



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: PDC06-009. PLANNED DEVELOPMENT REZONING FROM CG COMMERCIAL GENERAL AND R-2 TWO-FAMILY RESIDENCE ZONING DISTRICTS TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW A FULL SERVICE CAR WASH ON A 0.36 GROSS ACRE SITE.

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 CG Commercial General Zoning District and R-2 Two-Family Residence Zoning Districts to A(PD) Planned Development Zoning District to allow a full service car wash on a 0.36 gross acre site.

OUTCOME

Should the City Council approve the Planned Development Rezoning, the applicant could apply for a Planned Development Permit to construct and operate a full-service car wash 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 to consider the proposed Planned Development Rezoning from the CG Commercial General Zoning District and R-2 Two-Family Residence Zoning Districts to A(PD) Planned Development Zoning District to allow a full service car wash on a 0.36 gross acre site. Commissioner Jensen pulled the item from consent calendar to discuss sustainable elements of the proposed project. The applicant was not present.

Dr. Daniel Martinez, whose office is in the vicinity of the project site, said the project would be a step backward from the improvements already occurring along Santa Clara Street, that the street is too narrow to accommodate the additional traffic the proposed project would generate, and that wastewater from the project site could contaminate nearby Coyote Creek. The Planning Commission closed public hearing and directed staff to respond to Dr. Martinez' concerns.

Staff said the applicant had worked closely with staff to reach a site design that would introduce a building along Santa Clara Street to complement new development in the area. Also, the applicant has proposed three stacking spaces over and above the 15 spaces recommended by the Commercial Design Guidelines, for a total of 18 stacking spaces to avoid potential stacking of cars along Santa

Clara Street. In response to concerns about contamination of Coyote Creek, the project will be required to comply with City Council policy 6-29 and all C.3 requirements for treatment of urban runoff, and so staff did not foresee any potential for contamination.

Commissioner Jensen commented that she was pleased that Pacific Car Wash was going to remain in the neighborhood, and asked staff if the project was going to include any sustainable building features and use recycled water. Staff said that the applicant has not included green building features or recycled water as part of the proposal at this time.

Commissioner Platten moved that the Commission has (1) read and considered the Mitigated Negative Declaration in compliance with CEQA, and (2) recommends approval of the project as recommended by staff. Commissioner Zito seconded the motion. The Planning Commission voted 6-0-1, Commissioner Kinman absent, to recommend that the City Council approve the proposed Planned Development Rezoning from the CG Commercial General Zoning District and R-2 Two-Family Residence Zoning Districts to A(PD) Planned Development Zoning District to allow a full service car wash on a 0.36 gross acre site.

ANALYSIS

The proposed project conforms to the applicable Commercial Design Guidelines and Zoning Ordinance development standards, as discussed in the attached staff report. This project furthers the General Plan Growth Management Major Strategy in that it facilitates new development on an infill site where urban services and facilities are already available.

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.

HONORABLE MAYOR AND CITY COUNCIL

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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.

CEQA

CEQA: Mitigated Negative Declaration, PDC06-009.


For JOSEPH HORWEDEL, SECRETARY
Planning Commission

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

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC06-009

Submitted: 2/13/06

PROJECT DESCRIPTION: Planned Development Rezoning from CG Commercial General and R-2 Two-Family Residence Zoning Districts to A(PD) Planned Development Zoning District to allow a full service car wash on a 0.36 gross acre site.

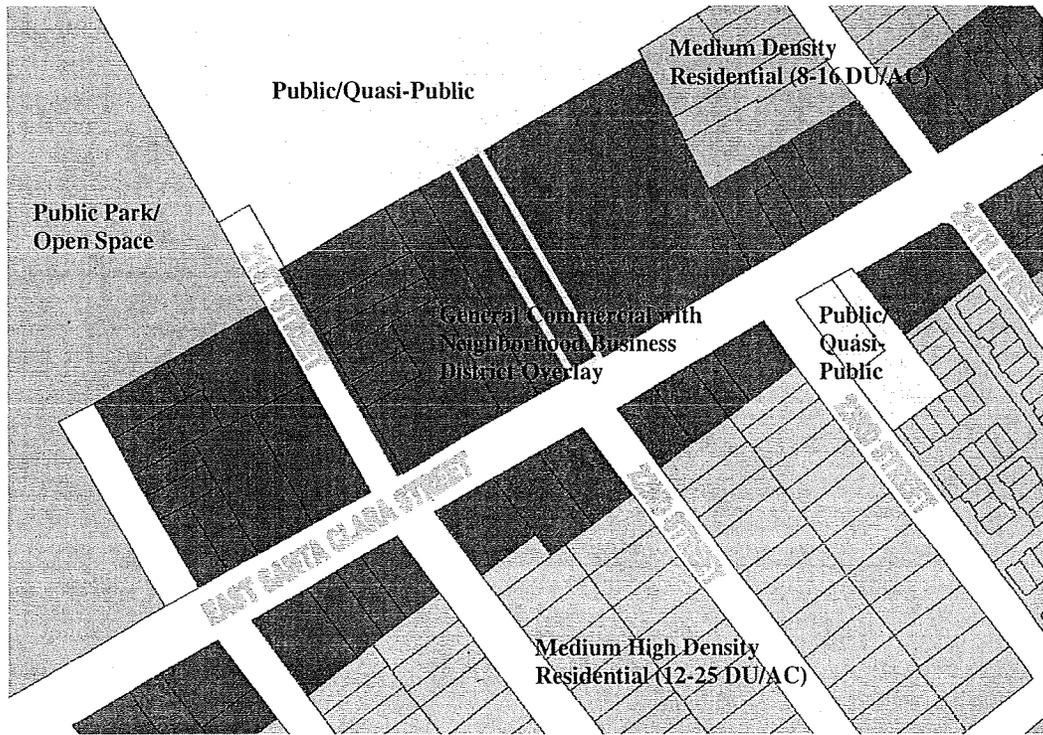
LOCATION: North side of E Santa Clara Street, approximately 360 feet east of 21st Street.

Existing Zoning	CG Commercial General and R-2 Two-Family Residence
Proposed Zoning	A(PD) Planned Development
General Plan	General Commercial with Neighborhood Business District Overlay
Council District	3
Annexation Date	12/1/1911
SNI	Five Wounds/Brookwood Terrace
Historic Resource	No
Redevelopment Area	East Santa Clara Street
Specific Plan	N/A

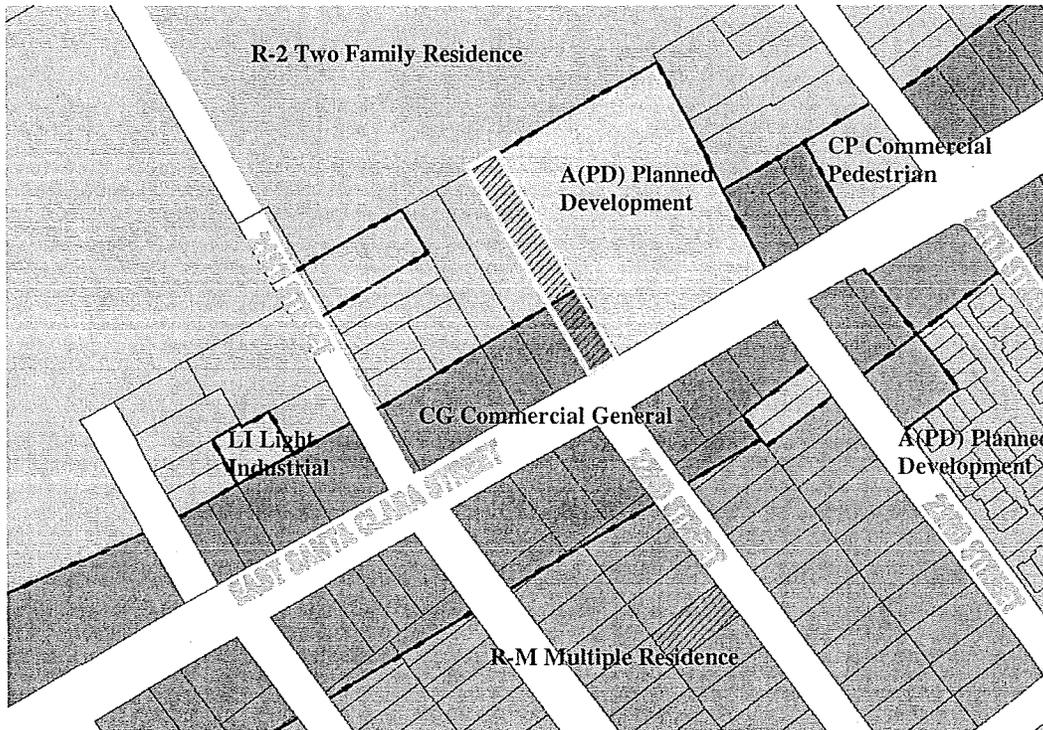
Aerial Map



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation to the City Council to approve the proposed Planned Development Rezoning for the following reasons:

1. The proposed project of a commercial carwash is consistent with the San José 2020 General Plan Land Use/Transportation diagram designation of General Commercial and supports several of the General Plan goals and policies as well as major strategies pertaining to growth management.
2. The proposed zoning is compatible with existing uses on the adjacent and neighboring properties.

BACKGROUND

On February 13, 2007, the applicant, Helen Tang, filed a Planned Development Rezoning from CG Commercial General and R-2 Two-Family Residence Zoning Districts to A(PD) Planned Development Zoning District to allow a full service car wash on a 0.36 gross acre site, located on the north side of East Santa Clara Street approximately 360 feet east of 21st Street. A Planned Development Rezoning is required because the developer proposed to develop the property in a configuration that is not supported in any of the City's conventional commercial zoning districts. Specifically, the project proposes a full-service car wash within a building with a minimal setback from the front property line.

PROJECT DESCRIPTION

The applicant selected this site in consultation with the San José Redevelopment Agency as an appropriate site to relocate the existing Pacific Car Wash business, currently located on North Fifth Street, just north of East Santa Clara Street. This vacant infill site has an odd configuration in that it has narrow street frontage, but has a depth of 364 feet, which makes it difficult to develop with traditional commercial uses. To address this, the applicant has proposed a full service carwash in such a configuration that the depth of the lot is used as a benefit for queuing and maneuvering of vehicles. In addition, the site and building design create an addition to East Santa Clara Street that provides street presence through building massing and architectural interest.

ENVIRONMENTAL REVIEW

Planning staff prepared an Initial Study for the proposed project. The Initial Study concluded that the proposed project could have significant effects on the environment, which would be reduced to a less than significant level by mitigation measures that the applicant has agreed to implement before issuance of a Draft Mitigated Negative Declaration (MND). The environmental issues addressed in the initial study and Draft MND includes (1) noise, (2) air quality, (3) cultural resources, and (4) hydrology and water quality. As described in the MND, the significance threshold for an increase in ambient noise levels as a result of the project is an increase exceeding 3 DNL. Because the project proposes to fully enclose the car wash within a tunnel building, the increase in noise does not meet or exceed this threshold. In addition, the applicant's conformance to City Council Policy 6-29 and the C.3 requirements for stormwater runoff make impacts to water quality less than significant as well.

The public review period for the Draft MND began on November 14, 2007 and will end on December 3, 2007. The Initial Study and MND are available for review on the City website at: <http://www.sanJoseca.gov/planning/eir/MND.asp>. The Director intends to adopt the MND on December 4, 2007.

GENERAL PLAN CONFORMANCE

This site has a designation of General Commercial with Neighborhood Business District (NBD) Overlay on the adopted San José 2020 General Plan Land Use/Transportation Diagram. The General Commercial land use designation is a non-specialized commercial designation intended to permit miscellaneous commercial uses. It includes both strip commercial areas along major thoroughfares as well as freestanding commercial establishments. Business and professional office uses are allowed within this category as well. The proposed full-service car wash use conforms to this base designation because it is a freestanding commercial establishment.

The NBD Overlay is intended for commercial areas which function in their communities as central business districts, providing community focus and identity through delivery of neighborhood goods and services. The proposed development conforms to this designation in that the proposed site design adds building presence at East Santa Clara Street, and contributes another small business into the neighborhood business district.

This proposal, by utilizing an irregular vacant parcel, conforms to the General Plan Growth Management Major Strategy in that the Growth Management Major Strategy seeks the efficient use of urban services and facilities by locating new development on infill sites where such services are already available.

ANALYSIS

The proposed Planned Development Rezoning would facilitate development of a vacant parcel into a full-service car wash. The applicant has worked diligently with City staff to create a project that utilizes the constrained vacant parcel while still providing a positive addition to the neighborhood business district along East Santa Clara Street. This project has been evaluated for consistency with the Commercial Design Guidelines.

Site Size and Dimensions

As proposed, the new full-service car wash would face onto East Santa Clara Street, mirroring the development pattern along East Santa Clara Street. The vacant parcel is approximately 52 feet wide by 364 feet deep, which constrains the types of uses that would be feasible because of the narrow, deep configuration.

Perimeter Setbacks

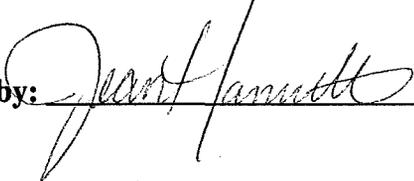
The Commercial Design Guidelines suggest setbacks for carwashes equivalent to a 5 foot minimum and 10 foot maximum for an NBD street, and a 10 foot interior setback for carwashes that interface with residential. The intent of the Carwash section of the Commercial Design Guidelines is to appropriately design carwash sites to fit in with sensitive neighboring uses. The project proposes a 5-foot setback facing East Santa Clara Street, an NBD street, which conforms to the Commercial Design Guidelines. Where the project interfaces with residential along the western property line, a zero setback is proposed. Staff supports this proposal in that the building itself provides mitigation for noise resulting from the new carwash use, and the project will be required to construct a 7' masonry separation and sound wall between the property lines, which will minimize adverse conditions for the adjacent residential property. While this does not conform to the 10' setback guideline, the added mitigations meet the intent of the Residential Design Guidelines by appropriately addressing the sensitive residential use to the east.

Parking

The Commercial Design Guidelines and Drive Through Policy calls for ten (10) employee parking spaces, and fifteen (15) stacking spaces for a full-service car wash. The project proposes ten (10) employee parking spaces, and stacking space for eighteen (18) cars in the queuing area that takes access off of East Santa Clara Street. In the proposed configuration, the project exceeds the typical parking requirement for the proposed use.

PUBLIC OUTREACH

The project was presented to the Five Wounds/Brookwood Terrace NAC as an agenda item at their regular meeting on October 23, 2007. The community members present were accepting of the project, and noted that many of them use the Pacific Car Wash in its current location on N. 5th Street. Many also said that while they are sad to see it move from its current location, they are happy to see it relocated and welcome the use on E Santa Clara Street. A sign was posted on-site to notify neighbors of the proposed development. 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

Owner/Applicant:	Attachments:
Joe Hernandez 14938 Camden Ave. #48 San Jose, CA 95124 Helen Tang 21 N. 5 th St. San Jose, CA 95112	Development Standards Mitigated Negative Declaration Final Public Works Memo Reduced Plan Set

**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: Pacific Car Wash

PROJECT FILE NUMBER: PDC06-009

PROJECT DESCRIPTION: Planned Development Rezoning from CG Commercial General and R-2 Two-Family Residence Zoning Districts to A(PD) Planned Development Zoning District and subsequent permits to allow a full-service car wash on a 0.36 gross acre site and subsequent permits.

PROJECT LOCATION & ASSESSORS PARCEL NO.: North side of East Santa Clara Street approximately 360 feet east of 21st Street (1051 East Santa Clara Street, APN 467-11-026)

COUNCIL DISTRICT: 3500 ft

APPLICANT CONTACT INFORMATION: JGHA, Attn: Joe Hernandez
14938 Camden Ave, Suite B48
San Jose, CA 95124

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

- I. AESTHETICS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- II. AGRICULTURE RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- III. AIR QUALITY** – The following construction practices shall be implemented during all phases of construction for the proposed project to prevent visible dust emissions from leaving the site.
- Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
 - Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
 - Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
 - Sweep daily (or more often if necessary) to prevent visible dust from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality; and
 - Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- IV. BIOLOGICAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- V. CULTURAL RESOURCES** – There shall be monitoring of site excavation activities to the extent determined by a qualified professional archaeologist to be necessary to insure accurate evaluation of potential impacts to prehistoric resources.
- 1) If no resources are discovered, the archaeologist shall submit a report to the City's Environmental Principal Planner verifying that the required monitoring occurred and that no further mitigation is necessary.
 - 2) If evidence of any archaeological, cultural, and/or historical deposits are found, hand excavation and/or mechanical excavation will proceed to evaluate the deposits for determination of significance as defined by CEQA guidelines. The archaeologist shall submit reports, to the satisfaction of the City's Environmental Principal Planner, describing the testing program and subsequent results. These reports shall identify any program mitigation that the Developer shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial, and curation of archaeological resources.)
 - 3) In the event that human remains and/or cultural materials are found, all project-related construction shall cease within a 50-foot radius in order to proceed with the testing and mitigation measures required. 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:

- a) In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.
- b) A final report shall be submitted to the City's Environmental Principal Planner prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Environmental Principal Planner.

- VI. GEOLOGY AND SOILS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- VII. HAZARDS AND HAZARDOUS MATERIALS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- VIII. HYDROLOGY AND WATER QUALITY – Flooding:** The project would not expose people or structures to flooding because it must (1) elevate the lowest floor above the flood level, (2) obtain an Elevation Certificate (FEMA Form 81-31) for each proposed structure, based on construction drawings, prior to issuance of a building permit. Consequently, an Elevation Certificate based on finished construction is required for each built structure prior to issuance of an occupancy permit. Building support utility systems such as HVAC, electrical, plumbing, air conditioning equipment, including ductwork, and other service facilities must be elevated above the base flood elevation or otherwise protected from flood damage.
- IX. LAND USE AND PLANNING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- X. MINERAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XI. NOISE** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XII. POPULATION AND HOUSING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XIII. PUBLIC SERVICES** – The project will not have a significant impact on this resource, therefore no mitigation is required.

- XIV. **RECREATION** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XV. **TRANSPORTATION / TRAFFIC** – The project will not have a significant impact on this resource, therefore no mitigation is required
- XVI. **.UTILITIES AND SERVICE SYSTEMS** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XVII. **MANDATORY FINDINGS OF SIGNIFICANCE** – The project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings, therefore no additional mitigation is required.

PUBLIC REVIEW PERIOD

Before 5:00 p.m. on December 3, 2007, any person may:

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

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.

Joseph Horwedel, Director
 Planning, Building and Code Enforcement

Circulated on: November 13, 2007 Ron Eddow
 Deputy

Adopted on: _____
 Deputy

MND/JAC 8/26/05

Memorandum

TO: Licinia McMorrow
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 10/15/07

PLANNING NO.: PDC06-009
DESCRIPTION: Planned Development Rezoning from CG Commercial General and R-2 Two-Family Residence Zoning Districts to CG(PD) Planned Development Zoning District to allow a car wash on a 0.36 gross acre site
LOCATION: north side of E Santa Clara Street approximately 360 feet east of 21st Street
P.W. NUMBER: 3-18017

Public Works received revised plans for the subject project on 10/02/07 and submits the following comments and requirements

Project Conditions:

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

1. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
2. **Transportation:** An in-house traffic distribution has been performed for this project based on 35 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.
3. **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) 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) 535-3850 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.
4. **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. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29 -or- the project shall provide an Alternative Measure, where installation of post-construction treatment control measures are impracticable, subject to the approval of the Director of Planning, Building & Code Enforcement.
- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
 - b) Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
 - c) A post construction Final Report is required by the Director of Public Works from a Civil Engineer retained by the owner to observe the installation of the BMPs and stating the all post construction storm water pollution control BMPs have been installed as indicated in the approved plans and all significant changes have been reviewed and approved in advance by the Department of Public Works.
5. **Flood: Zone A0, Depth 1'**
- a) Elevate the lowest floor of the main office and employee buildings to more than 1 foot above the highest existing grade adjacent to the proposed structure or floodproof to the same elevation. For insurance rating purposes, the building's floodproofed design elevation must be at least one foot above the base flood elevation to receive rating credit.
 - b) An Elevation Certificate (FEMA Form 81-31) for each proposed structure, based on construction drawings, is required prior to issuance of a building permit. Consequently, an Elevation Certificate for each built structure, based on finished construction is required prior to issuance of an occupancy permit.
 - d) Building support utility systems such as HVAC, electrical, plumbing, air conditioning equipment, including ductwork, and other service facilities must be elevated above the base flood elevation or protected from flood damage.

6. **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.

7. **Street Improvements:**
 - a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Close unused driveway cut(s).
 - c) All public improvements shall be to the satisfaction of the Director of Public Works.
 - d) The new driveway may involve relocation and/or modification of the curb trench drain, the catch basin and a street tree. Contact the City Arborist at 277-2756 for a tree removal permit.

8. **Complexity Surcharge (In-Fill):** This project has been identified as an in-fill project. 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 Five Wounds/Brookwood Terrace SNI area. Public improvements shall conform to the approved EIR and neighborhood improvement plan.

Please contact the Project Engineer, Norman Mascarinas, at (408) 535-6812 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 NORTH SIDE OF E SANTA CLARA STREET, APPROXIMATELY 360 FEET EAST OF 21ST STREET 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 Mitigated Negative Declaration (MND) was prepared for a rezoning project under File No. PDC06-009, and said MND was adopted by the Director of Planning on December 4, 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 and approved the MND 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 JOSÉ:

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 for Pacific Car Wash," **last revised November 23, 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. PDC06-009 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 18th day of December, 2007 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

CHUCK REED
Mayor

ATTEST:

LEE PRICE, MMC
City Clerk

GENERAL DEVELOPMENT PLAN FOR PACIFIC CAR WASH

1051 EAST SANTA CLARA STREET, SAN JOSE, CA

ORDINANCE NO. _____

DATED _____

Joe G. Hernandez
ARCHITECT AIA
14838 CAMDEN AVENUE 48, SAN JOSE, CA 95124 Phone
408-723-6886 Fax 408-723-6886

CONSULTANTS
ACOUSTICAL CONSULTING LETTER, OCTOBER 2006:
CHARLES H. SALTER ASSOCIATES INC, 130 BUTTER STREET
SUITE 600, SAN FRANCISCO, CA 94104,
PH. 415-341-0442

ARCHAEOLOGY REPORT, APRIL 2007:
BASIN RESEARCH ASSOCIATES, 1333 DAVIS STREET SUITE
210 SAN LEANDRO, CA 94577.
PH. 510-430-5441

SOILS/GEOTECHNICAL, JUNE 2007:
ROMIS ENGINEERS, INC. 1840 EL CAMINO REAL, 2ND FLR.
SAN CARLOS, CA 94070
PH. 650-591-5224



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DRAWN BY:

CHECKED: J.G.H.

APPROVED _____
Joe G. Hernandez - Architect C 09985 Ren. 2-28-09
Civil Engineer C 025856 Ren. 12-31-07

LOCATION MAP

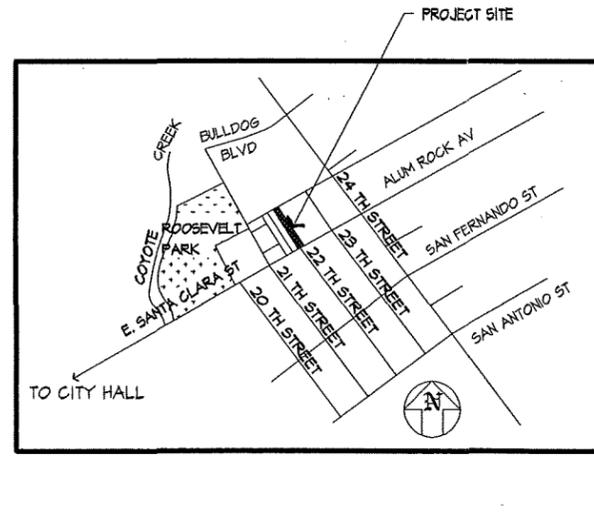


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6. PD-4 CONCEPTUAL FLOOR PLANS
7. PD-5 CONCEPTUAL EXTERIOR ELEVATIONS
8. PD-6 CONCEPTUAL LANDSCAPE PLAN

NO.	DESCRIPTION	DATE

REVISIONS

PROJECT SCHEDULE

START CONSTRUCTION SPRING, 2008
COMPLETE CONSTRUCTION SUMMER, 2008

PARKING

PARKING ANALYSIS PER ORDINANCE 20.140				
USE AREA	NO. OF EMPLOYEES	PARKING REQUIRED	PARKING PROVIDED	
EMPLOYEE	10	10	10	
STACKING - FULL SERVICE	15	15	18	
TOTAL	25	25	28	

TABLE OF USE AND AREA INFORMATION

COMMERCIAL SITE AREA SUMMARY			
LAND USE	AREA SQ. FT.	DESIGNATION ON SITE PLAN	\$
MAIN BUILDING	3,244		14.4
MAIN BUILDING DECK	62		0.3
MAIN BLDG. CANOPY	342		2.7
FRONT BUILDING	540		2.5
VACUUM CANOPY	360		2.6
SUBTOTAL STRUCTURES & COVERED AREAS	5,028		23.0
PAVED AREA	14,754		62.3
LANDSCAPE / WALKS	3,228		14.7
TOTAL SITE AREA	21,660		100.0%

PROJECT
PACIFIC CAR WASH, INC.
1051 EAST SANTA CLARA STREET
SAN JOSE CA 95116

OWNER
Helen L. L. Tang
Pacific Car Wash
21 North Fifth Street
San Jose CA 95112
(408) 293-3128

**"GENERAL DEVELOPMENT
PLAN EXHIBIT C"**

TITLE SHEET

SCALE NO.	
PROJECT NO. 10705	DRAWING NO. T-1
DATE: NOV 29, 2007	

ZONING FILE: PDC 06-009

PD06-009
GENERAL DEVELOPMENT NOTES

DEVELOPMENT LIMITATIONS

Car Wash

DEVELOPMENT STANDARDS - CAR WASH

2x6x8

Post: no restrictions, 10-ft at maximum.
 Whimpering post: none
 Extraneous post: none
 Rail: none

Hand Rail

3/4" x 2" x 2"

Post/Rail Spacing

1 per employee, plus one for 15' or less (may be in multiple lanes)

ENVIRONMENTAL

Historical and Visual Quality: 1) The project will comply with the City of San Jose grading ordinance, including erosion control during site preparation and with the City of San Jose zoning ordinance requirement for keeping adjacent streets free of dirt and mud during construction. The following specific measures will be implemented to prevent storm water pollution and minimize potential sediment during construction: 1) restrict grading to the dry season or meet City requirements for grading during the rainy season, 2) use Best Management Practices to retain sediment on the project site, install sand bags filled with clean rock around all storm drains to route sediment and other debris away from drains, 3) providing temporary cover of disturbed surfaces to help control erosion during construction, 4) provide permanent cover to stabilize the disturbed surface after construction has been completed, 5) the project will comply with the City of San Jose NPDES Permit requirements, the City's ordinance and policies related to storm water management, the State Water Resources Control Board General Permit for Discharge of Storm Water associated with construction activity, and other applicable local, state and federal requirements.

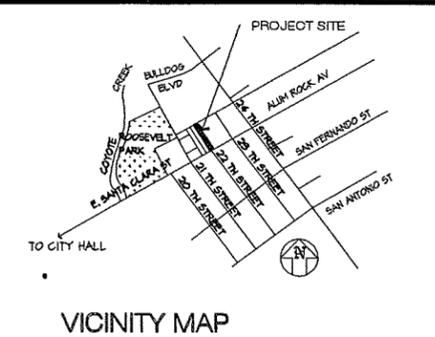
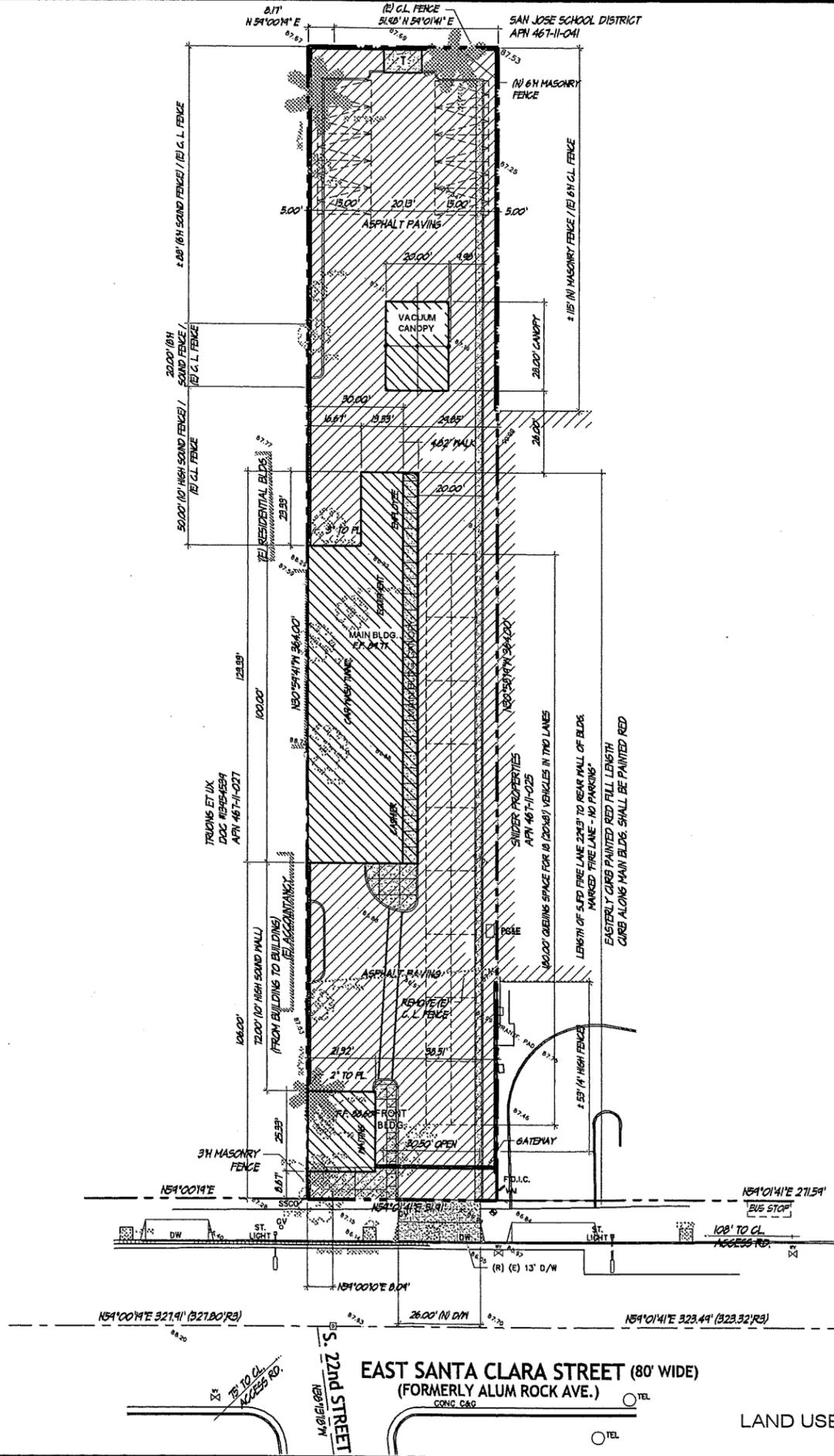
Demolition: All demolition activities will be undertaken according to OSHA and EPA standards to protect workers and off-site occupants from exposure to asbestos and lead paint. Specific measures include air monitoring demolition/construction activities, which include existing buildings. Building materials classified as hazardous materials will be disposed of in accordance with Federal, State, and local laws.

Air Quality: A Construction Air Quality Plan shall be developed and implemented for dust control to include dust suppression practices such as: 1) frequent watering, 2) damp sweeping of haul roads, parking and staging areas, 3) installation of sandbags or other erosion control measures to prevent all runoff to public roadway, 4) vehicle speed control, 5) watering or the use of soil stabilizers on haul roads, parking and staging areas, 6) prohibition of grading during high winds, 7) hydro seeding areas where grading is completed or inactive, 8) covering of stockpiles and loads in haul vehicles, 9) maintaining at least two feet of friable soil in all haul vehicles, 10) limiting the use being graded at a given time, 11) monitoring of particulate levels, and 12) other measures.

Cultural Resources: 1) 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 in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall return the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. 2) Should evidence of prehistoric cultural resources be discovered during construction, work in the immediate area of the find shall be stopped to allow adequate time for a evaluation and mitigation, and a qualified professional archeologist called in to make an evaluation, the material shall be collected and analyzed of the materials prior to the resumption of grading, preparation of a report and curative of the materials at a recognized storage facility shall be developed and implemented under the direction of the Director of Planning.

Water Pollution Control Plant Capacity: The land development approval, which is the subject of the City File No. PD06-010 is subject to the operation of Part 2.75 of Chapter 15.12 of the San Jose Municipal Code. The applicant for such land use approval has received notice that the issuance of a Building Permit to implement such land development approval may be suspended, conditioned, or denied when the City Manager has determined that such action is necessary to remain within the aggregate operational capacity of the municipal sewer system available to the City of San Jose to meet the discharge standards imposed by the California Regional Quality Control Board.

Post Construction Stormwater Treatment Measures: This project incorporates storm water runoff pollution control measures to reduce storm water runoff pollution to meet the City Stormwater Policies. See sheet PD-3 Grading & Drainage Plan for the storm drain system designed to control the discharge of pollutants to the city sewer system in accordance with the city Post Construction Urban Runoff Management Policy (6-29), Best Management Practices.



PROJECT INFORMATION

PROJECT OWNER / LOCATION: HELEN L. L. TANG & JOHN C. M. TANG / PACIFIC CAR WASH, INC., 1051 EAST SANTA CLARA STREET, SAN JOSE, CA 95112

ZONING: CG (100' OVERLAY) R2

PROPOSED ZONING: PD REZONING GENERAL COMMERCIAL

GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL IN TRANSIT-ORIENTED CORRIDOR

ASSESSOR'S PARCEL NUMBER: 481-11-026 (DOC. M08M1134)

EXISTING USE: VACANT

PROPOSED USE: CAR WASH

FLOOD ZONE: AO-1, PANEL 00M E

SEISMIC ZONE: 4 - MINOR LIQUEFACTION HAZARD

TYPE OF CONSTRUCTION: TYPE V-N

OCCUPANCY: B

GROSS SITE AREA: 21868 SQ. FT. OR 0.502 ACRES

NET SITE AREA: 21868 SQ. FT. OR 0.502 ACRES

COMMERCIAL SITE AREA SUMMARY:

LAND USE	AREA SQ. FT.	DESIGNATION ON SITE PLAN	%
MAIN BUILDING	3,241		14.9
MAIN BUILDING DECK	62		0.3
MAIN BLDG. CANOPY	542		2.5
FRONT BUILDING	540		2.5
VACUUM CANOPY	560		2.6
SUBTOTAL STRUCTURES & COVERED AREAS	5,025		23.0
PAVED AREA	14,254		65.2
LANDSCAPE / WALKS	3,221		14.8
TOTAL SITE AREA	21,868		100.0%

BUILDING & COVERED AREAS

AREA DESIGNATION	GROUND FLOOR AREA (SQ. FT.)	SECOND FLOOR AREA (SQ. FT.)	SITE (CANOPY) COVERED AREA (SQ. FT.)	TOTAL COVERED DECKS & CANOPIES	TOTAL BLDG. AREA
MAIN BUILDING	3,241	612			3,853
COVERED DECKS	62	128		190	
FRONT BUILDING	540				540
MAIN BUILDING CANOPY			542	542	
VACUUM CANOPY			560	560	
TOTAL AREAS				1,342	4,461

PARKING ANALYSIS PER ORDINANCE 20.190

USE AREA	NO. OF EMPLOYEES	PARKING REQUIRED	PARKING PROVIDED
EMPLOYEE	10	10	10
STACKING - FULL SERVICE	15	15	15
TOTAL	25	25	25

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ARCHAEOLOGY REPORT, APRIL 2007:
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SOILS/GEOTECHNICAL, JUNE 2007:
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 SAN CARLOS, CA 94070
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APPROVED

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 Civil Engineer C 025856 Ren. 12-31-07

REVISIONS

PROJECT
PACIFIC CAR WASH, INC.
 1051 EAST SANTA CLARA STREET
 SAN JOSE CA 95116

OWNER
 Helen L. L. Tang
 Pacific Car Wash
 21 North Fifth Street
 San Jose CA 95112
 (408) 293-3128

'GENERAL DEVELOPMENT PLAN EXHIBIT C'

LANDUSE PLAN

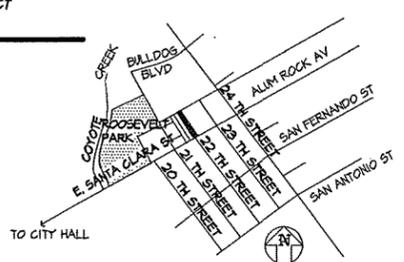
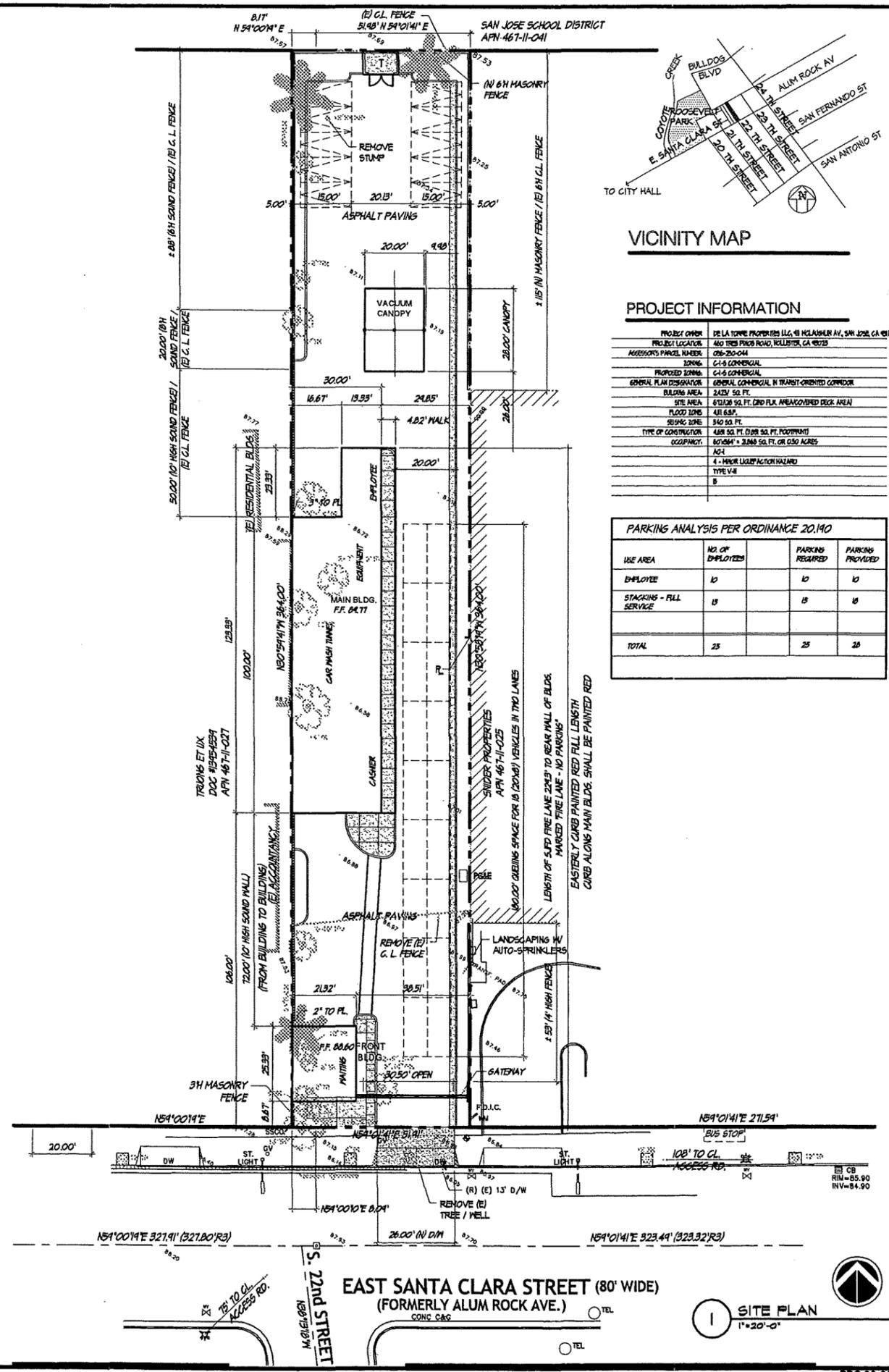
SCALE: 1"=20'-0"

PROJECT NO. 10105

DRAWING NO. PD-1

DATE: NOV 23, 2001





VICINITY MAP

PROJECT INFORMATION

PROJECT OWNER	DE LA TORRE PROPERTIES LLC, 41 MCLELLAN AV, SAN JOSE, CA 95128
PROJECT LOCATION	460 TREN PARK ROAD, ROLLISTON, CA 95075
ACCESSOR'S PARCEL NUMBER	096-260-044
PROPOSED ZONING	C-15 COMMERCIAL
GENERAL PLAN DESIGNATION	GENERAL COMMERCIAL IN TRANSIT-ORIENTED CORRIDOR
BUILDING AREA	24251 SQ. FT.
SITE AREA	67248 SQ. FT. (GRID FLX. AREA COVERED DECK AREA)
FLOOD ZONE	4B1 B.S.P.
SEWER ZONE	340 SQ. FT.
TYPE OF CONSTRUCTION	4.88 SQ. FT. (GAR. SQ. FT. FOOTPRINT)
OCCUPANCY	807044 + 21869 SQ. FT. OR 0.50 ACRES
TYPE V-4	4 - HIGH LIQUEFACTION HAZARD
B	

PARKING ANALYSIS PER ORDINANCE 20.190

USE AREA	NO. OF EMPLOYEES	PARKING REQUIRED	PARKING PROVIDED
EMPLOYEE	10	10	10
STACKING - FILL SERVICE	15	15	15
TOTAL	25	25	25

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APPROVED
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Civil Engineer C 025858 Ren. 12-31-07

NO.	DESCRIPTION	DATE
REVISIONS		

PROJECT
PACIFIC CAR WASH, INC.
1051 EAST SANTA CLARA STREET
SAN JOSE CA 95116

OWNER
Helen L. L. Tang
Pacific Car Wash
21 North Fifth Street
San Jose CA 95112
(408) 293-3128

**"GENERAL DEVELOPMENT
PLAN EXHIBIT C"**

CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"	PROJECT NO. 10705	DRAWING NO. PD-2
DATE: NOV 23, 2001		

EAST SANTA CLARA STREET (80' WIDE)
(FORMERLY ALUM ROCK AVE.)
CONC. C&G

1 SITE PLAN
1"=20'-0"



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NO. DESCRIPTION DATE

REVISIONS

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SAN JOSE CA 95116

OWNER
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Pacific Car Wash
21 North Fifth Street
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**"GENERAL DEVELOPMENT
PLAN EXHIBIT C"**

**CONCEPTUAL
STORMWATER
CONTROL PLAN**

SCALE: 1/4"=20'-0"

PROJECT NO.
10705

DATE:
NOV 23, 2007

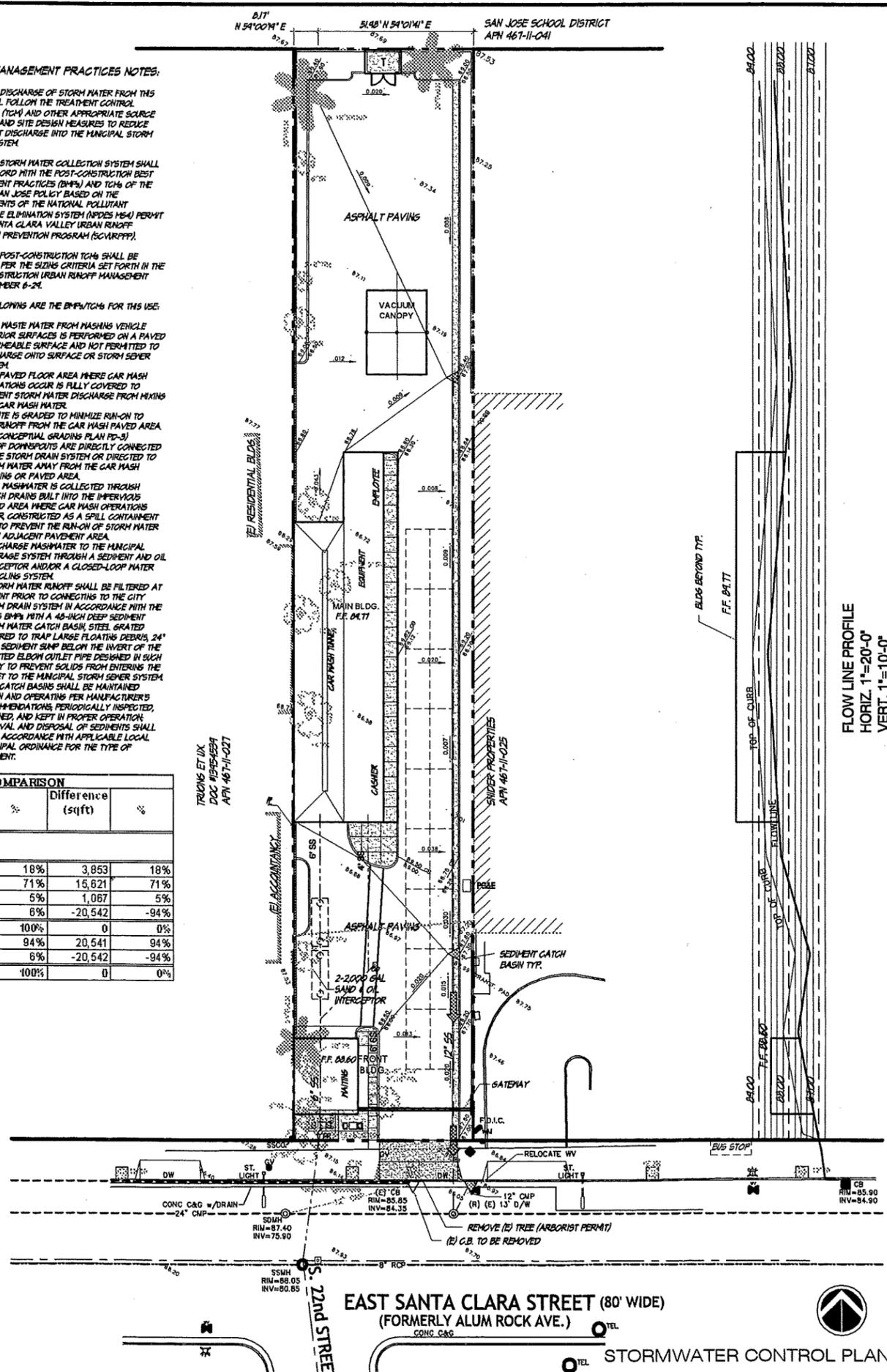
DRAWING NO.

PD-3.1

BEST MANAGEMENT PRACTICES NOTES:

1. THE DISCHARGE OF STORM WATER FROM THIS SITE SHALL FOLLOW THE TREATMENT CONTROL MEASURES (TCM) AND OTHER APPROPRIATE SOURCE CONTROL AND SITE DESIGN MEASURES TO REDUCE POLLUTANT DISCHARGE INTO THE MUNICIPAL STORM SEWER SYSTEM.
2. THE STORM WATER COLLECTION SYSTEM SHALL BE IN ACCORD WITH THE POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) AND TCM OF THE CITY OF SAN JOSE POLICY BASED ON THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT TO THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP)).
3. THE POST-CONSTRUCTION TCM SHALL BE DESIGNED PER THE SIZING CRITERIA SET FORTH IN THE POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY NUMBER 6-24.
4. FOLLOWINGS ARE THE BMP/TCMs FOR THIS USE:
 - 4.1. CAR WASH WATER FROM WASHING VEHICLE EXTERIOR SURFACES IS PERFORMED ON A PAVED IMPERMEABLE SURFACE AND NOT PERMITTED TO DISCHARGE ONTO SURFACE OR STORM SEWER SYSTEM.
 - 4.10. THE PAVED FLOOR AREA WHERE CAR WASH OPERATIONS OCCUR IS FULLY COVERED TO PREVENT STORM WATER DISCHARGE FROM MIXING WITH CAR WASH WATER.
 - 4.11. THE SITE IS GRADED TO MINIMIZE RUN-OFF AND RUNOFF FROM THE CAR WASH PAVED AREA. (SEE CONCEPTUAL GRADING PLAN PG. 5)
 - 4.12. ROOF DOWNSPOUTS ARE DIRECTLY CONNECTED TO THE STORM DRAIN SYSTEM OR DIRECTED TO STORM WATER AWAY FROM THE CAR WASH BUILDING OR PAVED AREA.
 - 4.13. ALL WASHWATER IS COLLECTED THROUGH TRENCH DRAINS BUILT INTO THE IMPERVIOUS PAVED AREA WHERE CAR WASH OPERATIONS OCCUR, CONSTRUCTED AS A SPILL CONTAINMENT PAD TO PREVENT THE RUN-OFF OF STORM WATER FROM ADJACENT PAVEMENT AREA.
 - 4.14. DISCHARGE WASHWATER TO THE MUNICIPAL SEWERAGE SYSTEM THROUGH A SEDIMENT AND OIL INTERCEPTOR AND/OR A CLOSED-LOOP WATER RECYCLING SYSTEM.
 - 4.15. STORM WATER RUNOFF SHALL BE FILTERED AT A POINT PRIOR TO CONNECTING TO THE CITY STORM DRAIN SYSTEM IN ACCORDANCE WITH THE CITY'S BMPs WITH A 48-INCH DEEP SEDIMENT STORM WATER CATCH BASIN, STEEL GRATED COVERED TO TRAP LARGE FLOATING DEBRIS, 24" DEEP SEDIMENT SAND BELOW THE INVERT OF THE INVERTED ELBOW OUTLET PIPE DESIGNED IN SUCH A MANNER TO PREVENT SOLIDS FROM ENTERING THE OUTLET TO THE MUNICIPAL STORM SEWER SYSTEM.
 - 4.16. THE CATCH BASINS SHALL BE MAINTAINED CLEAN AND OPERATING PER MANUFACTURER'S RECOMMENDATIONS, PERIODICALLY INSPECTED, CLEANED, AND KEPT IN PROPER OPERATION. REMOVAL AND DISPOSAL OF SEDIMENTS SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL MUNICIPAL ORDINANCE FOR THE TYPE OF SEDIMENT.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON						
	Existing Condition (sqft)	%	Proposed Condition (sqft)	%	Difference (sqft)	%
Site (acres):	0.50	21,868	100			
Building Footprint(s)	0	0%	3,853	18%	3,853	18%
Parking (Paved Areas)	0	0%	15,621	71%	15,621	71%
Sidewalks, Patios, Paths, etc.	0	0%	1,067	5%	1,067	5%
Landscaping or Vacant	21,868	100%	1,328	6%	-20,542	-94%
Total	21,868	100%	21,868	100%	0	0%
Impervious Surfaces	0	0%	20,541	94%	20,541	94%
Pervious Surfaces	21,868	100%	1,328	6%	-20,542	-94%
Total	21,868	100%	21,868	100%	0	0%



FLOW LINE PROFILE
HORIZ. 1"=20'-0"
VERT. 1"=10'-0"

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ARCHAEOLOGY REPORT, APRIL 2001.
 BASIN RESEARCH ASSOCIATES, 1333 DAVIS STREET SUITE
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SOILS/GEOTECHNICAL, JUNE 2007.
 ROMIG ENGINEERS, INC., 1540 EL CAMINO REAL, 2ND FLR.
 SAN CARLOS, CA 94070
 PH. 650-541-5224



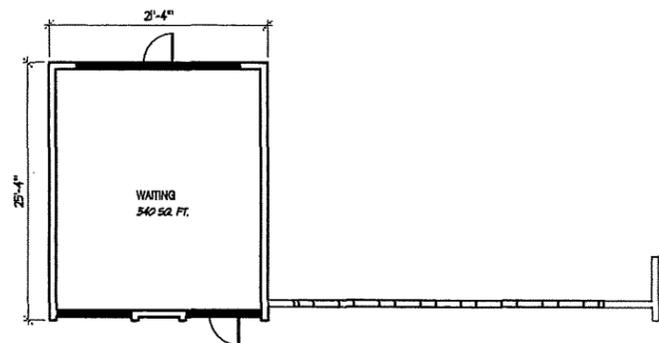
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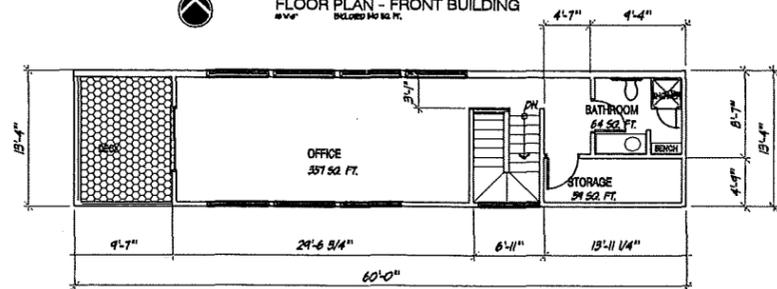
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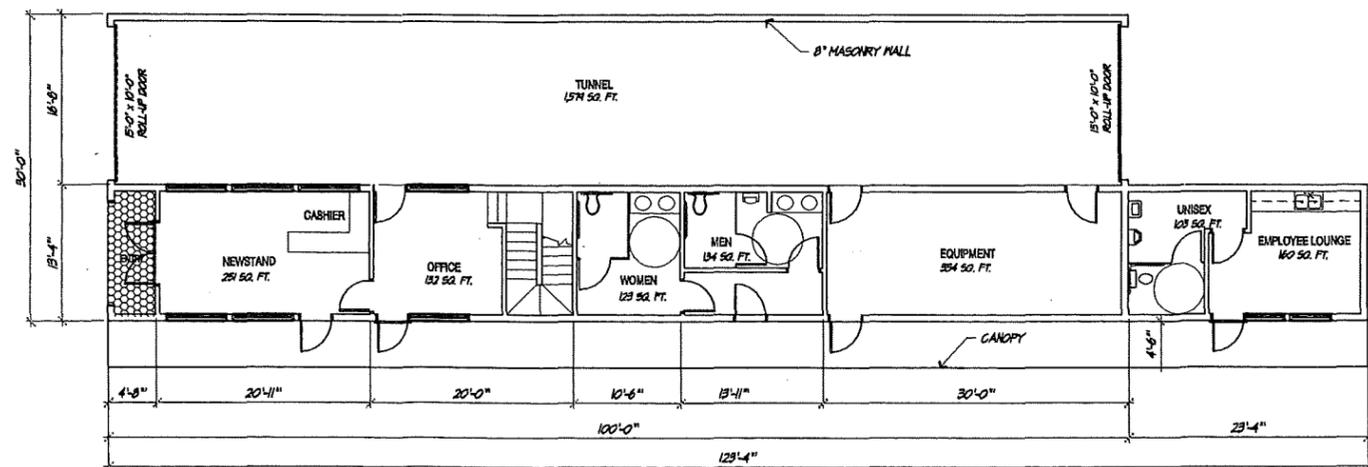
Joe G. Hernandez - Architect C 09995 Ren. 2-28-09
 Civil Engineer C 025858 Ren. 12-31-07



FLOOR PLAN - FRONT BUILDING
ENCLOSURE 140 SQ. FT.



SECOND FLOOR PLAN - MAIN BUILDING
ENCLOSURE 413 SQ. FT. COVERED AREA 138 SQ. FT.



FIRST FLOOR PLAN - MAIN BUILDING
ENCLOSURE 2304 SQ. FT. COVERED AREA 81 SQ. FT.

NO.	DESCRIPTION	DATE

REVISIONS

PROJECT
PACIFIC CAR WASH, INC.
 1051 EAST SANTA CLARA STREET
 SAN JOSE CA 95116

OWNER
 Helen L. L. Tang
 Pacific Car Wash
 21 North Fifth Street
 San Jose CA 95112
 (408) 293-3128

'GENERAL DEVELOPMENT
 PLAN EXHIBIT C'

CONCEPTUAL FLOOR
 PLANS

SCALE: 1/8"=1'-0"

PROJECT NO.

10105

DATE:

NOV 23, 2001

DRAWING NO.

PD-4

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SOILS/GEOTECHNICAL, JUNE 2007:
 ROMIG ENGINEERS, INC., 1940 EL CAMINO REAL, 2ND FLR.
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 PH. 650-591-5224



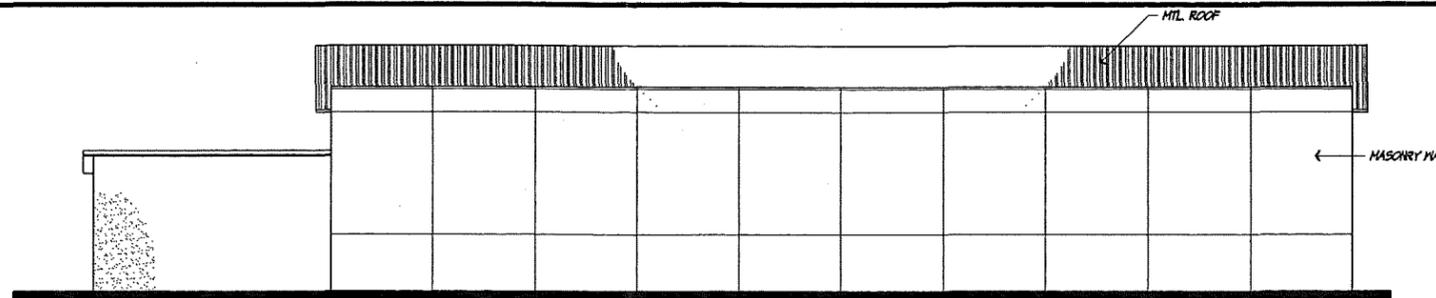
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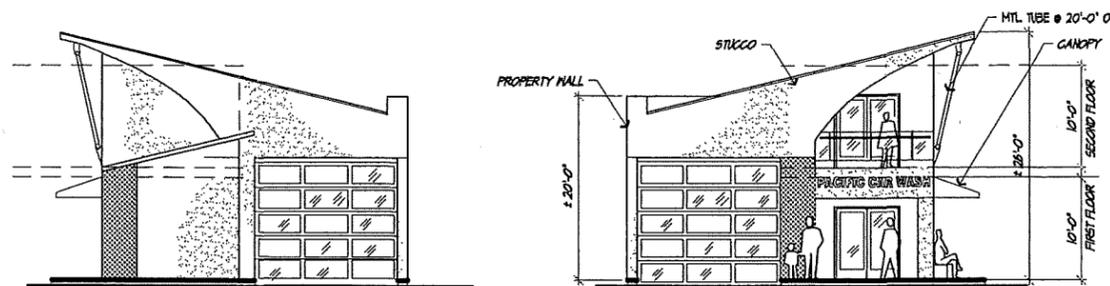
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APPROVED

Joe G. Hernandez - Architect C 09986 Ren. 2-28-09
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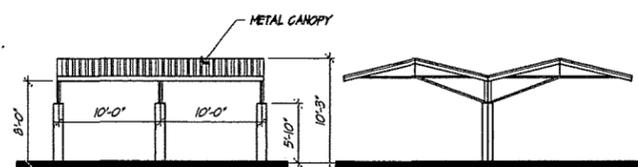


WEST



NORTH

SOUTH STREET VIEW

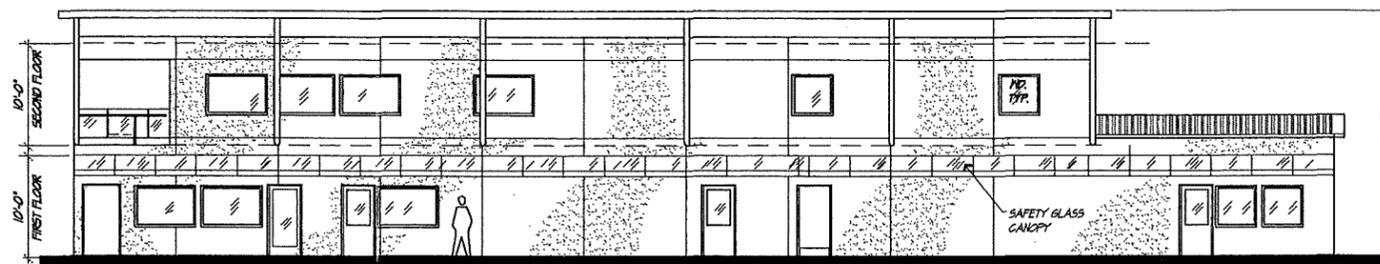


NORTH

WEST

VACUUM CANOPY

1/8"=1'-0"



EAST

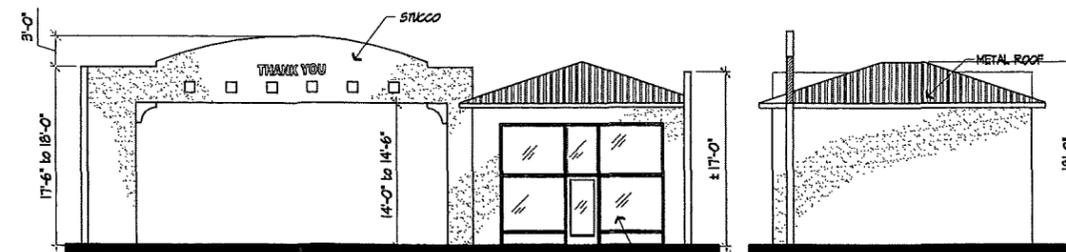
MAIN CAR WASH BUILDING

1/8"=1'-0"



WEST

SOUTH



NORTH

EAST

RECEPTION BUILDING

1/8"=1'-0"

NO.	DESCRIPTION	DATE
REVISIONS		
PROJECT		
PACIFIC CAR WASH, INC.		
1051 EAST SANTA CLARA STREET		
SAN JOSE CA 95116		
OWNER		
Helen L. L. Tang		
Pacific Car Wash		
21 North Fifth Street		
San Jose CA 95112		
(408) 293-3128		

REVISIONS

'GENERAL DEVELOPMENT
 PLAN EXHIBIT C'

CONCEPTUAL EXTERIOR
 ELEVATIONS

SCALE: 1/8"=1'-0"

PROJECT NO.

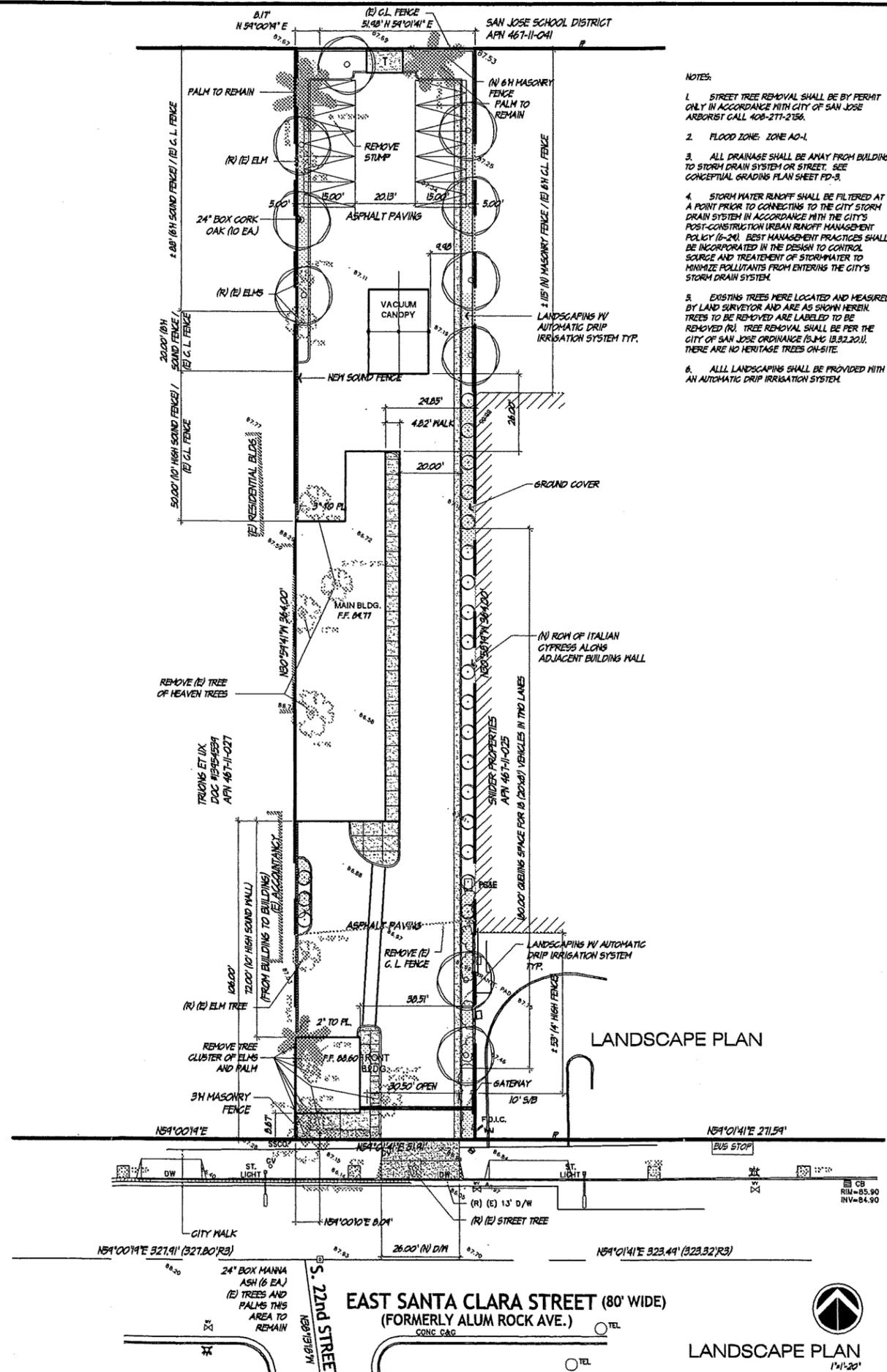
10705

DATE:

NOV 23, 2001

DRAWING NO.

PD-5



- NOTES:
1. STREET TREE REMOVAL SHALL BE BY PERMIT ONLY IN ACCORDANCE WITH CITY OF SAN JOSE ARBORIST CALL 408-271-2156.
 2. FLOOD ZONE: ZONE AO-1
 3. ALL DRAINAGE SHALL BE AWAY FROM BUILDING TO STORM DRAIN SYSTEM OR STREET. SEE CONCEPTUAL GRADING PLAN SHEET PD-5.
 4. STORM WATER RUNOFF SHALL BE FILTERED AT A POINT PRIOR TO CONNECTING TO THE CITY STORM DRAIN SYSTEM IN ACCORDANCE WITH THE CITY'S POST-CONSTRUCTION URBAN RUNOFF MANAGEMENT POLICY (6-24). BEST MANAGEMENT PRACTICES SHALL BE INCORPORATED IN THE DESIGN TO CONTROL SOURCE AND TREATMENT OF STORMWATER TO MINIMIZE POLLUTANTS FROM ENTERING THE CITY'S STORM DRAIN SYSTEM.
 5. EXISTING TREES WERE LOCATED AND MEASURED BY LAND SURVEYOR AND ARE AS SHOWN HEREIN. TREES TO BE REMOVED ARE LABELED TO BE REMOVED (R). TREE REMOVAL SHALL BE PER THE CITY OF SAN JOSE ORDINANCE (S.M.C. 18.32.20). THERE ARE NO HERITAGE TREES ON-SITE.
 6. ALL LANDSCAPING SHALL BE PROVIDED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.

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 ARCHAEOLOGY REPORT, APRIL 2007;
 BASIN RESEARCH ASSOCIATES, 1333 DAVIS STREET SUITE
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 SOILS/GEOTECHNICAL, JUNE 2007;
 ROKUS ENGINEERS, INC., 1350 EL CAMINO REAL, 2ND FLR.
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 APPROVED
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 Civil Engineer C 025856 Ren. 12-31-07

NO.	DESCRIPTION	DATE
REVISIONS		

PROJECT
PACIFIC CAR WASH, INC.
 1051 EAST SANTA CLARA STREET
 SAN JOSE CA 95116
 OWNER
 Helen L. L. Tang
 Pacific Car Wash
 21 North Fifth Street
 San Jose CA 95112
 (408) 293-3128

**"GENERAL DEVELOPMENT
 PLAN EXHIBIT C"**

CONCEPTUAL LANDSCAPE
 PLAN

SCALE:	PROJECT NO. 10705	DRAWING NO. PD-6
DATE: NOV 23, 2007		