



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** SEE BELOW

**DATE:** December 6, 2007

**COUNCIL DISTRICT:** 3  
**SNI AREA:** N/A

**SUBJECT: PDC06-057. PLANNED DEVELOPMENT REZONING FROM THE LI LIGHT INDUSTRIAL ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW THREE SINGLE-FAMILY DETACHED RESIDENCES ON A 0.20 GROSS ACRE SITE LOCATED AT THE NORTHWEST CORNER OF PALM STREET AND WEST ALMA AVENUE.**

## RECOMMENDATION

The Planning Commission voted 6-0-1, Commissioner Kinman absent, to recommend that the City Council approve the proposed Planned Development Rezoning from the LI Light Industrial Zoning District to the A(PD) Planned Development Zoning District to allow three single-family detached residences on a 0.20 gross acre site.

## OUTCOME

Should the City Council approve the Planned Development Rezoning, the applicant could apply for a Planned Development Permit to construct three single-family detached residences on the subject site, consistent with the development standards for the subject Planned Development Rezoning.

## BACKGROUND

On December 5, 2007, the Planning Commission held a public hearing on the proposed Planned Development Rezoning from the LI Light Industrial Zoning District to the A(PD) Planned Development Zoning District to allow three single-family detached residences on a 0.20 gross acre site. Commissioner Kamkar pulled the item from consent calendar to discuss the tandem garages proposed for all three units.

Staff gave a brief description of the project and indicated that they were ready for questions from the Commission. The applicant, Poline Maiel, was present and introduced the project, thanked staff for their work, and asked for the Commission's recommendation. Commissioner Kamkar asked if she would redesign the project to include fewer tandem garages. Ms. Maiel responded that she would do whatever was necessary to move forward with the project.

No members of the public spoke on this item. The Planning Commission closed public hearing. Commissioner Campos moved that the Commission (1) has read and considered the Mitigated Negative Declaration in compliance with CEQA, and (2) recommends approval of the project as

recommended by staff. Commissioner Platten seconded the motion. Commissioner Kamkar requested to add a friendly amendment that the applicant redesign the project to include only one tandem garage. Commissioner Campos did not accept the amendment. The Planning Commission voted 6-0-1, Commissioner Kinman absent, to recommend that the City Council approve the proposed Planned Development Rezoning from the LI Light Industrial Zoning District to the A(PD) Planned Development Zoning District to allow three single-family detached residences on a 0.20 gross acre site as recommended by staff.

### ANALYSIS

The proposed project conforms to the applicable Residential Design Guidelines and Zoning Ordinance development standards, as discussed in the attached staff report.

### POLICY ALTERNATIVES

Not applicable.

### PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30; Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

### COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney. Preparation of this memorandum was coordinated with the City Attorney's Office.

### FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines as further discussed in attached staff report.

HONORABLE MAYOR AND CITY COUNCIL

December 6, 2007

**Subject:** PDC06-057

Page 3

**CEQA**

CEQA: Mitigated Negative Declaration, PDC06-057.

  
*FOR* JOSEPH HORWEDEL, SECRETARY  
Planning Commission

For questions please contact Licinia McMorrow at 408-535-7814.

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

**FILE NO.:** PDC06-057

**Submitted:** 5/22/06

**PROJECT DESCRIPTION:** Planned Development Rezoning from the LI Light Industrial Zoning District to A(PD) Planned Development Zoning District to allow three single-family detached residences on a 0.20 gross acre site.

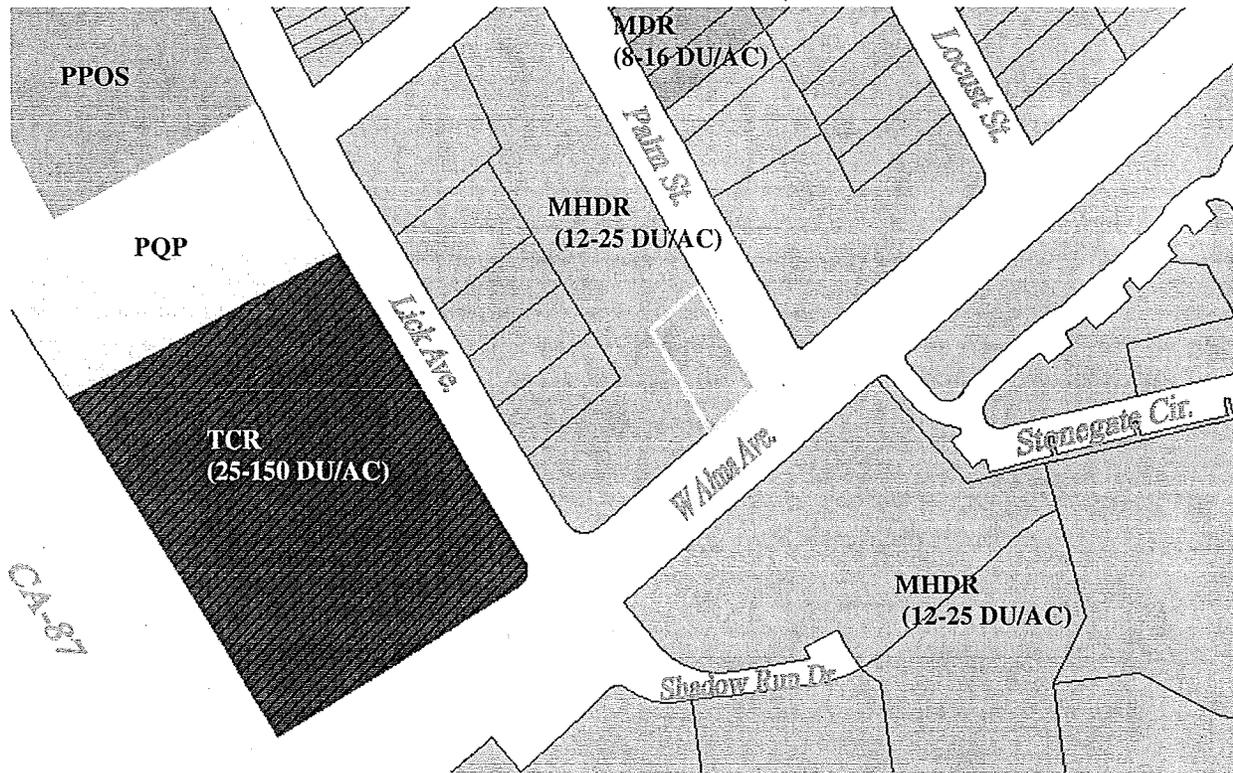
**LOCATION:** Northwest corner of Palm Street and W. Alma Avenue.

Existing Zoning	LI Light Industrial
Proposed Zoning	A(PD) Planned Development
General Plan	MHDR (12-25 DU/AC)
Council District	3
Annexation Date	12/01/1947
SNI	Washington
Historic Resource	No
Redevelopment Area	Yes
Specific Plan	N/A

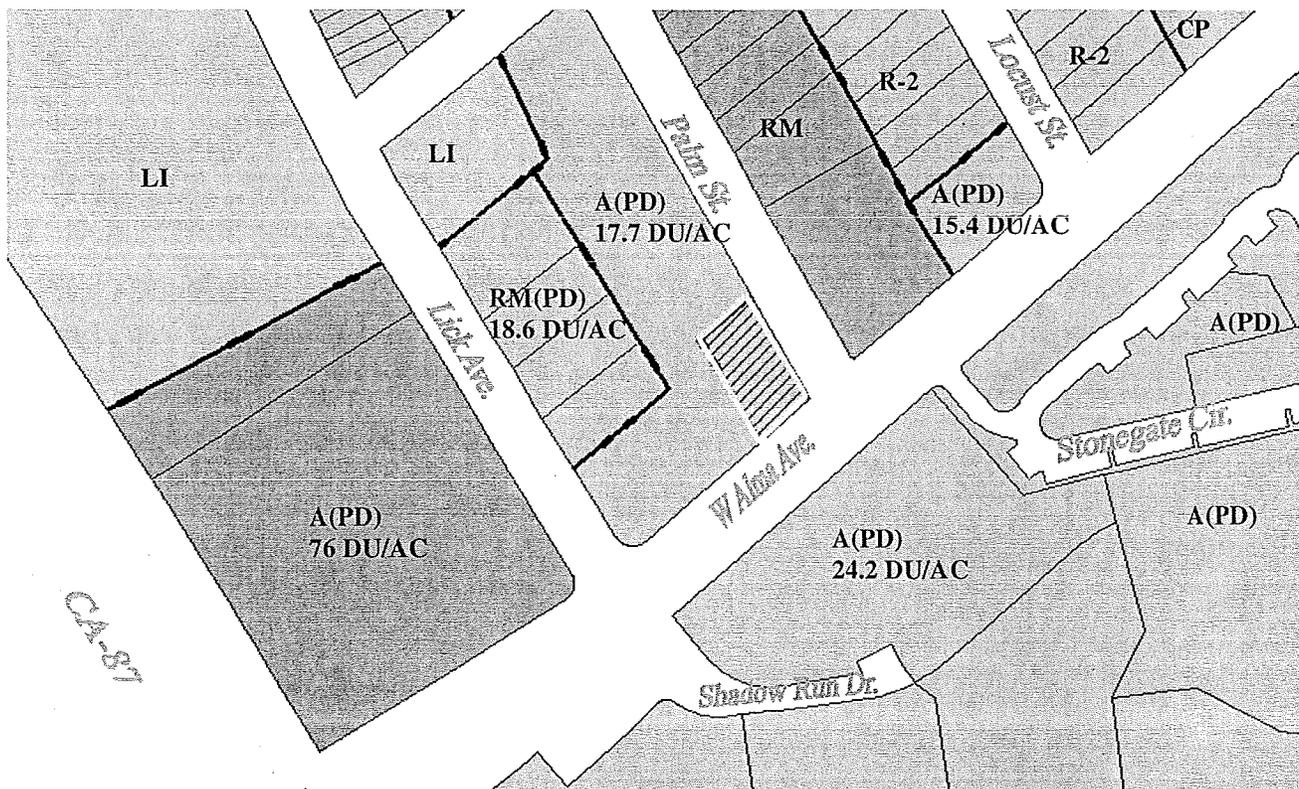
Aerial Map



### GENERAL PLAN



### ZONING



## **RECOMMENDATION**

Planning staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The proposed project at 15 DU/AC is consistent with the San José 2020 General Plan Land Use/Transportation designation of Medium High Density Residential (12-25 DU/AC).
2. The proposed project is in conformance with the Residential Design Guidelines through its site and architectural design.
3. The proposed project, three single family detached residences, is compatible with surrounding land uses of multi-family residential.

## **BACKGROUND & DESCRIPTION**

On May 22, 2006, the applicant filed a Planned Development Rezoning to allow three single-family detached residences on a 0.20 gross acre site, on the northwest corner of Palm Street and West Alma Avenue. A Planned Development Rezoning is required because the developer proposes to subdivide and develop the property in a configuration that is not supported in a conventional residential zoning district. Specifically, the project proposes minimum lot areas per living unit that are smaller than what is allowed by conventional residential zoning districts.

## **GENERAL PLAN CONFORMANCE**

This site has a designation of Medium High Density Residential (12-25 DU/AC) on the adopted San José 2020 General Plan Land Use/Transportation Diagram. The residential density associated with this application is 15.0 DU/AC, which falls within the range of the existing designation. Though the project is surrounded by multi-family residential development, it proposes a density that is comparable to the development on the block and across Palm Street. The adjacent development is 17.7 DU/AC, and the project to the rear is 18.6 DU/AC. The size and constraints of this parcel would make it difficult to develop at a higher density on this parcel and still accommodate required setbacks, parking and open space.

## **ENVIRONMENTAL REVIEW**

Under the provisions of Section 15303(b) of CEQA, in urban areas, up to three single detached residences are exempt from environmental review. This project is exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended, in that it is for a total of three residential dwelling units and there are no significant environmental effects associated with the project or the site.

## **ANALYSIS**

The proposed Planned Development Rezoning would facilitate development of a small, underutilized parcel into three single-family detached units. The primary issue associated with the proposed project is conformance with the Residential Design Guidelines with regards to setbacks, open space, and parking.

### **Setbacks**

For small lot single family development on lots less than 3,000 square feet, the Residential Design Guidelines suggest a front setback of 12 feet, with 18 feet for an attached garage, a rear setback of 15 feet for living area and 10 feet for an attached garage, and side setbacks of 6 feet for interior sides and 8 feet for corner sides. The project proposes setbacks of 15 feet in the front with a required 18 foot driveway

apron, 15 feet in the rear with 10 feet for the attached garage, 4 feet on interior sides, and 8 feet on corner sides. These proposed setbacks conform to the Residential Design Guidelines, with the exception of the interior side setback, which are proposed at 4 feet, not 6 feet as the Residential Design Guidelines suggest. A 4 foot site setback is acceptable in this case because that is what is typical for lots 40 feet in width or less.

### Parking

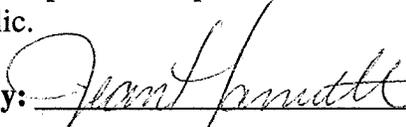
The Residential Design Guidelines recommends two covered parking spaces per unit, plus one additional parking space within 150 feet of each unit for single family detached dwellings. The proposed development would include the construction of two-car tandem garages for each unit, with driveway aprons a minimum of 18 feet in length to accommodate parking of an additional vehicle, so the proposed project meets the typical requirement for single-family residences. Use of tandem garages for this project is essential in order for the project to meet the private open space guidelines recommended in the Residential Design Guidelines.

### Open Space

For detached single-family residences on lots smaller than 3,000 square feet, the Residential Design Guidelines recommends 400 square feet of private open space. The proposed lots are 2,787 square feet, 2,692 square feet, and 3,073 square feet. Because the third lot is only slightly larger than 3,000 square feet, Planning staff supports a development standard of 400 square feet of private open space per unit as meeting the intent of the Residential Design Guidelines.

### PUBLIC OUTREACH

A sign was posted on-site to notify neighbors of the proposed development. On November 8, 2007, the project was presented to the Washington NAC as an agenda item at their regular monthly meeting. Community members were concerned with parking and noted that this site was called out as a potential park site in the Washington SNI Neighborhood Improvement Plan. Planning staff responded that an additional parking space per unit would be accommodated through the required 18' driveway apron, and that the Department of Parks, Recreation and Neighborhood Services has set a minimum park size of 0.5 acres because of maintenance constraints. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's Website. Staff has been available to respond to questions from the public. A notice of this Planning Commission public hearing and subsequent City Council hearing was mailed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. This staff report is also posted on the City's Website. Staff has been available to respond to questions from the public.

**Project Manager:** Licinia McMorrow **Approved by:**  **Date:** 11/26/07

<b>Owner/Applicant:</b> Poline Maiel 5450 Thornwood Drive San Jose, CA 95123  Mary Afzal 202 S. Bascom Ave. Ste C Campbell, CA 95008	<b>Attachments:</b> Development Standards Exemption Final Public Works Memo Reduced Plan Set
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## PDC06-057 General Development Standards

Permitted Use: 3 single family detached residential units  
Density: 15.0 DU/AC  
Minimum Lot Size: 2,692 square feet

Development standards are site specific:

Setbacks:

Front:

Living Area: 15'  
Driveway length: 18'  
Porches: 12'

Rear:

Living Area: 15'  
Attached garage: 10'

Sides: 4' interior, 8' corner

Building Height: 35' maximum from grade, 2 ½ stories

Parking: 2 covered spaces per unit

Private Open Space: 400 square feet per unit

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

**FILE NO.** PDC06-057

**LOCATION OF PROPERTY** Northwest corner of Palm Street and W. Alma Avenue

**PROJECT DESCRIPTION** Planned Development Rezoning from the LI Light Industrial Zoning District to the A(PD) Planned Development Zoning District to allow 3 single-family detached residences on a 0.20 gross acre site.

**ASSESSOR'S PARCEL NUMBER** 434-12-067

**CERTIFICATION**

Under the provisions of Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

- **15303(a). New Construction or Conversion of Small Structures.** Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Joseph Horwedel, Acting Director  
Planning, Building and Code Enforcement



Deputy

Date November 13, 2007

Project Manager: Licinia McMorrow

(Rev. 10/23/02)

# Memorandum

**TO:** Lesley Xavier  
Planning and Building

**FROM:** Ebrahim Sohrabi  
Public Works

**SUBJECT: FINAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE:** 05/25/06

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**PLANNING NO.:** PDC06-057  
**DESCRIPTION:** Planned Development Rezoning from the LI Light Industrial Zoning District to the A(PD) Planned Development Zoning District to allow 3 single-family detached residences on a 0.20 gross acre site  
**LOCATION:** northwest corner of Palm Street and W. Alma Avenue  
**P.W. NUMBER:** 3-18082

Public Works received the subject project on 05/22/06 and submits the following comments and requirements.

**Project Conditions:**

1. **Public Works Development Review Fee:**
  - a) 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 \$715.00 shall be paid to the Development Services Cashier using the attached invoice(s).
  - b) An additional Public Works Review Fee is due. This project is subject to the NPDES - C.3 Requirements Review Fee. Prior to the project being cleared for the hearing and approval process, a sum of \$200.00 shall be paid to the Development Services Cashier using the attached invoice(s).

**Public Works Approval of Parcel Map:** Prior to the approval of the parcel map by the Director of Public Works, the applicant will be required to have satisfied all of the following Public Works conditions.

2. **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.
3. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 15 units of Single Family detached or less.

4. **Grading/Geology:**

- a) A grading permit may be required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
- b) 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.
- c) At PD permit stage, submit a conceptive grading/drainage plan showing boundary cross-sections, and existing and proposed elevations.

5. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges.

6. **Flood: Zone D**

- a) The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.

7. **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.

8. **Parks:** In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.

9. **Undergrounding:**

- a) The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Alma Avenue 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 Alma Avenue. Developer shall submit copies of executed utility agreements to Public Works prior to the issuance of a Public Works Clearance.

10. **Street Improvements:**

- a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
- b) Construct attached sidewalk on Alma Avenue.
- c) Dedicate and improve corner radius at Alma Avenue and Palm Street.

- d) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
  - 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.
11. **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.
12. **SNI:** This project is located within the Washington SNI area. Public improvements shall conform to the approved EIR and neighborhood improvement plan.
13. **Electrical:** Installation, relocation and relamping of electrolier(s) along project frontage may be required.
14. **Street Trees:**
- a) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
  - b) Contact the City Arborist at (408) 277-2756 for the designated street tree.
  - c) Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in park strip. Obtain a DOT street tree planting permit for any proposed street tree plantings.
  - d) Replace any missing street trees in empty tree wells or park strips along Palm Avenue and match existing trees per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Obtain a DOT street tree planting permit for any proposed street tree plantings.
  - e) Show all existing trees by species and diameter that are to be retained or removed. Obtain a street tree removal permit for any street trees that are over 6 feet in height that are proposed to be removed.

Please contact the Project Engineer, Winnie Pagan at (408)535-6824 if you have any questions.

Ebrahim Sohrabi  
Senior Civil Engineer  
Transportation and Development Services Division

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING CERTAIN REAL PROPERTY SITUATED AT THE NORTHWEST CORNER OF PALM STREET AND WEST ALMA AVENUE TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT.**

**WHEREAS**, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

**WHEREAS**, a Statement of Exemption was prepared for a rezoning project under File No. PDC06-057, and said Exemption was approved by the Director of Planning on November 13, 2007; and

**WHEREAS**, the Council is the decision-making body for the proposed subject rezoning to A(PD) Planned Development Zoning District; and

**WHEREAS**, this Council has considered the Statement of Exemption prepared for this proposed rezoning prior to taking any action on this project; and

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:**

**SECTION 1.** All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned as A(PD) Planned Development Zoning District.

The base district zoning of the subject property shall be A Agricultural Zoning District. The PD zoning of the subject property shall be that development plan for the subject property entitled, "General Development Plan: Palm Street Homes," **last revised October 25, 2007.**

Said General Development Plan is on file in the office of the Director of Planning and is available for inspection by anyone interested therein, and said General Development Plan is by this reference adopted and incorporated herein the same as if it were fully set forth herein.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" attached hereto and incorporated herein by this reference.

**SECTION 2.** The district map of the City is hereby amended accordingly.

**SECTION 3.** The land development approval that is the subject of City File No. PDC06-057 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

**PASSED FOR PUBLICATION** of title this 18<sup>th</sup> day of December 2007 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

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CHUCK REED  
Mayor

ATTEST:

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LEE PRICE, MMC  
City Clerk

# GENERAL DEVELOPMENT PLAN

## PALM STREET HOMES SAN JOSE, CA

(PDC06-057)

GENERAL DEVELOPMENT PLAN - EXHIBIT C

TITLE SHEET

REV.	DATE	DESCRIPTION
△	6/14/07	PLAN CORR. 4/8/07
△	10/25/07	
△		
△		
△		

### GENERAL

OWNER / DEVELOPER:  
ENTERPRISE ESTATE INC.  
MARY AFZAL-FARSHIAN  
T: (408) 268-8841  
F: (408) 319-0142

BUILDING USE:  
SINGLE FAMILY DETACHED RESIDENTIAL

TYPE OF CONSTRUCTION:  
V-N  
OCCUPANCY GROUP:  
R-3

ASSESSOR PARCEL No.:  
434-12-061

ZONING:  
LI  
GENERAL PLAN:  
MED. HIGH DENSITY RESIDENTIAL (12 TO 25 DU/A)

COUNCIL DISTRICT:  
3  
SNI NEIGHBORHOD:  
WASHINGTON

### PROJECT INFORMATION

LAND AREA: 0.2 ACRE

DWELLINGS: 3 SINGLE FAMILY DETACHED

DENSITY: 15 DU/A

PARKING: 2-CAR TANDEM GARAGE FOR EACH UNIT

COVERAGE:  
LOT 1: 2181 SQ. FT. BUILDING FOOT PRINT: 1151 SQ. FT. (413%)  
LOT 2: 2692 SQ. FT. BUILDING FOOT PRINT: 1169 SQ. FT. (43.4%)  
LOT 3: 3073 SQ. FT. BUILDING FOOT PRINT: 1169 SQ. FT. (38.0%)

### LOCATION MAP



### CONSULTANTS

CIVIL ENGINEER:  
ADCO Engineering  
99 North First Street, # 203  
San Jose, CA 95113  
T: (408) 263-2500

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- 4 - : CONCEPTUAL GRADING AND DRAINAGE PLAN
- 5A - : CONCEPTUAL BUILDING ELEVATIONS / FLOOR PLANS
- 5B - : CONCEPTUAL BUILDING ELEVATIONS / FLOOR PLANS
- 6 - : CONCEPTUAL LANDSCAPING

PALM STREET HOMES

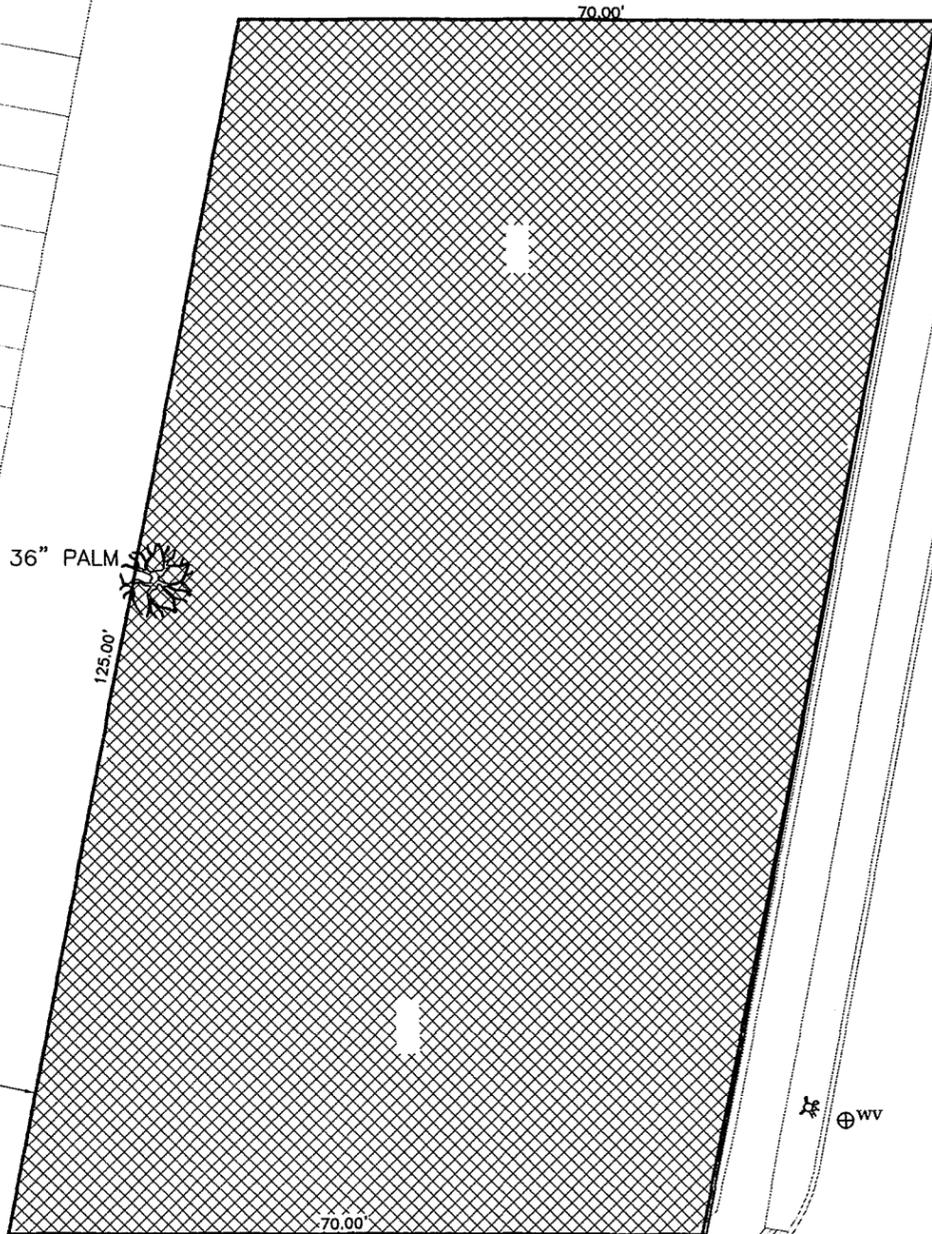
PALM STREET  
SAN JOSE, CA 95110

DATE:	10/25/07
SCALE:	NOT TO SCALE
DRAWN:	
APP'D:	
SHEET:	1

CF 04/2010

MULTI-FAMILY RESIDENTIALS  
(EXISTING)

MULTI-FAMILY RESIDENTIALS  
(EXISTING)



### GENERAL

1. ASSESSOR PARCEL NUMBER: 434-0-061
- TOTAL ACRES OF SUBJECT PROPERTY: GROSS: 8100 SQ. FT. NET: 8100 SQ. FT.
- DWELLING UNITS: THREE SINGLE FAMILY DETACHED  
DENSITY: 3 DU/0.2 AC = 15 DU/AC
2. A. DEVELOPMENT STANDARDS ARE SITE-SPECIFIC:
- SETBACKS:
    - FRONT:
      - LIVING AREA (1ST FLR.): 5'
      - PORCHES: 10'
      - ATTACHED GARAGE: 10'
    - REAR:
      - LIVING AREA (1ST FLR.): 10'
      - ATTACHED GARAGE: 10'
    - SIDES:
      - LIVING AREA ( 1/4 LOT 1 )
      - ( 1/4 LOT 2 )
      - ( 1/4 LOT 3 CORNER LOT )
  - BUILDING HEIGHT: 30' MAXIMUM FROM GRADE
  - PARKING: 2 TANDEM COVERED PER UNIT
- B. PERFORMANCE STANDARDS SHALL BE PROJECT-SPECIFIC AS DESCRIBED HEREIN.
- C. NO ENVIRONMENTAL MITIGATION REQUIREMENTS APPLY.
- D. PURSUANT TO PART 17.5 OF CHAPTER 6.5J OF THE SAN JOSE MUNICIPAL CODE, NO VESTED RIGHT TO A BUILDING PERMIT SHALL ACCRUE AS THE RESULT OF GRANTING OR 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 POLLUTION CONTROL PLANT REPRESENTED BY APPROVED LAND USES IN THE AREA SERVED BY SAID PLANT WILL CAUSE THE TOTAL SEWAGE TREATMENT DEMAND TO MEET OR EXCEED THE CAPACITY OF 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 QUALITY CONTROL BOARD FOR THE SAN FRANCISCO BAY REGION. SUBSTANTIVE CONDITIONS DESIGNED TO DECREASE SANITARY SEWAGE ASSOCIATED WITH ANY LAND USE APPROVALS MAY BE IMPOSED BY THE APPROVING AUTHORITY.
- E. PRIVATE INFRASTRUCTURE STANDARDS SHALL MEET OR EXCEED PUBLIC IMPROVEMENT STANDARDS.

GENERAL DEVELOPMENT PLAN-EXHIBIT C

## LAND USE PLAN

REV.	DATE	DESCRIPTION
1	6/14/07	PLAN CORRECTED
2		
3		
4		

DENSITY CALCULATIONS:  
3 / 8100 SQ. FT. = 15 DU / ACRE



### SITE PLAN LEGEND

- EXISTING PROPERTY LINE
- 1/8" X 1/8" SINGLE FAMILY DETACHED RESIDENTIALS

PALM STREET HOMES

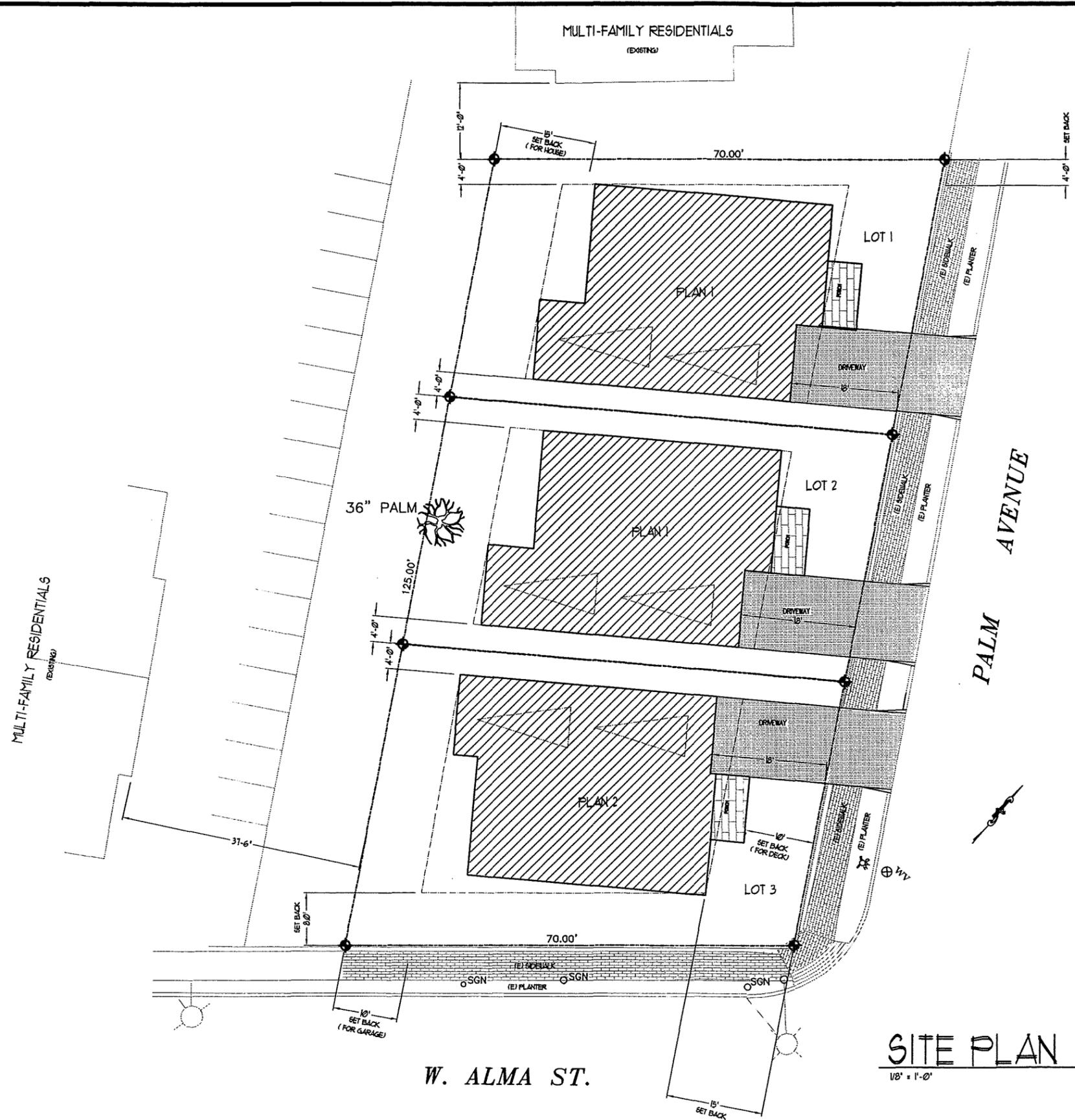
PALM STREET  
SAN JOSE, CA 95110

DATE:	10/30/05
SCALE:	1/8" = 1'-0"
DRAWN:	
JOB NO.:	
SHEET:	<b>2</b>

## LAND USE PLAN

1/8" = 1'-0"

W. ALMA ST.



W. ALMA ST.

**SITE PLAN**  
1/8" = 1'-0"

**LAND USE PLAN LEGEND**

AREA USE SYMBOL	DESCRIPTION	NET AREA ACRES	NET AREA SQ. FT.	USE INTENSITY
[Hatched Box]	RFD RESIDENTIAL	0.000	3408	40%
[Dotted Box]	DRIVEWAYS	0.000	872	10%
[Stippled Box]	DET. HOUSE + SETBACK	0.000	436	5%
[White Box]	PORCH	0.004	110	1%
<b>TOTAL</b>		<b>0.004</b>	<b>4726</b>	<b>100%</b>

**SITE PLAN LEGEND**

[Dashed Line]	EXISTING PROPERTY LINE
[Solid Line]	PROPOSED PROPERTY LINE
[Thin Solid Line]	OUTLINE OF PROPOSED SINGLE FAMILY DWELLINGS
[Dotted Line]	SETBACK LINES
[Diamond Symbol]	PROPERTY LINE CORNER

GENERAL DEVELOPMENT PLAN - EXHIBIT C

## CONCEPTUAL SITE PLAN

REV.	DATE	DESCRIPTION
1	6/1/01	PLAN CONCEPT
2		
3		
4		

**PALM STREET HOMES**

PALM STREET  
SAN JOSE, CA 95110

DATE: 10/26/05  
SCALE: 1/8" = 1'-0"  
DRAWN:  
JOB NO.:  
SHEET: **3**

STANDARD GRADING PLAN NOTES

NOTE: This drawing is approved subject to:

- All grading is subject to observation by the City. Permittee and Soil Engineer shall each, separately, notify the City of San Jose 408/277-5161 at least 48 hours before start of any grading. The project inspector is FRANK MORENO Voicemail No. (408) 998-2154
- Approval of this plan applies only to the excavation, placement, and compaction of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others. Approval of this plan also does not constitute approval of any improvements. Proposed improvements are subject to review and approval by the responsible authorities and all other required permits shall be obtained.
- It shall be the responsibility of the permittee to identify, locate and protect all underground facilities.
- the permittee shall maintain the streets, sidewalk and all other public rights-of-way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.
- All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Maintenance District for airborne particulate (dust).
- This project has been designed to comply with the Flood Hazard Area Regulations as stated in Chapter 17.08 of the San Jose Municipal Code.
- All known well locations on the site have been included and such wells shall be maintained or abandoned according to current regulations administered by the Santa Clara Valley Water District. Call 408/265-2600 Extension 2660 to arrange for District observation of all well abandonments.
- In the event that Human Remains and/or Cultural Materials are found, all project-related construction should cease within a 100-foot radius. The contractor shall, pursuant to section 7050.5 of the Health and Safety code, and section 5097.94 of the Public Resources Code of the State of California, notify the Santa Clara County Coroner immediately.
- This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation should be obtained from the City Planning Department and the City Arborist.
- A. The Civil Engineer for this project is ADCO Engineering 99 N. First Street, Suite 203 San Jose, CA 95113  
B. This rough grading plan has been prepared based on the recommendations of the referenced project Geotechnical report.
- A. The soil Engineer and Engineering Geology for this project is ADCO Engineering and Hydro-Geo Consultant.  
B. The Geotechnical report for this project is by ADCO Engineering  
C. All grading work shall conform to the recommendations of the project Geotechnical report and the project soil Engineer.  
D. All grading work shall be observed by the soil Engineer. The soil Engineer shall be notified at least 48 hours before beginning any grading. Unobserved and/or unapproved grading work shall be removed and replaced under observation.
- A post construction "Final" Report is required by the Director of Public Works from the Civil Engineer stating:
  - that the construction conforms to the lines and grades on the approved plans; or
  - that all significant changes were reviewed and approved in advance by the Department of Public Works; and the Civil Engineer shall submit an "as-built" plan.
- A post construction "Final" Report is required by the Director of Public Works, from the Soil Engineer stating:
  - that the anticipated conditions and materials and actual site conditions and materials were compatible, and supply supporting data; or
  - that the design was modified to meet the new conditions and was reviewed and approved in advance by the Department of Public Works; and provide supporting data for these statements.
- According to the City's Waste Water Ordinance, the use of potable (piped or hydrant) water for building or construction purposes including consolidation of backfill or dust control is prohibited.
- Grading will not be allowed between October 15th and April 15th of any year without erosion control plans and measures approved by the Director of Public Works.

GRADING SPECIFICATIONS

- THE PLACEMENT OF FILL AND CONTROL OF ANY GRADING OPERATIONS AT THE SITE SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS OF THIS REPORT PREPARED BY ADCO ENGINEERING. THESE RECOMMENDATIONS SET FORTH THE MIN. STANDARDS TO SATISFY ALL REQUIREMENTS OF THIS REPORT.
- ALL EXISTING SURFACE AND SUBSURFACE STRUCTURES THAT WILL NOT BE INCORPORATED IN THE FINAL DEVELOPMENT SHALL BE REMOVED PRIOR TO ANY GRADING OPERATIONS. THESE OBJECTS SHALL BE ACCURATELY LOCATED ON THE GRADING PLANS TO ASSIST THE FIELD ENGINEER IN ESTABLISHING PROPER CONTROL OVER THEIR REMOVAL. THIS IS TO INCLUDE BUT NOT LIMITED TO ANY A.C. PAVEMENTS, BASEMENT, UTILITY LINES, UNDERGROUND TANKS, AND ANY OTHER IMPROVEMENTS. A REPRESENTATIVE OF ADCO ENGINEERING SHALL BE PRESENT DURING THE DEMOLITION OPERATION.
- THE DEPRESSIONS LEFT BY THE REMOVAL OF THE SURFACE AND SUBSURFACE STRUCTURES SHALL BE CLEARED OF ALL DEBRIS AND BACKFILLED WITH CLEAN NATIVE ON-SITE SOIL. THIS BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION. THIS OPERATION SHALL BE CONDUCTED UNDER THE SUPERVISION OF SOIL ENGINEER FROM ADCO ENGINEERING.
- FOLLOWING THE STRIPPING OPERATION, THE THEN-EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 8-12 INCHES, MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO 90% RELATIVE COMPACTION. AT THIS POINT, THE ARE WILL BE CONDITION TO RECEIVE COMPACTED STRUCTURAL FILL IF NECESSARY TO ATTAIN DESIRED PAD ELEVATION.

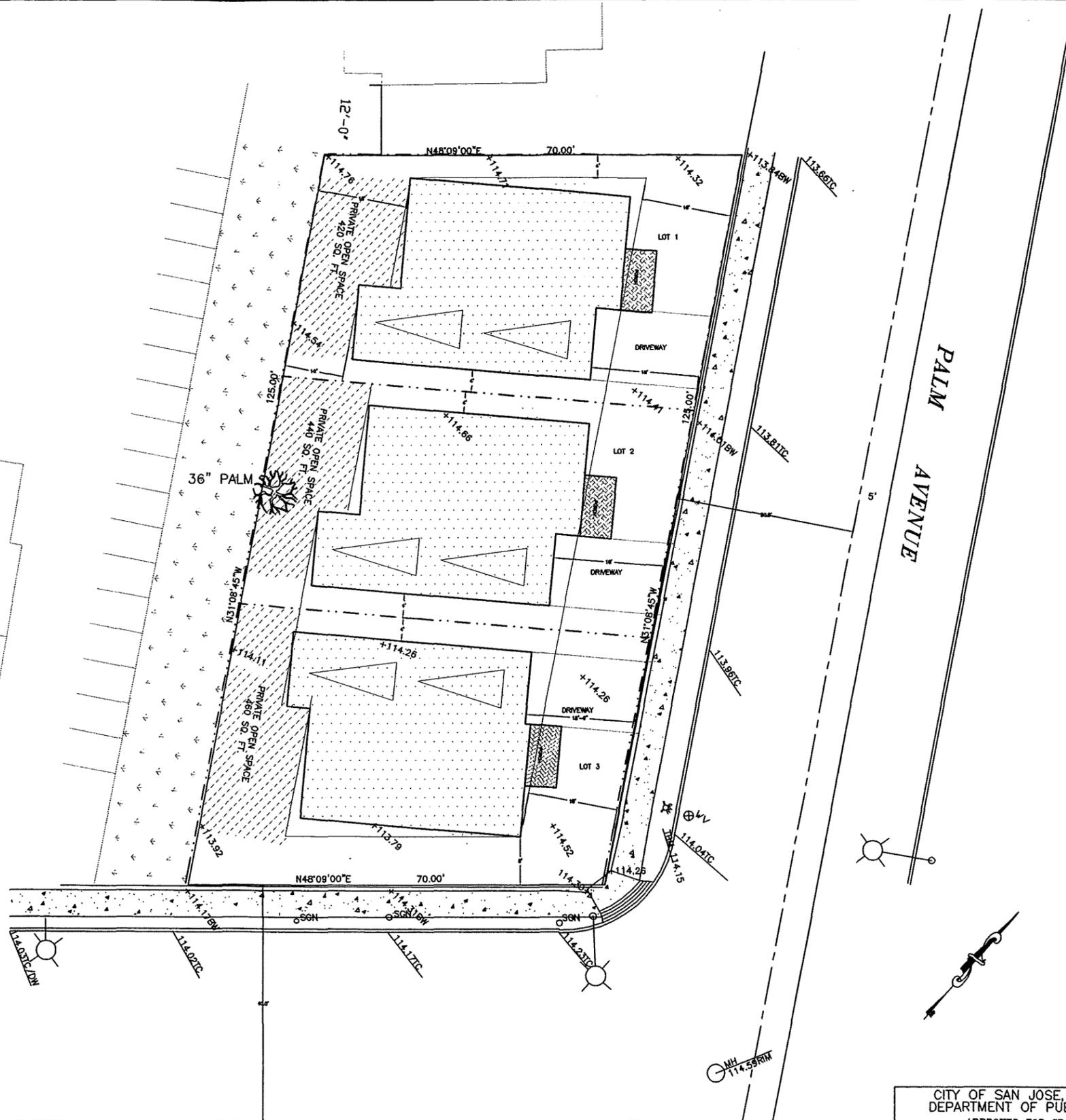
LEGEND

- PL - PROPERTY LINE
- - - - PROPOSED
- - - - EXISTING
- - - - FLOW PATH
- - - - EMERGENCY OVER LAND

EARTHWORK QUANTITY

CUT	50 CY
FILL	00CY
EXPORT	50 CY
IMPORT	0 CY

NOTE: EARTH QUANTITY SHOWN ARE APPROXIMATE. IT IS ADVISABLE THAT THE GRADING CONTRACTOR VERIFY QUANTITIES PRIOR TO BIDDING. FINAL QUANTITIES WILL VARY GREATLY DEPENDING ON CONTRACTOR, METHOD OF EXCAVATION, AND THE EQUIPMENT USED.



ALMA STREET

GENERAL DEVELOPMENT PLAN- EXHIBIT C

CITY OF SAN JOSE, CALIFORNIA  
DEPARTMENT OF PUBLIC WORKS  
APPROVED FOR GRADING ONLY

PROJECT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
PW NUMBER \_\_\_\_\_ (g)

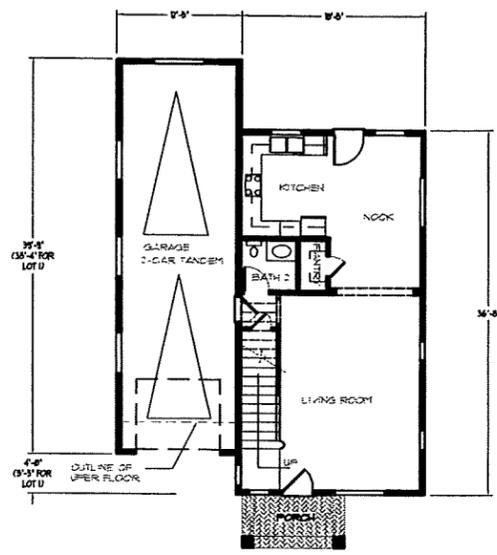
NO	DATE	BY

DRAWN BY  
CHECKED BY J.B.  
DATE 1-1-06  
SCALE 1"=10'

**ADCO ENGINEERING**  
ENGINEERING PLANNING SURVEYING  
99 NORTH FIRST STREET SUITE 203  
SAN JOSE, CALIFORNIA 95113 (408)263-2500

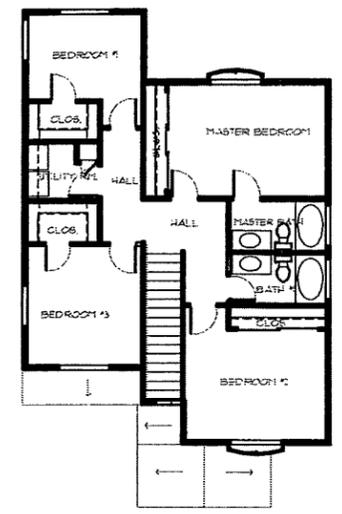
**GRADING AND DRAINAGE PLAN**  
CORNER OF PALM AND ALMA  
SAN JOSE CALIFORNIA

05-1342-C  
SHEET  
**4**



LOWER FLOOR PLAN

FLOOR AREA: 658 SQ. FT.  
GARAGE: 440 SQ. FT.

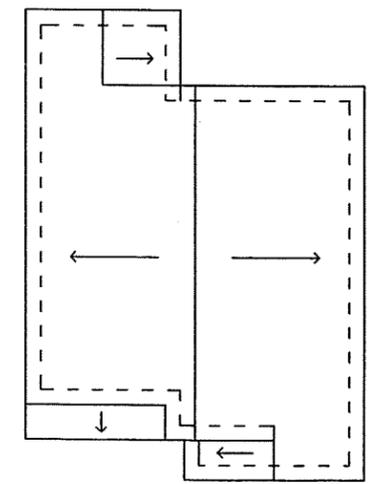


UPPER FLOOR PLAN

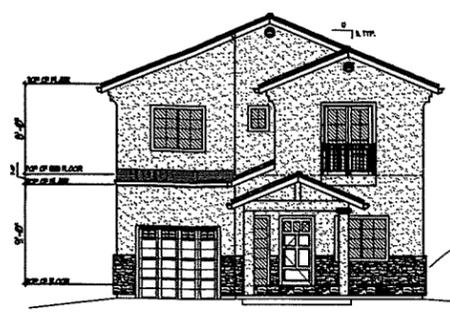
FLOOR AREA: 1014 SQ. FT.

**FLOOR AREA**

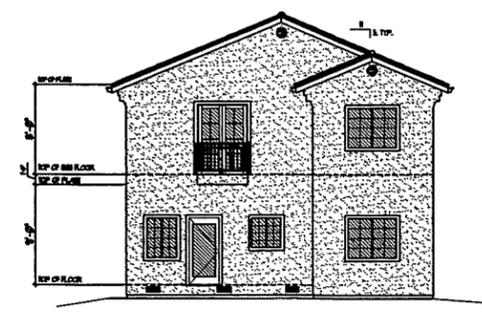
	LOT 1 (PLAN U)	LOT 2 (PLAN U)
GARAGE	431 SQ. FT.	442 SQ. FT.
FIRST FLOOR	675 SQ. FT.	675 SQ. FT.
SECOND FLOOR	968 SQ. FT.	968 SQ. FT.



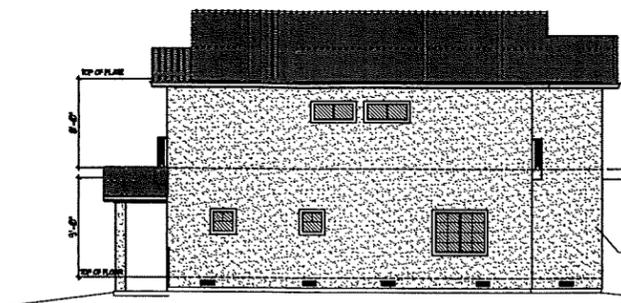
ROOF PLAN



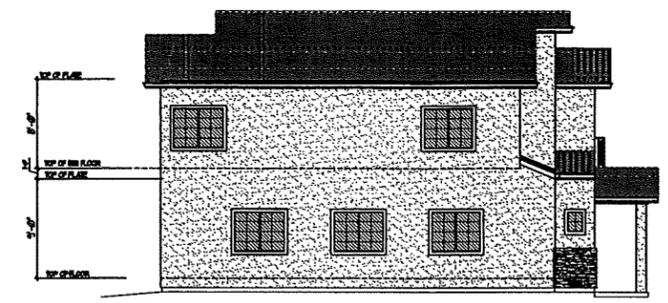
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

**PLAN 1**  
LOTS 1 & 2

**EXTERIOR MATERIAL**

	LOT 1	LOT 2
ROOF TILES	MONIER LIFE TILE DURALITE ESPANA, TERRA COTTA FLASHED	MONIER LIFE TILE DURALITE VILLA, CASA GRANDE BLEND
EXTERIOR STUCCO	3/8" STUCCO, COLLOR COAT FINAL OVER MINIMUM 2 PLY CLASS "D" 15 LB. FELT. COL. NAME # NO. CREAMERY, 6W 6356 BY SHERWIN WILLIAMS	3/8" STUCCO, COLLOR COAT FINAL OVER MINIMUM 2 PLY CLASS "D" 15 LB. FELT. COL. NAME # NO. TINGHITH, 6W 7651 BY SHERWIN WILLIAMS
EXTERIOR VENEER	COUNTRY LEDGESTONE CARAMEL CSV-70001 CULTURED STONE BY CUNES CORING	WEATHEREDGE LEDGESTONE FOX VALLEY CSV-7012 CULTURED STONE BY CUNES CORING

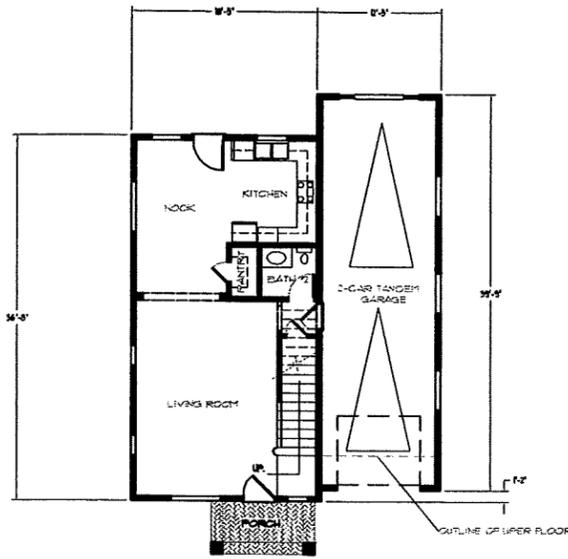
GENERAL DEVELOPMENT PLAN-EXHIBIT C  
**CONCEPTUAL BUILDING ELEVATIONS**  
**FLOOR PLANS**  
PLAN 1

REV.	DATE	DESCRIPTION
1	6/14/07	PLAN CORR. 4/8/07
2		
3		
4		
5		

PALM STREET HOMES  
PALM STREET  
SAN JOSE, CA 95110

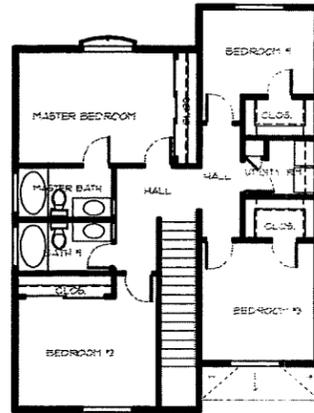
DATE: 10/26/05  
SCALE: 1/8" = 1'-0"  
DRAWN:  
JOB NO:  
SHEET:

**5A**



LOWER FLOOR PLAN

FLOOR AREA: 658 SQ. FT.  
GARAGE: 440 SQ. FT.

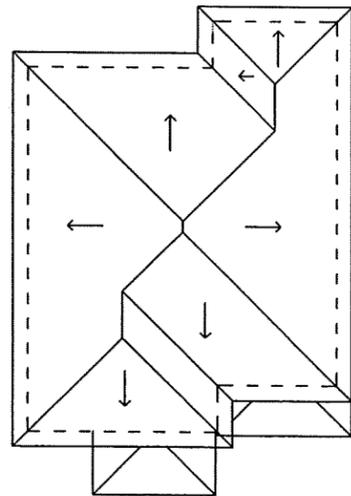


UPPER FLOOR PLAN

FLOOR AREA: 1014 SQ. FT.

FLOOR AREA

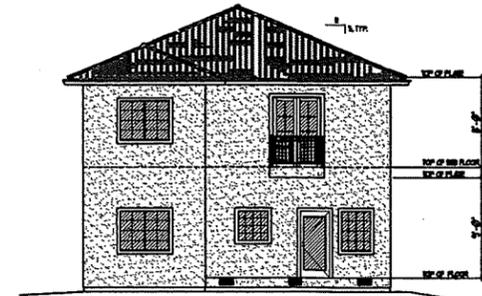
	LOT 3 (PLAN 2)
GARAGE	440 SQ. FT.
FIRST FLOOR	658 SQ. FT.
SECOND FLOOR	1014 SQ. FT.



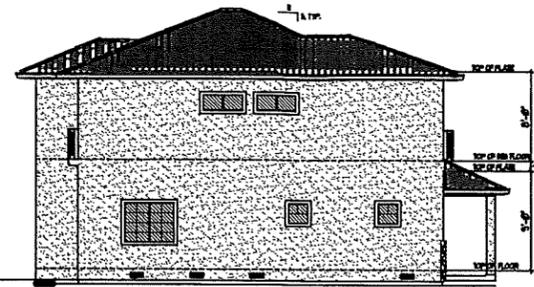
ROOF PLAN



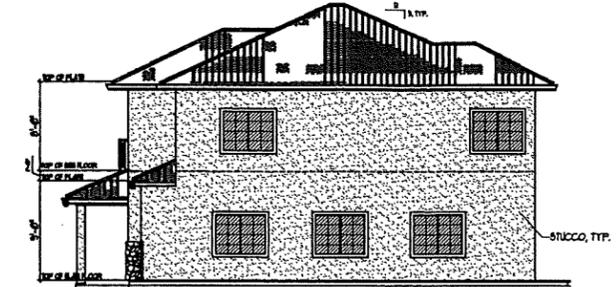
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

(SEE EXTERIOR MATERIAL SCHEDULE BELOW)

STUCCO, TYP.

PLAN 2

LOT 3

EXTERIOR MATERIAL

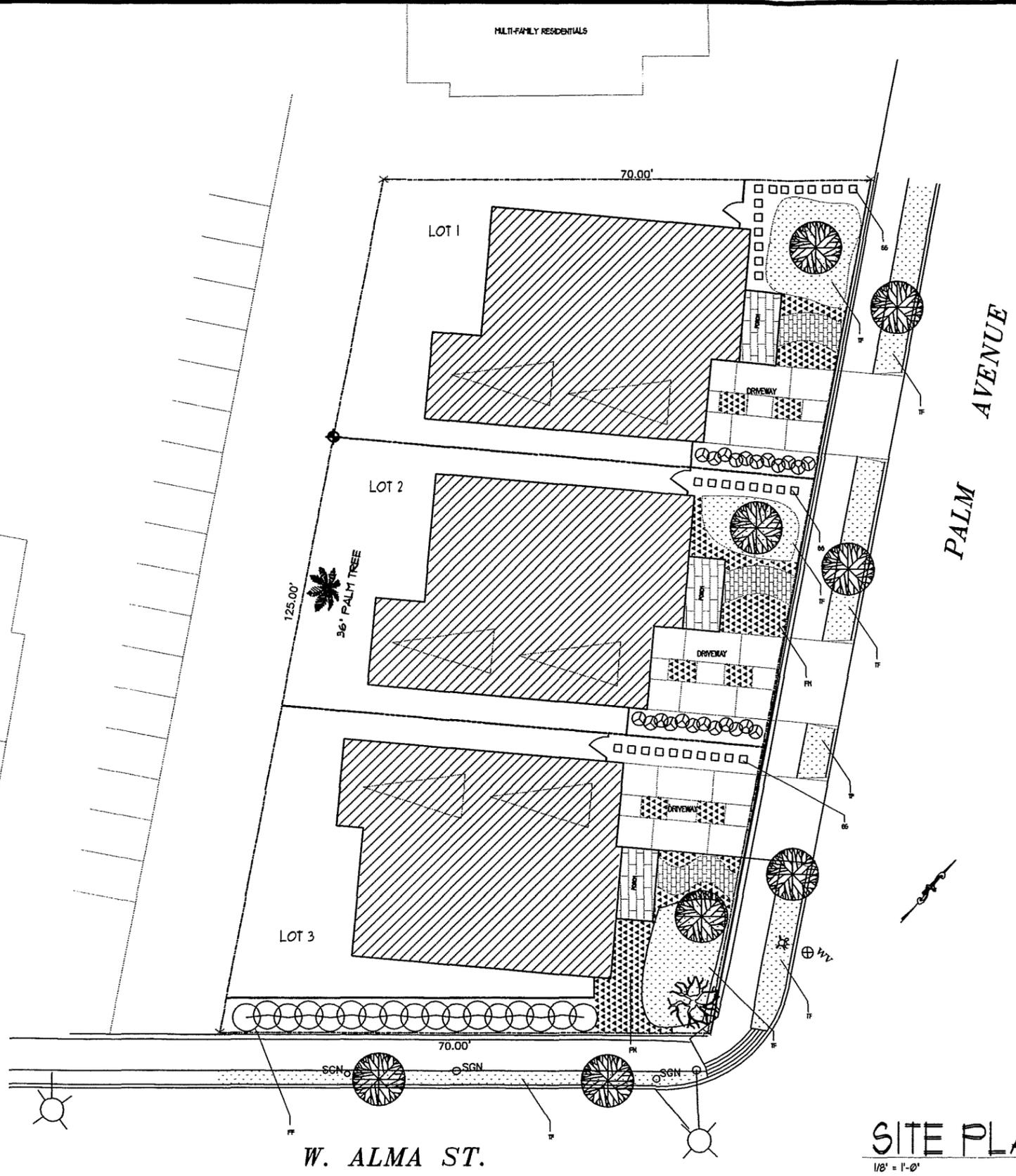
	LOT 3
ROOF TILES	HONER LIFE TILE DURALITE ESPANA, TERRA COTTA FLASHED
EXTERIOR STUCCO	3/8" STUCCO, COLLOR COAT FINAL OVER MINIMUM 1 PLY CLASG 15 LB. FELT. COL. NAME 1 NO. BUTTERNUT, SW 6309 BY SHERWIN WILLIAMS
EXTERIOR VENEER	DRESSED FIELDSTONE VILLA DI LAGO CBV-368P2 CULTURED STONE BY OENS CORING

GENERAL DEVELOPMENT PLAN-EXHIBIT C  
CONCEPTUAL BUILDING ELEVATIONS  
FLOOR PLANS  
PLAN 2

REV.	DATE	DESCRIPTION
1	6/14/07	PLAN CORRECT
2		
3		
4		
5		

PALM STREET HOMES  
PALM STREET  
SAN JOSE, CA 95110

DATE: 10/26/05  
SCALE: 1/8" = 1'-0"  
JOB NO.:  
SHEET: 5B



W. ALMA ST.

SITE PLAN  
1/8" = 1'-0"

PLANT LEGEND

SYMBOL	TYPE	SIZE	BOTANICAL NAME	COMMON NAME
●	STREET TREE AS SPECIFIED BY CITY AND/OR SET			
⊙	EXISTING TREE			
○	FF	5 GAL	PHOTIA FRASERI	
⊗	CA	5 GAL	CARELIA	
▨	TR	FLAT	TRACHELOSPERMUM	STAR JASMINE
▩	PH	FLAT	PHALA KNOXFLORA	
⊙	T		GRAMM	
□	SS			STEPPING STONE

PLANTING NOTES

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF ALL EXISTING AND FUTURE UNDERGROUND SERVICES AND UTILITIES WHICH MAY CONFLICT WITH WORK TO BE DONE. CONTACT UNDERGROUND SERVICE ALERT(USA) AT 800-442-2444.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLATION.
3. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREA WHICH WILL CAUSE HARM TO ADJACENT STRUCTURES OR OBSTRUCT IRRIGATION SPRAY PATTERN.
4. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD.
5. UNLESS OTHERWISE NOTED, FINISH GRADE OF PLANTING AREAS SHALL BE 2" BELOW ADJACENT PAVING, TAPER 2" DEPTH BARK MULCH TOP DRESSING TO 1/2" BELOW ADJACENT PAVING (1/2" DEPTH) WITHIN 2' OF PAVING.
6. GROUND COVERS SHALL BE PLANTED EVENLY AND CONTINUOUSLY UNDER TREE AND SHRUB MASSES.
7. ALL PLANTING AREAS SHALL RECEIVE A 2" MIN. DEPTH BARK MULCH TOP DRESSING.
8. ALL NEWLY PLANTED MATERIAL SHALL BE THOROUGHLY SOAKED WITH WATER WITHIN 3 HOURS OF PLANTING.
9. ALL EXISTING TREES, SHRUBS AND GROUND COVERS TO REMAIN SHALL BE PROTECTED. ANY DAMAGE CAUSED BY CONTRACTOR'S WORK OR NEGLIGENCE SHALL BE REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. THIRTY DAYS AFTER PLANTING, CONTRACTOR SHALL RE-STAKE AND STRAIGHTEN TREES AS NECESSARY.
11. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC SPRAY AND BUBBLER CIRCUITS. SPRAYS SHALL BE ADJUSTED TO MINIMIZE OVER SPRAY ONTO WALKS AND BUILDINGS.

GENERAL DEVELOPMENT PLAN - EXHIBIT C

CONCEPTUAL LANDSCAPE PLAN

REV.	DATE	DESCRIPTION	PLAN CORR.
1	6/14/91		
2			
3			
4			

PALM STREET HOMES

PALM STREET  
SAN JOSE, CA 95110

DATE:	10/20/85
SCALE:	1/8" = 1'-0"
DRAWN:	
APP'D.:	
SHEET:	6