

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: February 13, 2007

COUNCIL DISTRICT: 1
SNI AREA: Blackford

SUBJECT: PDC06-087. PLANNED DEVELOPMENT REZONING FROM RM MULTIPLE RESIDENCE ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 4 SINGLE-FAMILY ATTACHED AND DETACHED RESIDENCES ON A 0.26 GROSS ACRE SITE.

RECOMMENDATION

The Planning Commission voted 5-0-1 (Platten absent) to recommend that the City Council approve a Planned Development Rezoning from R-M Multiple Residence Zoning District to A(PD) Planned Development Zoning District to allow up to four single family attached/detached residences.

OUTCOME

Should the City Council approve the Planned Development Rezoning, up to four single-family attached/detached residences may be built on the subject 0.26 gross acre site, consistent with the development standards for the subject Planned Development Rezoning. This future development would be subject to a Planned Development Permit.

BACKGROUND

On February 12, 2007, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning recommended of the proposal. The Planning Commission and members of the public did not discuss the item, as it was considered on the consent calendar portion of the agenda. The Planning Commission recommended approval of the proposal.

ANALYSIS

See original 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.

This project was presented at the regularly scheduled meeting of the Blackford Neighborhood Action Coalition on December 7, 2006. The proposal was generally well received by the community. Concerns were raised about amount of impervious surface proposed with the project and the subsequent increase in stormwater runoff. This project will create less than 10,000 square feet of impervious surface; therefore no numeric sizing calculations for storm water treatment mitigation is not required. The project will incorporate Best Management Practices to minimize the impact of post-construction stormwater runoff.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, and the City Attorney.

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.

COST SUMMARY/IMPLICATIONS

Not applicable.

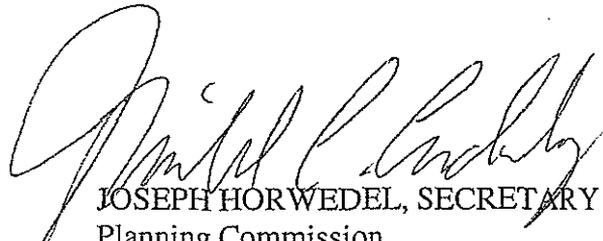
BUDGET REFERENCE

Not applicable.

HONORABLE MAYOR AND CITY COUNCIL
February 13, 2007
Subject: PDC06-087
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CEQA

Exempt, File No. PDC06-087.



JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Mike Enderby at 408-535-7806.

cc: Frank Ettfagh, Temb Development Corporation, 2300 Stevens Creek Boulevard, San Jose, CA
95128



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: February 7, 2007

TRANSMITTAL MEMO

COUNCIL DISTRICT: 1
SNI: N/A

**SUBJECT: PDC06-087. LOCATED ON EAST SIDE OF BOYNTON AVENUE,
APPROXIMATELY 350 FEET NORTHERLY OF WILLIAMS ROAD.**

The Planning Commission will hear this project on February 12, 2007. The memorandum with Planning Commission recommendations will be submitted under different cover. We hope the submittal of this staff report is of assistance in your review of this project.

JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Mike Enderby at (408) 535-7800.

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, California 95113

Hearing Date/Agenda Number
P.C. 2-12-07 Item No. 36
C.C. 2-27-07 Item No.

File Number
PDC06-087

Application Type
Planned Development Rezoning

Council District
1

Planning Area
West Valley

Assessor's Parcel Number(s)
299-46-024

STAFF REPORT

PROJECT DESCRIPTION

Completed by: S. Martina Davis

Location: East side of Boynton Avenue, approximately 350 feet northerly of Williams Road

Gross Acreage: 0.26

Net Acreage: 0.26

Net Density: 15.3 DU/AC

Existing Zoning: RM Multi Family
Residence

Existing Use: Single Family Residence

Proposed Zoning: A (PD) Planned
Development

Proposed Use: 4 Single-family attached/detached residential units

GENERAL PLAN

Land Use/Transportation Diagram Designation
Medium High Density Residential (12-25DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

North: Multi-family residential

A(PD) Planned Development District

East: Multi-family residential

R-M Multi-family Residence District

South: Single family residential

R-M Multi-family Residence District

West: Multi-family residential

R-M Multi-family Residence District

ENVIRONMENTAL STATUS

Environmental Impact Report found complete
 Negative Declaration circulated on
 Negative Declaration adopted on December 6, 2006

Exempt
 Environmental Review Incomplete

FILE HISTORY

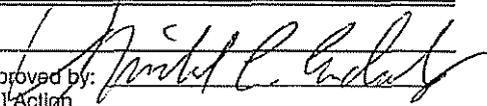
Annexation Title: Boynton No. 66

Date: August 1, 1980

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: 2/5/07

Approved by: 
 Action
 Recommendation

OWNER

Frank Ettefagh
 Temb Development Corporation
 2300 Stevens Creek Boulevard
 San Jose, CA 95128

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: SMD

Department of Public Works

See attached memorandum

Other Departments and Agencies

NA

GENERAL CORRESPONDENCE

NA

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Temb Development Corporation, is proposing a rezoning from RM Multiple Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 4 single-family attached and detached residences on a 0.26 gross acre site. The project site is located on the east side of Boynton Avenue, approximately 350 feet northerly of Williams Road. The surrounding land uses include multi-family residences to the north and east, a single family residence to the south, and multi-family residences across Boynton Avenue to the west.

The project site, which consists of one legal lot, is currently developed with a single family residence. This building would be demolished as part of this proposal and up to seven non-ordinance sized trees would potentially be removed. The existing building was estimated to be constructed in the 1950's, and does not appear to qualify for the Historic Resources Inventory. The site has an elongated rectangular shape and is generally flat.

Project Description

The project proposes to rezone the 0.26-acre site to A(PD) Planned Development to allow for the development of 4 single-family residences (two attached and two detached) at a density of 15.4 dwelling units per acre. The proposed structures are two-story single-family residences which range in size from 1,734 square feet to 1,776 square feet, and each has a garage accessed from one of two courtyards. Vehicular access is provided to the site via a common driveway that ranges in width from 15 feet to 20 feet, located along the southern line of the property, terminating in two parking spaces in the southeast corner of the site. Two courtyards are proposed that would be accessed from the driveway. The residential structures would be characterized by stucco finishes and shingle roofs. The residences would each have four

bedrooms and two-car garages in the side-by-side configuration. This, including open parking, will provide a total of 10 off-street parking spaces. The project includes landscaping throughout the project site, which would include canopy trees, and a variety of shrubs and ground cover. The tree survey indicates seven trees are present on site, none of which are ordinance sized. All of the trees are currently proposed to be removed as a part of this project due to their locations and/or health. Replacement trees would be provided in accordance with City standards. The exact number of replacement trees would be determined at the Planned Development Permit stage.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15303(b) 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.

Under this section the 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 can be considered to be exempt from CEQA. 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 a duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. This project qualifies in that it proposes the construction of four residential units.

Due to high ambient noise levels on the site, a noise report was prepared by Ballard W. George, acoustical engineer, and submitted on January 18, 2007. The report states that no special mitigation measures are required to reduce the noise level at the site to acceptable levels.

The existing structure at the site was constructed in the 1950's. Given its age, staff evaluated the structure to determine its level of historic significance. Due to the minimal character exhibited by the existing structure, it is not considered historically significant and its demolition would not require any mitigation.

GENERAL PLAN CONFORMANCE

The subject site is designated Medium High Density Residential (12-25 DU/AC) on the San Jose 2020 General Plan Land Use/Transportation Diagram. With four (4) units proposed on the subject 0.26 gross acre site, the proposed density calculates to 15.4 DU/AC. This density conforms to the site's General Plan Land Use/Transportation Diagram designation. The proposal is consistent with other General Plan Policies that encourage maximizing the density opportunities on infill properties.

ANALYSIS

The primary issue associated with the proposed rezoning is conformance to the City's Residential Design Guidelines (RDG's) with regards to 1) site design, 2) parking, and 3) open space.

Site Design

This project proposes four units in a modified “courthome” configuration, with two courtyards accessed off a single driveway. The garages of units one and two are accessed from a single courtyard, and the garages of units three and four are accessed off of a separate courtyard. A common driveway has been placed along the south property line to maximize the separation of the proposed two story units to the adjacent existing single family house.

The entry of the front unit faces Boynton Avenue, and the entries of units two through four are accessed from the courtyards. Small porches and substantial landscaping is proposed in the courtyards, and all driveways and circulation areas would be constructed of either decorative stamped concrete or decorative pavers to soften the appearance, as recommended in the RDG’s. The main entry of the front unit faces Boynton Avenue, with a sizeable porch element on this façade. As viewed from the street, this layout would create the appearance of a detached single family house, to mimic those that exist on the adjacent properties to the south. In conformance with the Residential Design Guidelines, the proposed site design also minimizes visibility of the proposed garage doors from the private driveway and the street.

Perimeter Setbacks

The parcel to the east of the site is developed with a two-story apartment building with a setback of approximately 8 feet to the subject property. For this type of interface the Residential Design Guidelines recommend a setback that matches the existing structure. The predominant building setback of the proposed residential unit is 8 feet, however a small portion of the first story has a setback of five feet. Staff believes this 5 foot setback is adequate given that it is a one story element, and there will be no windows or doors on this façade, as it is the rear of the proposed garage.

A single family house exists on the property to the south of the site, which orients toward Boynton Avenue. The setback of this existing house to the subject property is 15 feet, except for the garage which has a setback of 4 feet. The Residential Design Guidelines recommend a twenty foot setback for two-story residential elements to a single family rear yard. The proposed setback of the residential structures to the southern property line is 21 feet, with small balconies cantilevering up to four feet into the setback. The location of this driveway could potentially facilitate shared access if the property to the east were to redevelop in the future at a density similar to this proposal.

To the north of the site is a large, two story condominium development, with a driveway, parking, and landscaping directly adjacent to the northern property line of the subject site. The setback to the nearest building of this development is approximately 56 feet. The Residential Design Guidelines recommend a setback of five feet for one and two-story residential elements. The setback of the proposed two-story residential structures to this property line would be a minimum of 4 feet. Given the constraints of this narrow site, and substantial separation from adjacent residential units, staff feels that a minimum 4 foot setback is adequate in this case. In addition, landscaping exists in the form of trees and shrubs along this property line on the adjacent property, which would help to screen the proposed units.

Boynton Avenue is to the west of the site. As proposed, the first story of unit one is setback fifteen (15) feet from the property line, with the porch setback a minimum of 11 feet. The second

story is setback approximately 17 feet. This setback is consistent with the adjacent multifamily residence to the north; however, the single family residences to the south have setbacks of approximately 20 feet. The RDG's recommend a 20 setback for residential one and two-story elements to collector residential streets, however staff believes that the reduced setback is consistent with the setbacks established for the property to the north and fosters a strong relationship to the street for the proposed development. As properties to the south redevelop, staff would anticipate that setbacks similar to those of the proposed project would be utilized.

Parking

The RDG's recommend two covered spaces per unit, plus one additional on or off-lot space per unit for detached residential units, which equates to a total of 12 spaces required for this project. Each of the four units has a two car side by side garage, accessed through one of the two shared courtyards which serve two units each. There are two open parking spaces near the southeast corner of the site, at the end of the driveway, and two spaces can be accommodated by parallel parking in front of the site. Cumulatively, the project provides 12 parking spaces, which meets the parking recommendations from the Residential Design Guidelines.

Open Space

The Residential Design Guidelines recommend that there should be a minimum of 400 square feet of private open space with a minimum dimension of 15 feet for courthome projects. As currently proposed, this project provides between 395 and 404 useable private open space per unit, comprised of a 300 square foot private rear yard and two balconies per unit. No common open space is required for courthome projects with fewer than 20 units. Overall, the project is in substantial conformance with the open space recommendations of the Residential Design Guidelines.

PUBLIC OUTREACH

Notices for the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the project site, and a sign was posted at the site. A notice of the rezoning was also published in the San Jose Post Record, in accordance with the City Council's Public Outreach Policy.

This project was presented at the regularly scheduled meeting of the Blackford NAC on December 7, 2006. The proposal was generally well received by the community. Concerns were raised about amount of impervious surface proposed with the project and the subsequent increase in stormwater runoff. This project will create less than 10,000 square feet of impervious surface; therefore no numeric sizing calculations for storm water treatment mitigation is not required. The project will incorporate Best Management Practices to minimize the impact of post-construction stormwater runoff.

RECOMMENDATION

Staff recommends approval of the project for the following reasons:

1. The project conforms to the General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (12-25DU/AC) and supports infill development policies of the General Plan.
2. The proposed project is compatible with the surrounding land uses.
3. The proposed project substantially conforms to applicable policies of the City's Residential Design Guidelines.
4. The proposed project conforms to the requirements of CEQA.

Attachments:

Location Map

Development Standards

Public Works Memorandum

Mitigated Negative Declaration

Development Standards:

Permitted Uses: Those permitted uses of the RM Multi-Family Residence Zoning District, as amended. Conditional and Special uses of the R-M Multi-Family Residence Zoning District are allowed with the issuance of a Planned Development Permit.

Performance Standards: Performance Standards are per Part 7 of Chapter 20.30 of the San Jose Municipal Code, as amended.

Proposed Number of Units: 3 to 4 Dwelling Units

Required Building Setbacks
(In Feet):

North: 4'
South: 15'
East: 5' for 1st story, 8' to 2nd story
West: 15' to building
11' to porch

Private Open Space (Square Feet): 350

Private open space can be provided through a combination of porches, decks and balconies to the satisfaction of the Director of Planning, Building and Code Enforcement.

Common Open Space: None Required

Building Height (Feet/Stories) 30 feet/2 stories

Parking Required: 2.25 on site spaces per unit

Minor architectural projections: Minor architectural projections such as fireplaces and bay windows, may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20 percent of the building elevation length.

Front yard maintenance: A homeowners association (or similar mechanism) shall be established to maintain the front yard landscaping and back up landscaping within the project.

Private infrastructure to meet or exceed public improvement standards.

Water Pollution Control Plant Note: Pursuant to Part 2.75 of Chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the City

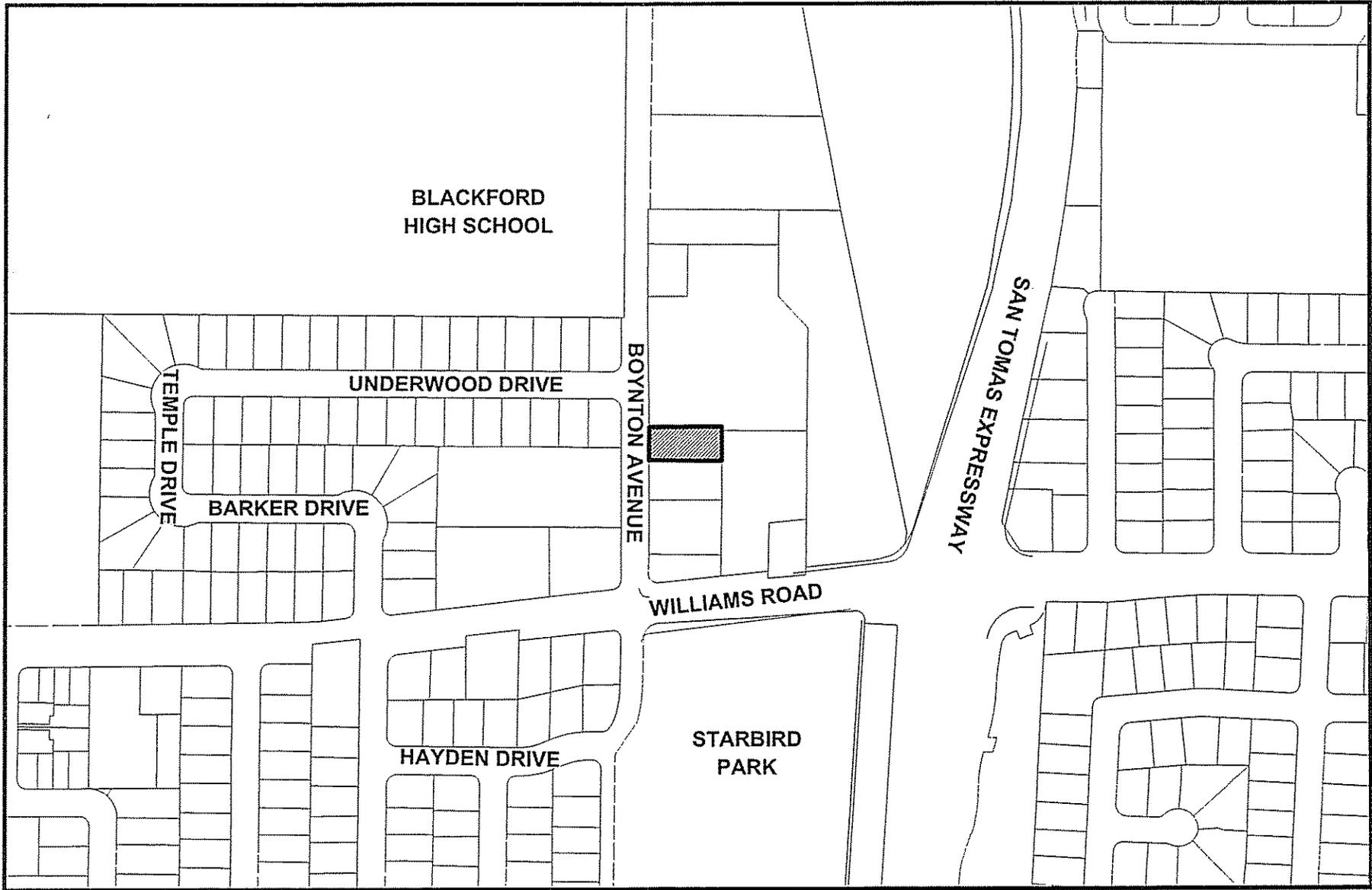
Manager makes a determination that the cumulative sewage treatment demand on the San Jose-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose-Santa Clara Water Pollution Control to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

Tree Removals: Trees removed shall be replaced at the following ratios:

Diameter of Tree to be Removed	Type of Tree to be Removed		Minimum Size of Each Replacement Tree
	Native	Non-Native	
18 inches or greater	5:1	4:1	24-inch box
12 - 18 inches	3:1	2:1	24-inch box
less than 12 inches	1:1	1:1	15-gallon container
<p>x:x = tree replacement to tree loss ratio</p> <p>Note: Trees greater than 18" diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.</p>			

The species and exact number of trees to be planted on the site will be determined at the development permit stage, in consultation with the City Arborist and the Department of Planning, Building, and Code Enforcement.

In the event the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures will be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement, at the development permit stage



Scale: 1"= 300'

Map Created On: 07/31/2006

Noticing Radius: 500 feet

File No: PDC06-087

District: 1

Quad No: 97

Memorandum

TO: Martina Davis
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 08/18/06

PLANNING NO.: PDC06-087
DESCRIPTION: Planned Development Rezoning from R-M Multiple Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 4 single-family attached residences on a 0.26 gross acre site
LOCATION: east side of Boynton Avenue, approximately 350 feet northerly of Williams Road
P.W. NUMBER: 3-18112

Public Works received the subject project on 08/01/06 and submits the following comments and requirements.

Project Conditions:

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

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:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 25 units of Single Family attached or less.
3. **Grading/Geology:** A grading permit is 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.
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.

5. **Flood: Zone D:** 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.
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. **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.
8. **Street Improvements:**
 - a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
 - c) Remove and replace rolled gutter, if any, with City standard A2 gutter.
 - d) Close unused driveway cut(s).
 - e) Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
 - f) 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.
9. **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.
10. **SNI:** This project is located within the Blackford SNI area. Public improvements shall conform to the approved EIR and neighborhood improvement plan.
11. **Sanitary:**
 - a) Submit a conceptive sanitary sewer plan at the PD permit stage.
 - b) The project is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.
12. **Electrical:** Installation, relocation and upgrading of electroliers along project frontage may be required.

13. **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 cut-outs at the back of walk. Obtain a DOT street tree planting permit for any proposed street tree plantings.

14. **Private Streets:**

- a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
- b) The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.

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

wlp
ES:WLP:jw
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CITY OF SAN JOSÉ, CALIFORNIA
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
STATEMENT OF EXEMPTION

FILE NO. PDC06-087

LOCATION OF PROPERTY east side of Boynton Avenue, approximately 350 feet northerly of Williams Road (962 BOYNTON AV)

PROJECT DESCRIPTION Planned Development Rezoning from R-M Multiple Residence Zoning District to A(PD) Planned Development Zoning District to allow the demolition of an existing single family residence, and the construction of up to 4 single-family attached residences on a 0.26 gross acre site

ASSESSOR'S PARCEL NUMBER 29946024

CERTIFICATION

Under the provisions of Section 15303(b) 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.

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 a duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

This project qualifies in that it proposes the construction of four residential units. Due to high ambient noise levels on the site, a noise report was prepared by Ballard W. George, acoustical engineer, and submitted on January 18, 2007. The report states that no mitigation measures are required to reduce the noise level at the site to acceptable levels. The existing residence was most likely constructed in the 1950's, and an evaluation by City staff has determined that the residence does not appear to be eligible for the City, State, or Federal Register, therefore is not a historic resource.

Joseph Horwedel, Acting Director
Planning, Building and Code Enforcement



Deputy

Date August 28, 2006

Project Manager: Martina Davis (Rev 10/23/02)