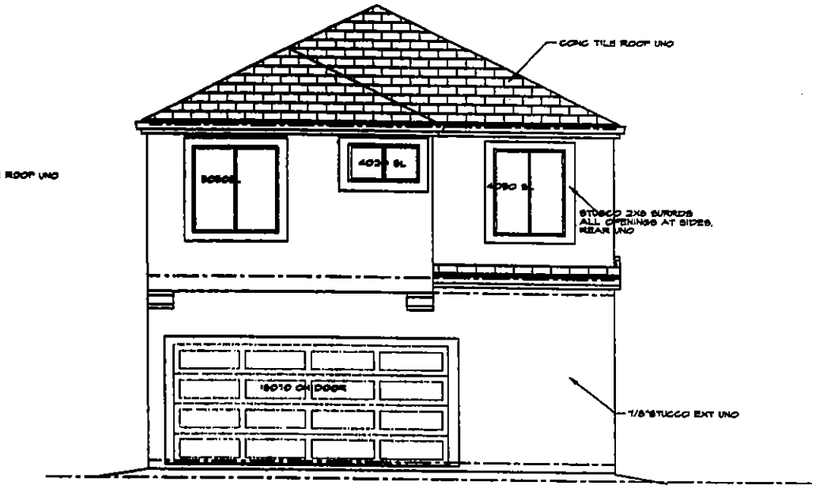
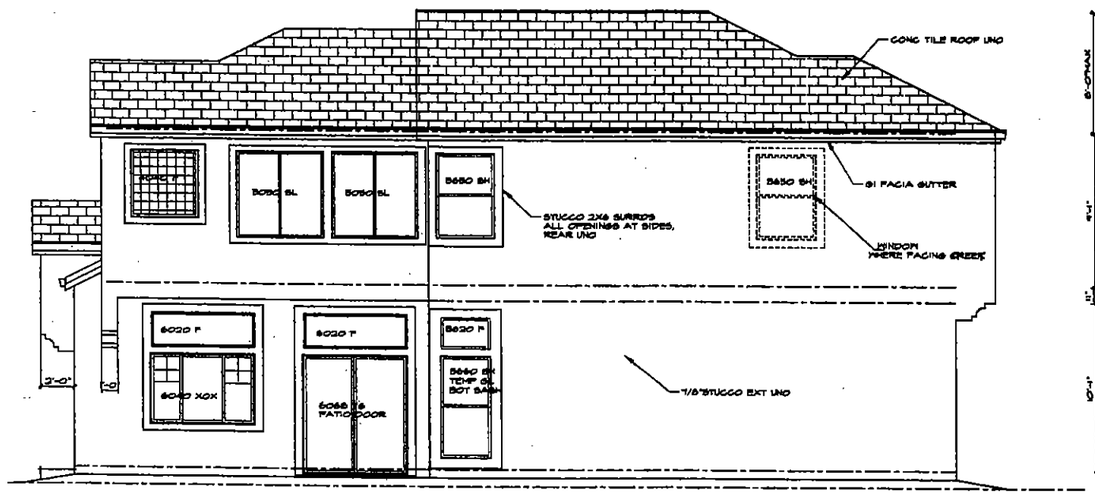


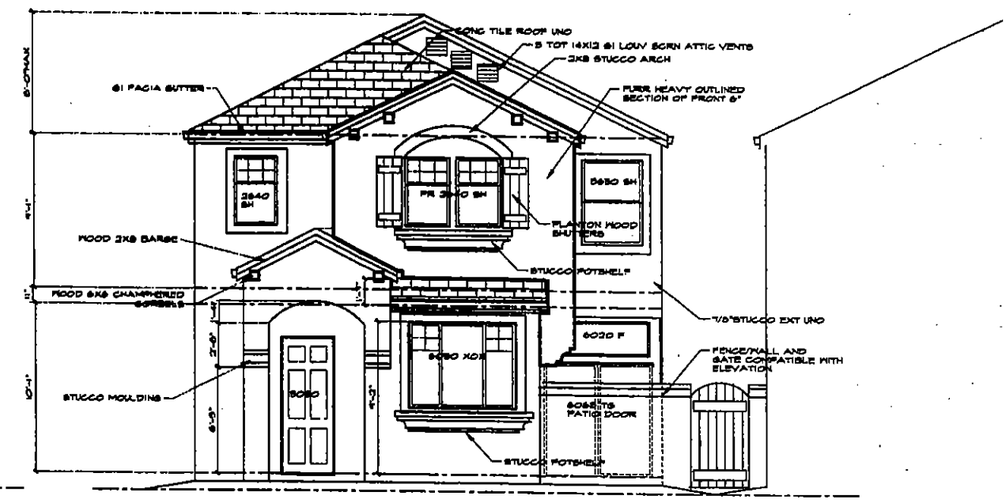
LEFT SIDE ELEVATION scale 1/4" = 1'-0"



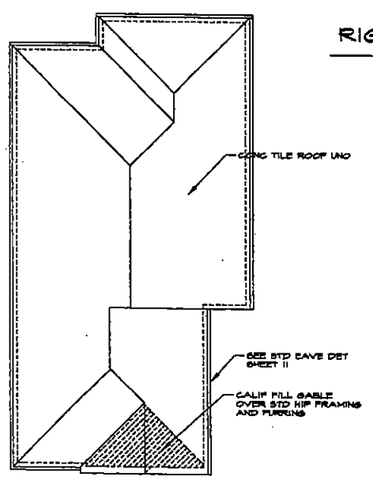
REAR ELEVATION scale 1/4" = 1'-0"



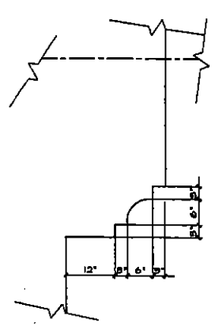
RIGHT SIDE ELEVATION scale 1/4" = 1'-0"



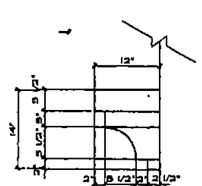
FRONT ELEVATION scale 1/4" = 1'-0"



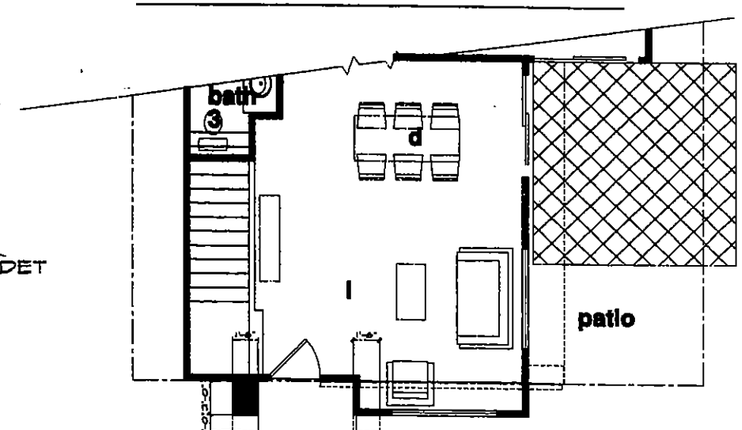
ROOF PLAN scale 1/8" = 1'-0"



CORBEL PROFILE
sc 3/4" = 1'-0"



POTSHELF DET
sc 1"=1'-0"



FLOOR PLAN ADDENDA scale 1/4" - 1'-0"

FDC 04-040

LANDS OF ROSS, HOANG & PHAM
SINGLE FAMILY HOMES, SAN JOSE, CALIFORNIA

ELEVATION
A

FRANK W. BELLOWS, INC.
architecture and planning
10116 SAN PABLO AVENUE
EL CERRITO, CALIF 94530
ph 510.525.3052—510.525.6901 fax

JOB NO 104

DATE: C 2004

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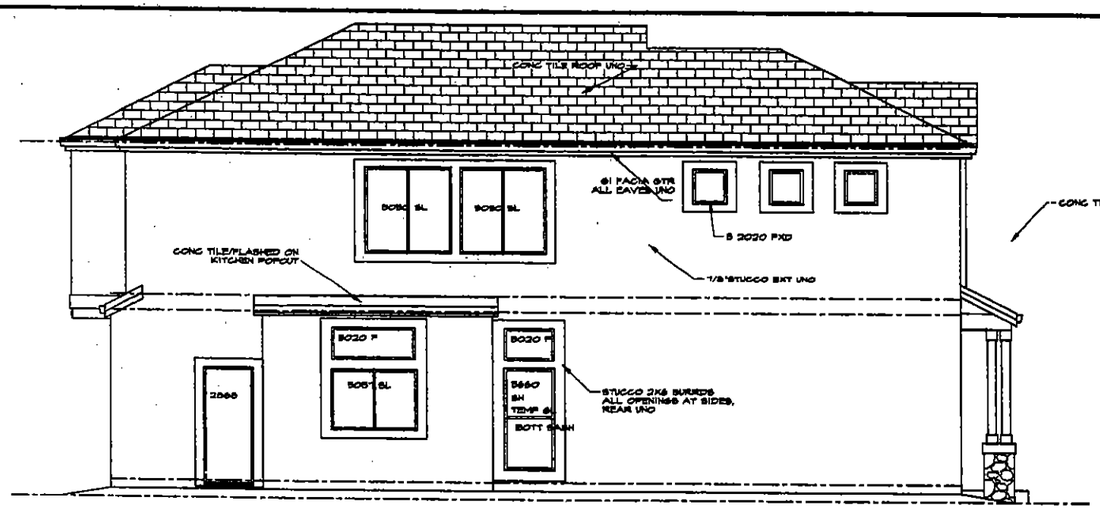
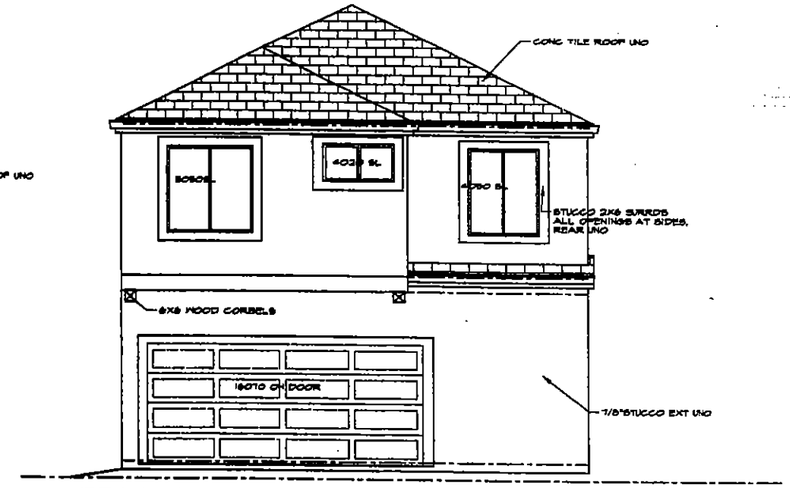
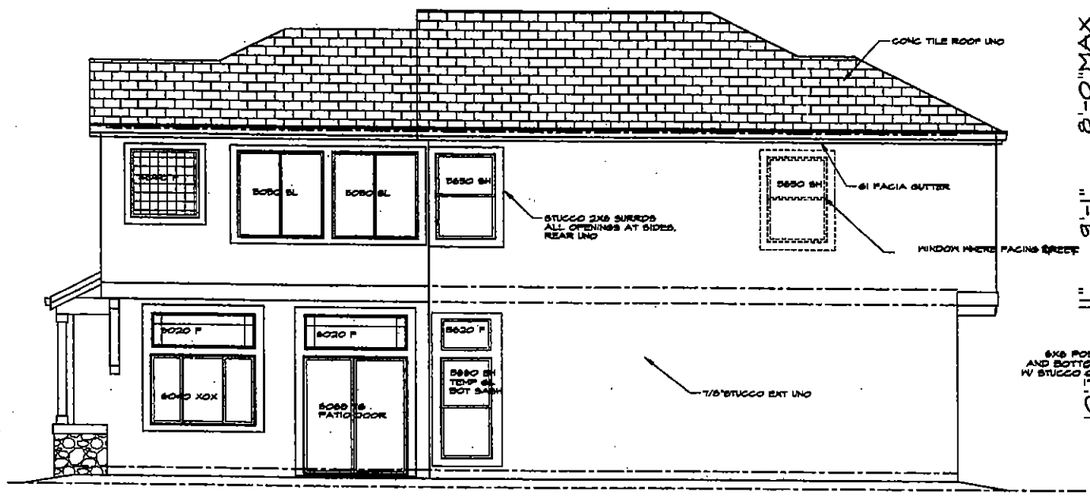


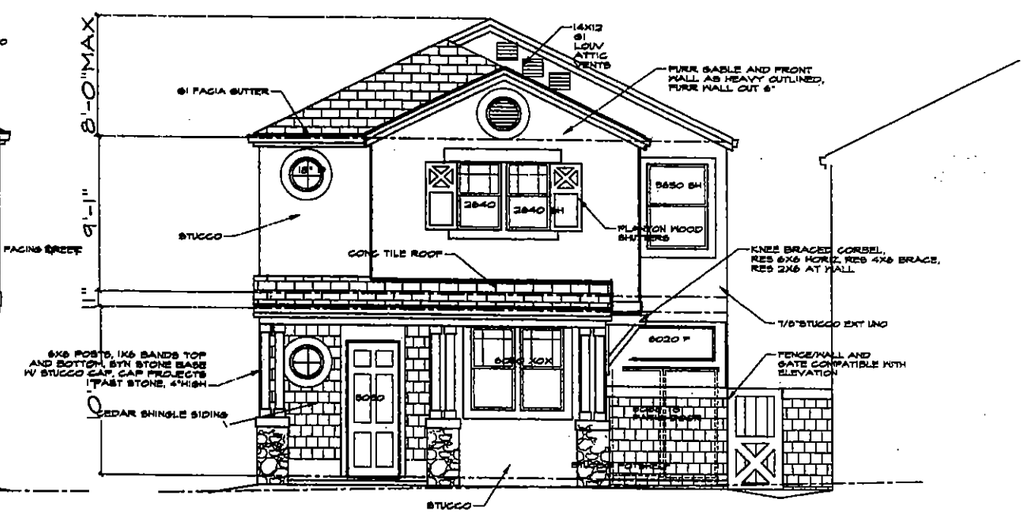
LEFT SIDE ELEVATION scale 1/4" = 1'-0"



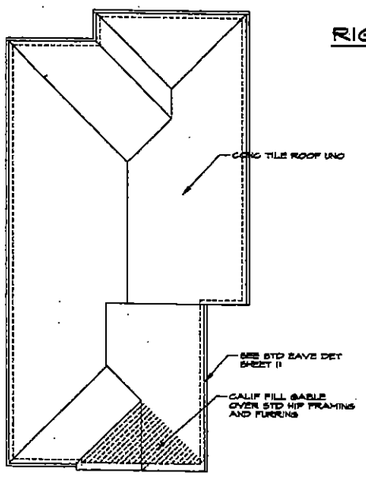
REAR ELEVATION scale 1/4" = 1'-0"



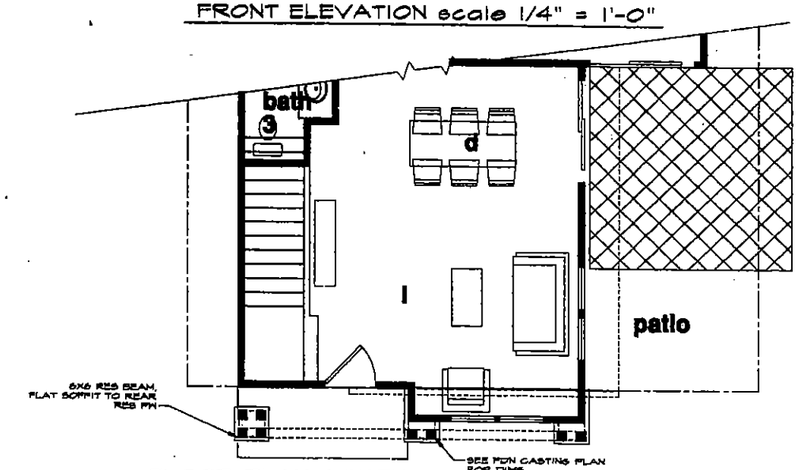
RIGHT SIDE ELEVATION scale 1/4" = 1'-0"



FRONT ELEVATION scale 1/4" = 1'-0"



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



FLOOR PLAN ADDENDA scale 1/4" - 1'-0"

FDC 04-040

LANDS OF ROSS, HOANG & PHAM
SINGLE FAMILY HOMES, SAN JOSE, CALIFORNIA

ELEVATION
B

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FRANK W. BELLOWS, INC.
architecture and planning
10116 SAN PABLO AVENUE
EL CERRITO, CALIF 94530
ph 510.525.3052-510.525.8901 fax

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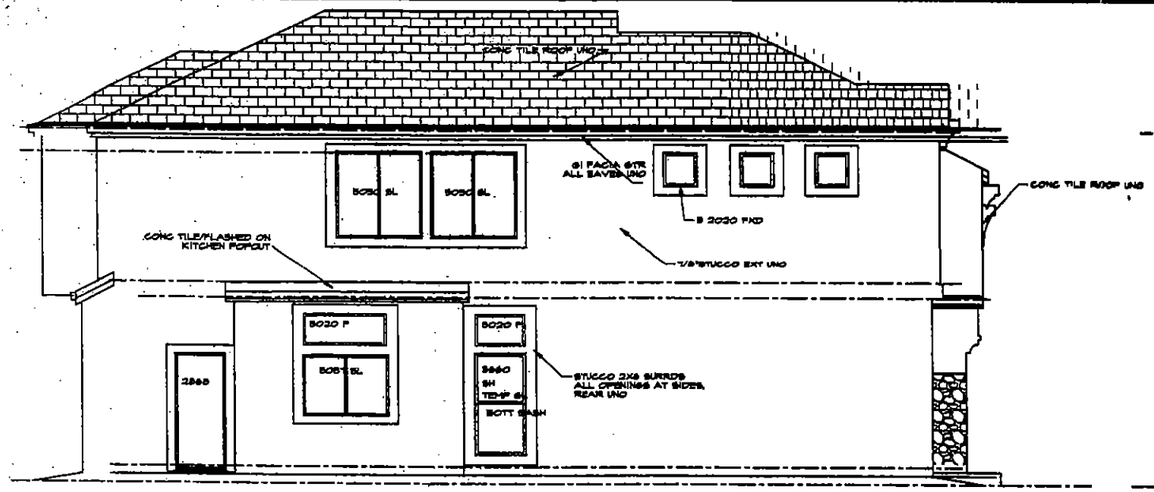
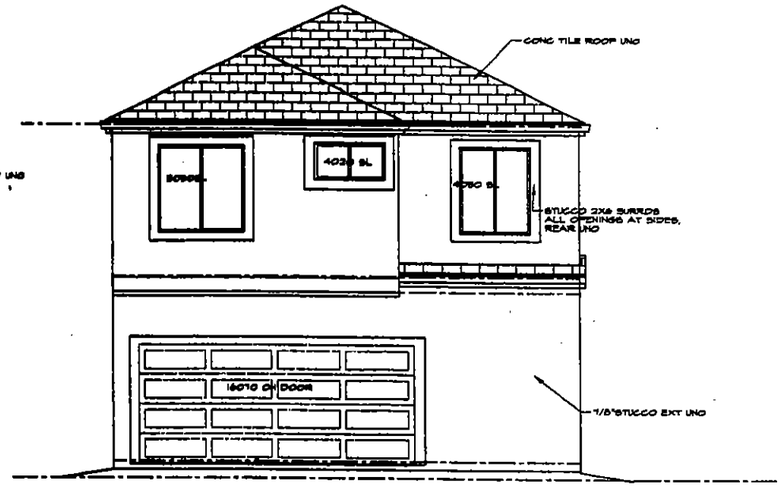
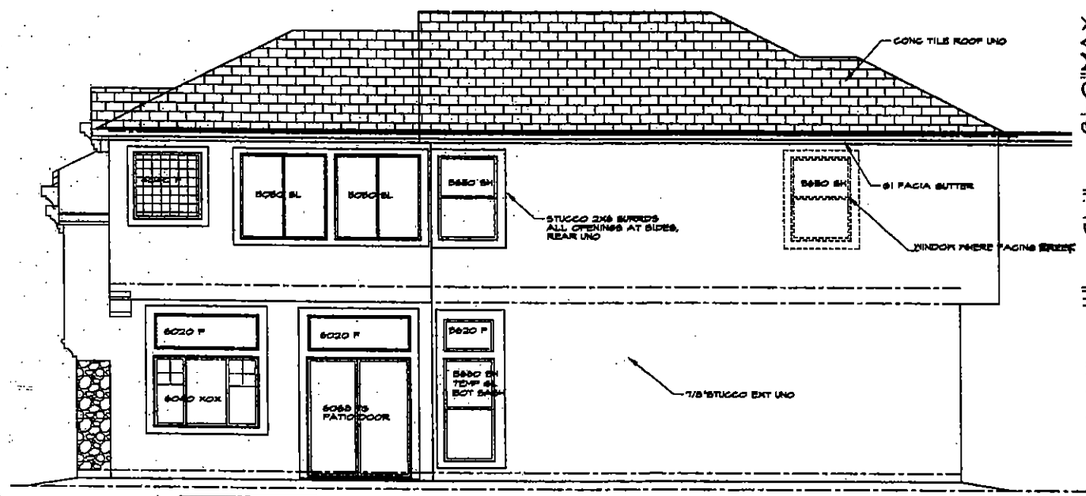


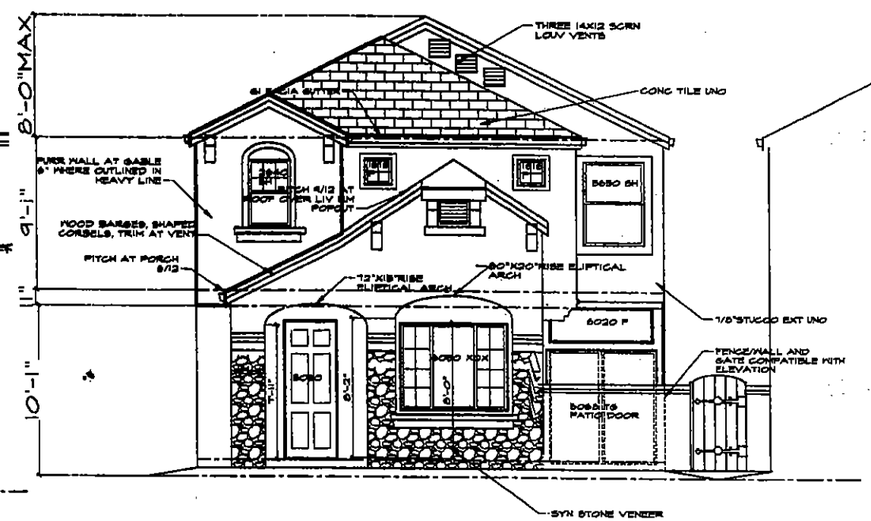
LEFT SIDE ELEVATION scale 1/4" = 1'-0"



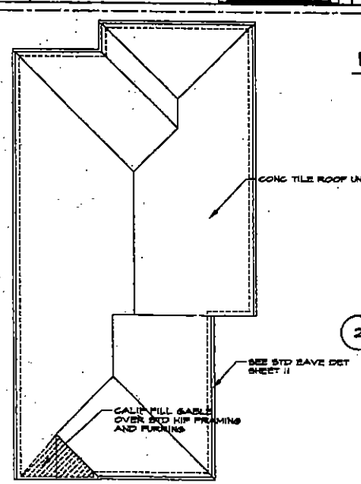
REAR ELEVATION scale 1/4" = 1'-0"



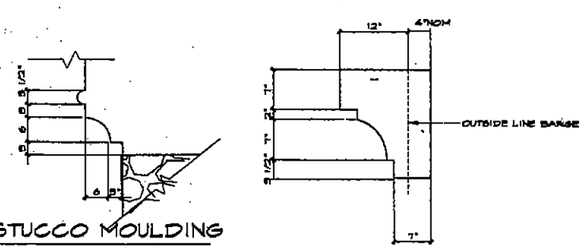
RIGHT SIDE ELEVATION scale 1/4" = 1'-0"



FRONT ELEVATION scale 1/4" = 1'-0"

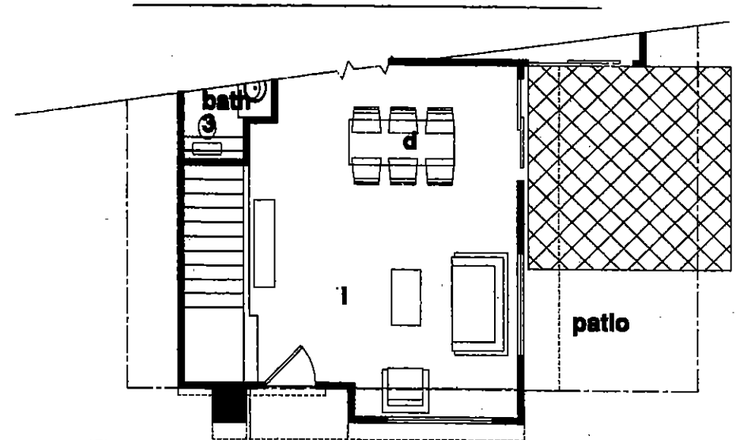


ROOF PLAN scale 1/8" = 1'-0"



(2) STUCCO MOULDING PROFILE 3/4" sc

(1) CORBEL PROFILE 1" sc



FLOOR PLAN ADDENDA scale 1/4" = 1'-0"

PDC 04-048

LANDS OF ROSS, HOANG & PHAM
SINGLE FAMILY HOMES, SAN JOSE, CALIFORNIA

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FRANK W. BELLOWS, INC.
architecture and planning
10116 SAN PABLO AVENUE
EL CERRITO, CALIF 94530
ph 510.525.3052-510.525.8901 fax

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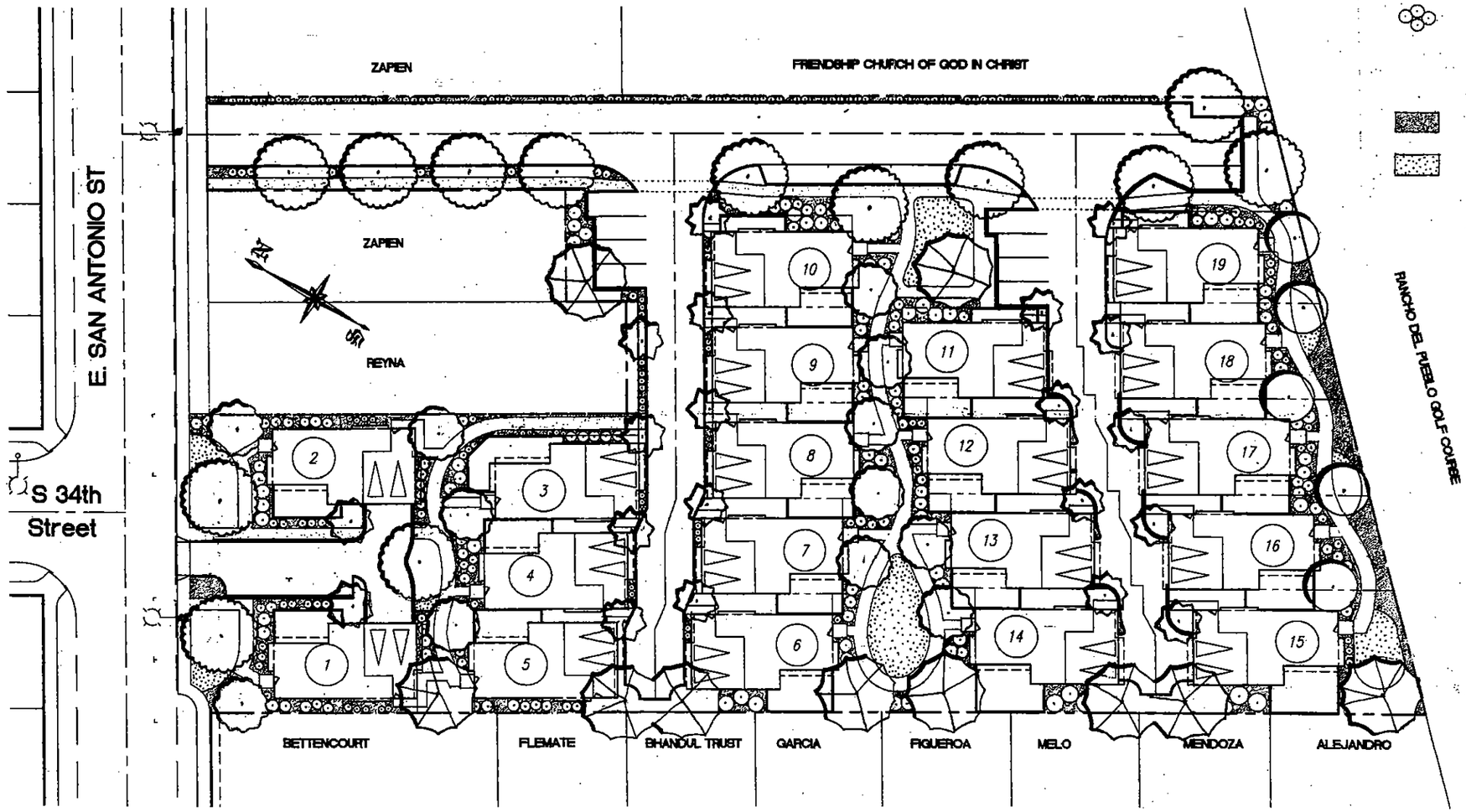

GENERALIZED PLANT MATERIAL LIST

STREET TREE DECIDUOUS CANOPY 50 FEET TALL 15 GAL. SIZE

ZELKOVA SERRATA CHINESE ZELKOVA
PLATANUS A. 'YARWOOD' LONDON PLANE TREE
PYRUS C. 'ARISTOCRAT' ARISTOCRAT PEAR TREE

DECIDUOUS CANOPY TREE 20 FEET TALL 15 GALLON SIZE

LAGERSTROEMIA F. 'NATCHEZ' CRAPE MYRTLE
MALUS 'PRARIFIRE' CRABAPPLE
MAGNOLIA SOULANGEANA SAUCER MAGNOLIA

DECIDUOUS CANOPY TREE 30 FEET TALL 15 GALLON SIZE

PISTACIA CHINENSIS CHINESE PISTACHE
SAPIUM SEBIFERUM CHINESE TALLOW TREE
FRAXINUS O. 'RAYWOOD' RAYWOOD ASH

EVERGREEN UPRIGHT TREE 20 FEET TALL 15 GALLON SIZE

ERIOBOTRYA DEFLEXA LOQUAT
MELALEUCA QUINQUENERVIA CAJEPUT TREE
MAYTENUS BOARIA MAYTEN TREE

EVERGREEN TREE 30 FEET TALL 15 GALLON SIZE

MAGNOLIA G. 'ST.MARYS' SOUTHERN MAGNOLIA
TRISTANIA LAURINA TRISTANIA
OLEA E. 'SWAN HILL' SWAN HILL OLIVE

EVERGREEN SHRUBS 5 GALLON SIZE

RAPHIOLEPIS ENCHANTRESS HAWTHORNE
PITTOSPORUM TOBIRA PITTOSPORUM
ESCALLONIA FRADESI ESCALLONIA
COPROSMA 'KIRKI' COPROSMA
CAMELLIA SASANQUA CAMELLIA
NANDINA DOMESTICA NANDINA
XYLOSMA SENTICOSA XYLOSMA
MAHONIA AQUIFOLIUM MAHONIA
LIGUSTRUM TEXANUM TEXAS PRIVET

EVERGREEN GROUND COVER 1 FOOT TALL FLAT STOCK

FRAGARIA CHILOENSIS STRAWBERRY

SOD LAWN

BONSAI DWARF FESCUE

REVISED LANDSCAPE PLAN TO BE PROVIDED AT THE PD PERMIT STAGE.

Danielson Associates
Land Planners
Landscape Architects

PDC 04-040

REVISIONS
GENERAL REVISION
DATE 1/28/04

DATE
SCALE 1" = 20'
DRAWN BY kw
CHECKED BY

Charles W. Danielson Co.
A CALIFORNIA CORPORATION
CONSULTING CIVIL ENGINEERS
255 W. JULIAN ST. #200 SAN JOSE, CA 95110-2406
TEL. (408) 295-9182 FAX (408) 993-1581

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EXPIRES 3/31/05

CONCEPTUAL LANDSCAPE PLAN
LANDS OF ROSS, HOANG AND PHAM
SAN JOSE, CALIFORNIA

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SHEET 6 OF

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