



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: March 17, 2008

COUNCIL DISTRICT: 4
SNI AREA: N/A

SUBJECT: PDC06-098. PLANNED DEVELOPMENT REZONING FROM CP(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW SUBDIVISION OF ONE PARCEL INTO FOUR LOTS FOR CONSTRUCTION OF UP TO FOUR SINGLE-FAMILY DETACHED RESIDENCES ON A 0.46 GROSS ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF CATHERINE STREET AND GOLD STREET.

RECOMMENDATION

The Planning Commission voted 6-0-0-1, Commissioner Campos abstaining, to recommend that the City Council approve the proposed Planned Development Rezoning from CP(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow subdivision of one parcel into four lots for construction of up to four single-family detached residences on a 0.46 gross acre site.

OUTCOME

Should the City Council approve the Planned Development Rezoning, the applicant could apply for a Planned Development Permit and Planned Tentative Map to subdivide one parcel into four lots to construct four single-family detached residences on the subject site, consistent with the development standards for the subject Planned Development Rezoning.

BACKGROUND

On March 12, 2008, the Planning Commission held a public hearing on the proposed Planned Development Rezoning from CP(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow subdivision of one parcel into four lots for construction of up to four single-family detached residences on a 0.46 gross acre site.

Sean Michael, a member of the Alviso community, requested to speak on the item from the consent calendar. Staff gave a brief description of the project and indicated that they were ready for questions from the Commission. The applicant, Liam Balfe, was present and introduced the project, thanked staff for their work, and asked for the Commission's recommendation. The Planning Commission had no questions for the applicant, and opened the public hearing to the community.

Sean Michael said he appreciated the applicants' diligence with the community, and stated that the community was primarily happy with the project, but feared the project site design could change after approval of the zoning. He also commented that the community wanted to be sure that siding would be used on the houses instead of stucco, consistent with the other houses in the neighborhood. The Planning Commission closed public hearing.

Planning staff said that the applicant had intentionally included the footprints of the proposed single-family houses in the General Development Plan to give the community some assurance that the project would be developed as proposed. Planning staff also explained that the Alviso Master Plan contains design guidelines for building materials, and that compatibility with the neighborhood would be ensured at the Planned Development Permit stage.

Commissioner Kinman asked staff why the minimum square footage for the project was stated as 5,445 square feet in the draft Development Standards, but the smallest proposed lot was 5,446 square feet. Planning staff stated the minimum lot size was intended to be consistent with a typical San Jose single-family subdivision of 8 DU/AC, and to not deviate from R-1-8 Single Family Zoning District standards. Commissioner Zito asked Counsel if "zoning in" footprints was an appropriate action, and Counsel responded that the City has approved such zonings when the "footprint" was a critical part of the project's approval. Commissioner Jensen expressed support for building compatibility at the Planned Development Permit stage, and cited examples in existing City policies and guidelines where compatibility is emphasized.

Commissioner Platten moved approval and the Planning Commission voted 6-0-0-1, Commissioner Campos abstaining, to recommend that the City Council approve the proposed Planned Development Rezoning.

ANALYSIS

The proposed project conforms to the applicable Residential Design Guidelines and Zoning Ordinance development standards, as is discussed in detail 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

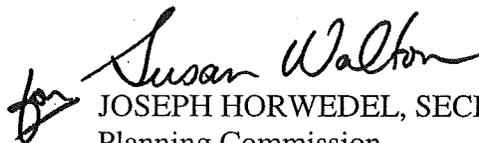
Preparation of this memorandum was coordinated with the City Attorney's office.

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, PDC06-098.


JOSEPH HORWEDEL, SECRETARY
Planning Commission

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

STAFF REPORT
PLANNING COMMISSION

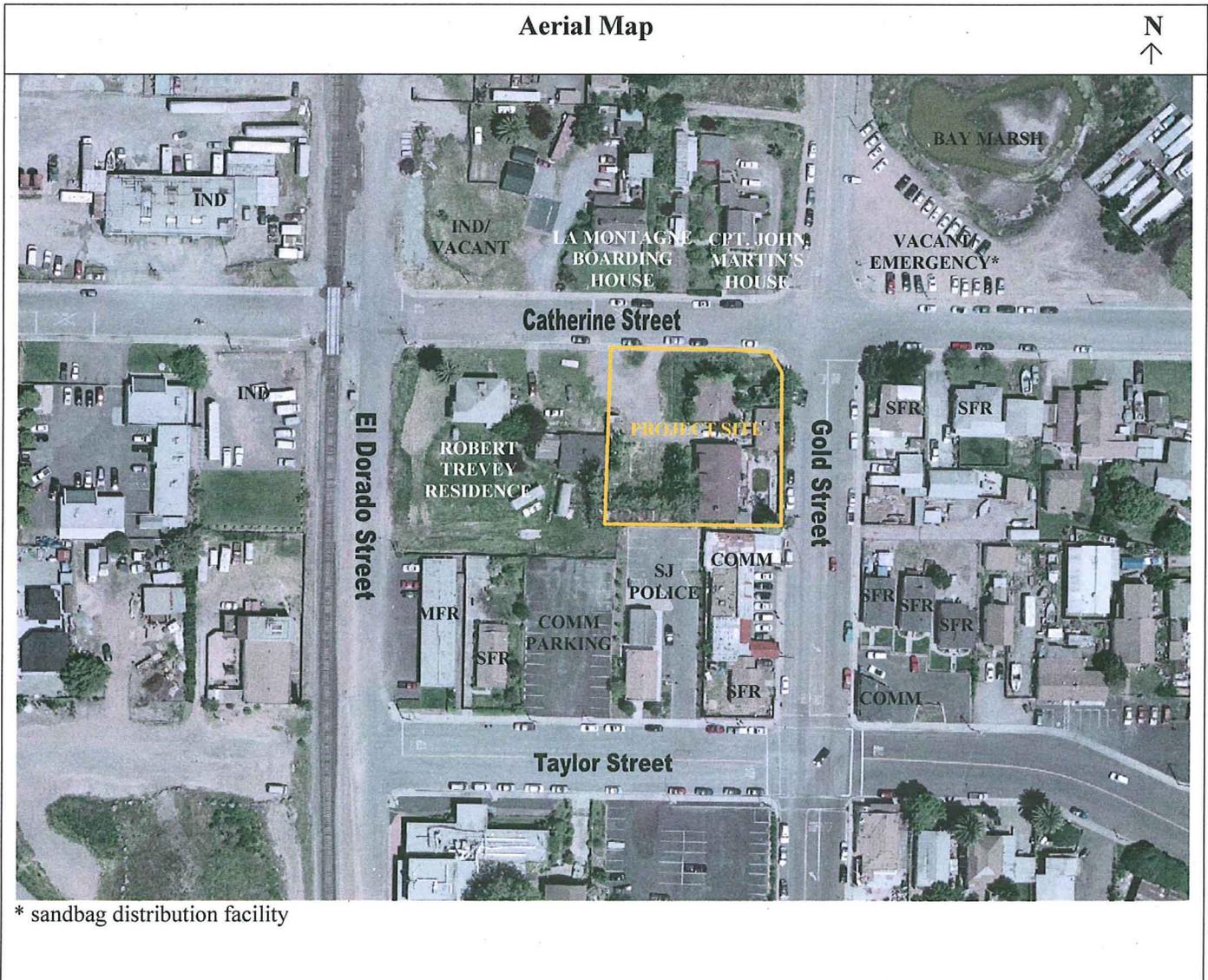
FILE NO.: PDC06-098

Submitted: 9/7/06

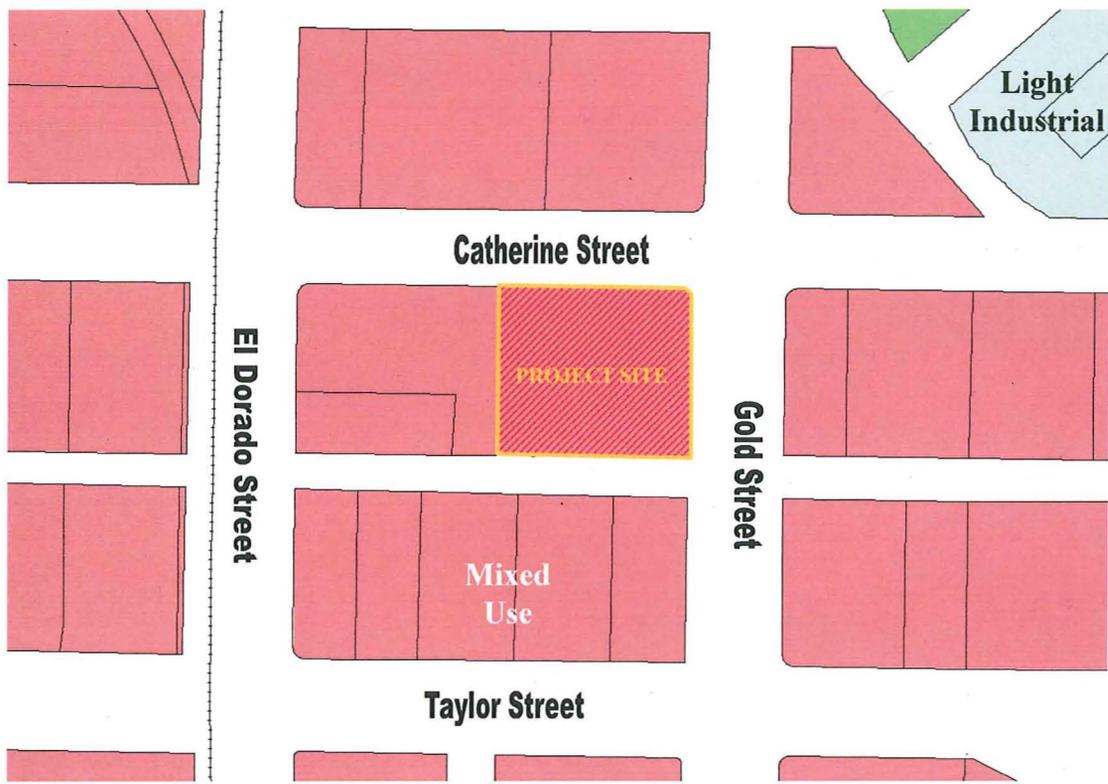
PROJECT DESCRIPTION: Planned Development Rezoning from CP(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow subdivision of one parcel into four lots for construction of up to four single-family detached residences on a 0.46 gross acre site.

Existing Zoning	CP(PD) Planned Development
Proposed Zoning	A(PD) Planned Development
General Plan	Mixed Use
Council District	4
Annexation Date	3/12/1968
SNI	N/A
Historic Resource	No
Redevelopment Area	N/A
Specific Plan	Alviso Master Plan

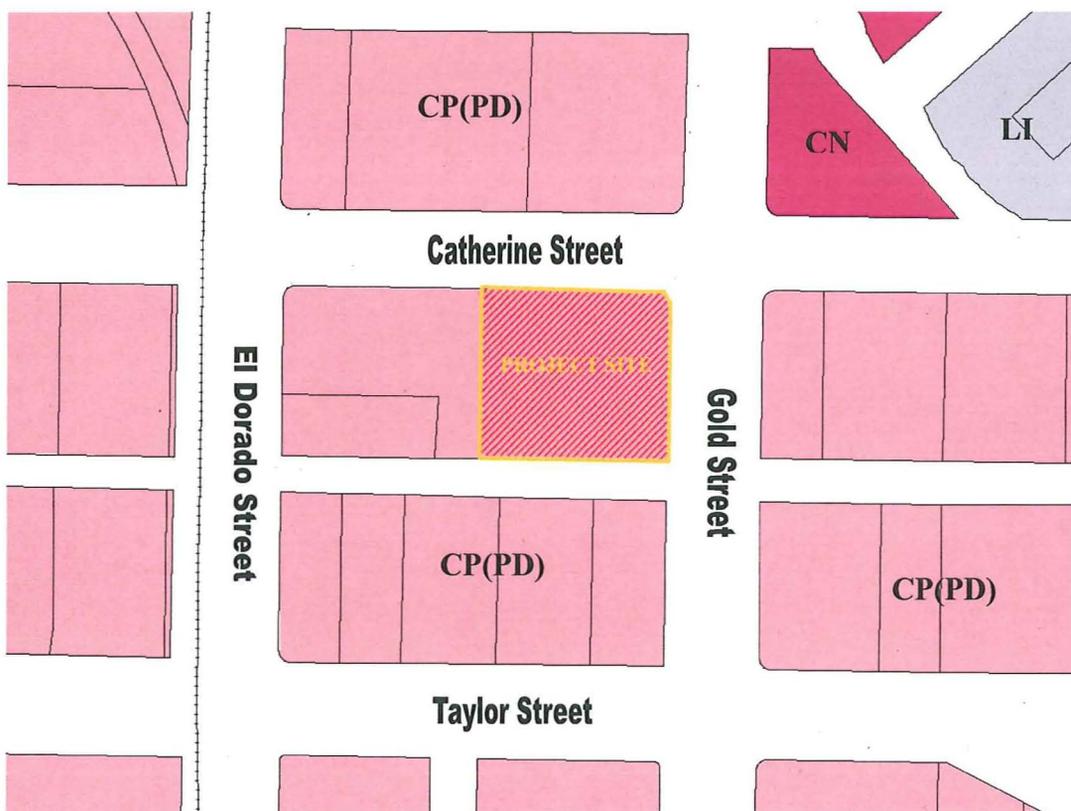
LOCATION: Southwest corner of Catherine Street and Gold Street.



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 to allow subdivision of one parcel into four lots for construction of up to four single-family detached residences is consistent with the San José 2020 General Plan Land Use/Transportation diagram designation of Mixed Use because single-family residential uses are supported by this designation. The proposed project also supports several of the General Plan goals and policies because it provides infill development opportunities consistent with the neighborhood, as well as strategies in the Alviso Master Plan because the project density, design and materials used in the project are in keeping with the surrounding neighborhood and the historic character of the Alviso community.
2. The proposed zoning is compatible with existing uses on the adjacent and neighboring properties, in that the lot sizes are traditional at 8 du/ac and the design of the houses complements the adjacent historic properties.

BACKGROUND

On September 7, 2006, the applicant, Liam Balfe, filed a Planned Development Rezoning from CP(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow subdivision of one parcel into four lots for construction of up to four single-family detached residences on a 0.46 gross acre site located on the southwest corner of Catherine Street and Gold Street in the community of Alviso. 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 residential zoning districts. Specifically, the project proposes residential use within the Mixed Use land use designation of the Alviso Master Plan. While Mixed Use does support residential uses, there is no conforming zoning district for this designation.

PROJECT DESCRIPTION

The proposed project would subdivide one parcel into four lots for construction of up to four single-family detached residences on a 0.46-acre site. The parcel was developed with an abandoned single-family house and a secondary unit, a swimming pool, and several associated accessory buildings. After fire compromised the residences and several complaints were filed by neighbors concerning the security of the property, the Director of Planning, Building and Code Enforcement issued a Special Use Permit, File No. SP07-049, for demolition of the structures on the site and removal of the swimming pool on February 29, 2008. The project site is located across the street from two structures, and to the east of an additional structure, each listed as a Contributing Structure to the Alviso Historic District listed on the National Register of Historic Places and the City of San José Historic Resources Inventory.

Approval of this Planned Development Zoning would facilitate construction of four single-family residential units. A Planned Development Permit, File No. PD08-016 is currently on file for construction of three homes facing Catherine Street, and one home facing Gold Street. Each proposed unit is three stories (the first story is uninhabitable space for flood mitigation), with a height of approximately 37 feet, and an attached two-car side-by-side garage accessible from the public street frontage.

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) cultural resources, and (2) hazards and hazardous materials, (3) hydrology and water quality, and (4) noise. As described in the MND, monitoring for cultural resources must occur during construction activity and the results of the monitoring must be reported to the City. If resources are found, the project must follow the specific course of action described in the MND to report findings to the appropriate authorities and notify interested parties.

Also, at least trace amounts of chrysolite asbestos was found in two of four soil samples taken on the site. The project must do further testing to determine the scope of soil contamination and either haul the contaminated soil off-site or cap the site with clean soil. In terms of hydrology, the project must build all new residential structures at least 9 feet NGVD above grade because of its location within the A1 flood zone. Potential noise impacts are from construction noise only, and mitigation is possible through establishing a disturbance coordinator to receive noise complaints from neighbors, and by limiting idling of combustion engines.

The public review period for the Draft MND began on February 15, 2008 and will end on March 10, 2008. 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 March 10, 2008.

GENERAL PLAN CONFORMANCE

This site has a designation of Mixed Use on the adopted San José 2020 General Plan Land Use/Transportation Diagram and the Alviso Master Plan. The Mixed Use land use designation in the Alviso Master Plan allows a broad range of uses, including civic/public, residential, office, and retail uses. Any of the allowed uses may occur individually in single purpose buildings or sites, or may be combined with one or more of the other allowed uses in a single building. Residential development may take any form but should not exceed 16 units per acre whether in single purpose or multi-use projects. Because residential use at a maximum density of 16 du/ac is allowed in this designation and the project proposes a density of 8 units to the acre, the proposed four single family residences conform to this designation.

The Growth Management Major Strategy seeks to maximize efficiency of public services by focusing development in areas where services are already available. This proposal for infill development 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 an infill site.

The Alviso Master Plan states several goals for new development in the Alviso community. As stated in the Plan, residential development should consist of primarily of small scale, single-family detached housing which follows the existing lot patterns and allows for individual design and construction of houses. New housing should be built primarily on an infill basis, and at most, a few units at a time. The proposed project supports this residential development goal because it maintains a density of 8 du/ac, which is consistent with the neighborhood, and proposes development on an infill parcel.

ANALYSIS

The proposed Planned Development Rezoning would facilitate development of up to four single-family residences on a 0.46 gross acre site. The applicant has worked diligently with City staff to create a project that utilizes an infill parcel while still providing a positive addition to the neighborhood and a complement to the Alviso National Register Historic District, which borders the site to the north and west. This project has been evaluated for consistency with the Residential Design Guidelines. The main issues with the site are parcel size, setbacks, parking, and private open space.

Minimum Lot Size

As proposed, the four new lots would range in size from 5,446 square feet to 5,894 square feet, with 5,445 square feet proposed as the minimum lots size. This minimum lot size translates into a residential density of 8 dwelling units per acre, to which the community was amenable.

Perimeter Setbacks

The Residential Design Guidelines suggest setbacks for single-family houses of 18 feet in the front, 5 feet on either side, and 20 feet in the rear. The project conforms to the Residential Design Guidelines, in that it proposes 20 feet in the front, 5 feet on either side, and 20 feet in the rear.

Parking

The Residential Design Guidelines state the single-family houses should provide two covered parking spaces. Because of the flood mitigation requirements in Alviso, the garage door opens into an interior space large enough to park at least 4 cars, 2 side-by-side and 2 deep. In addition, the driveway aprons of each unit can accommodate 2 additional vehicles. Because the project exceeds the covered parking requirement and provides two additional spaces on-site per unit, it conforms to the Residential Design Guidelines for parking.

Private Open Space

The Residential Design Guidelines recommend that single-family houses on lots larger than 5,000 square feet provide at least 1,000 square feet of private open space per unit. The proposed private open space for this project ranges between 2,000 and 3,000 square feet per unit.

PUBLIC OUTREACH

The project was presented to the Alviso community at a specially scheduled meeting on February 26, 2007. The community members had several concerns, mostly pertaining to design of the houses. In response to neighborhood concerns, the applicant revised the design and the neighborhood signed on to the project. 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:

3/4/08

Owner/Applicant:	Attachments:
Liam Balfe 5710 South Frances Street Sunnyvale, CA 94086 Desmond Nolan 691 North Mathilda Avenue Sunnyvale, CA 94085	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: Balfe Nolan Residential Project

PROJECT FILE NUMBER: PDC06-098

PROJECT DESCRIPTION: Planned Development Rezoning from CP(PD) Commercial Pedestrian Planned Development Zoning District to A(PD) Planned Development Zoning District to allow subdivision of one parcel into four lots for construction of up to four single-family detached residences on a 0.46 gross acre site and subsequent permits.

PROJECT LOCATION & ASSESSORS PARCEL NO.: Southwest corner of Catherine Street and Gold Street (1081 CATHERINE ST); APN: 015-02-012

COUNCIL DISTRICT: 4

APPLICANT CONTACT INFORMATION:

Liam Balfe
571 S Frances Street
Sunnyvale, CA 94086
(408)313-5942

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** – With the inclusion of the following standard measures, the project will not have a significant impact on this resource, therefore no mitigation is required.
 - a. Design of the project shall conform to the City's *Residential Design Guidelines*.
 - b. Lighting on the site shall conform to the City's *Outdoor Lighting Policy* (4-3).

- II. **AGRICULTURE RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.

III. AIR QUALITY – With the inclusion of the following standard measures, the project will not have a significant impact on this resource, therefore no mitigation is required.

- a. 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.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard;
- c. 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.
- d. 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
- e. 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 – With the inclusion of the following standard measures, the project will not have a significant impact on this resource, therefore no mitigation is required. All trees that are to be 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	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 18 inches	3:1	2:1	none	24-inch box
less than 12 inches	1:1	1:1	none	15-gallon container

x:x = tree replacement to tree loss ratio
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.

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:

- The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement. Contact Todd Capurso, PRNS Landscape Maintenance Manager, at 277-2733 or todd.capurso@sanjoseca.gov for specific park locations in need of trees.
- A donation of \$300 per mitigation tree to San Jose Beautiful or Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

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.

- a. 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.
- b. 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.)
- c. 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:
 1. 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
 2. 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 – Prior to the issuance of Public Works clearance, a remediation program for the on site soil removal shall be submitted to the satisfaction of the Director of Planning, Building and Code Enforcement, the Environmental Services Department (ESD) and the Regional Water Quality Control Board. The applicant shall implement the approved plan to the satisfaction of the Director of Planning. Actions shall include, but will not be limited to verification of suitability for development by documentation of the quality of soil used to replace excavated soils.

Naturally Occurring Chrysotile Asbestos:

- a. Prior to approval of a Planned Development Permit, further soil sampling and analysis must be completed to define the full extent (width and depth) of asbestos contamination in the soil. Results of the soil sampling test shall be submitted to the Planning Division prior to approval of

the Planned Development Permit and appropriate measures to address any contamination shall be approved by the City of San Jose and be included as part of the project scope.

- b. As a part of project grading, the top two (2) feet of soil shall be replaced with clean soil, so as to avoid impacts from naturally occurring asbestos. The contaminated soils shall be removed and disposed of at an appropriate facility, to the satisfaction of the Director of Public Works.
- c. Future homeowners will be notified that they may encounter asbestos in any subsurface excavations greater than two feet in depth and that special precautions will be required to comply with adopted standards to reduce risks to an acceptable level. Future homeowners will also be advised of the excavation precautions necessary if they plan to install a spa or pool.

VIII. HYDROLOGY AND WATER QUALITY – In order to mitigate potential flooding impacts occurring as a result of the project site location within the AI flood zone, the following mitigation measures must be incorporated.

- Elevate the lowest finished floor of all units above 9.00' NGVD 1929.
- An Elevation Certificate (FEMA Form 81-31) for each proposed structure, based on construction drawings and signed by a licensed surveyor or civil engineer, is required 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.
- At PD permit stage, show all proposed uses on the ground floor. Only parking, access or storage uses are allowed on enclosures below 9.00' NGVD 1929.
- Provide vent openings for all garage/ground floor enclosures that are below the base flood elevation. The design must either be certified by a registered professional engineer or meet the following requirements:
- Provide vent openings on at least two exterior walls of each enclosure to automatically equalize the lateral pressure of the floodwaters. The bottom of each opening shall be no higher than twelve inches above the exterior adjacent grade. Provide a minimum of two vent openings having a total net area of not less than one square inch per one square foot of enclosed area.
- Building support utility systems such as HVAC, electrical, elevator equipment and plumbing systems must be elevated above the base flood elevation or protected from flood damage. If electrical switches and receptacles are proposed to be located below the base flood elevation, they should be on separate Ground Fault Interrupting Circuits clearly marked on the breaker box so they can be disconnected in the event of rising floodwaters. This will leave other portions of the electrical system to function normally.

With the inclusion of the following standard measures, the project will not have a significant impact on this resource:

Construction Measures

- Prior to the commencement of any clearing, grading or excavation, the project shall comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit, to the satisfaction of the Director of Public Works, as follows:
 1. The applicant shall develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities;
 2. The applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).
- The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities.

Examples of BMPs are contained in the publication *Blueprint for a Clean Bay*. Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, 200 E. Santa Clara Street, San Jose, California 95113. The Erosion Control Plan may include BMPs as specified in ABAG's *Manual of Standards Erosion & Sediment Control Measures* for reducing impacts on the City's storm drainage system from construction activities. For additional information about the Erosion Control Plan, the NPDES Permit requirements or the documents mentioned above, please call the Department of Public Works at (408) 535-8300.

- The project applicant shall comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction:
 1. Restriction of grading to the dry season (April 15 through October 15);
 2. Utilize on-site sediment control BMPs to retain sediment on the project site;
 3. Utilize stabilized construction entrances and/or wash racks;
 4. Implement damp street sweeping;
 5. Provide temporary cover of disturbed surfaces to help control erosion during construction;
 6. Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

Post-Construction Measures

- Prior to the issuance of a Planned Development Permit, the applicant must provide details of specific Best Management Practices (BMPs), including, but not limited to, bioswales, disconnected downspouts, landscaping to reduce impervious surface area, and inlets stenciled "No Dumping – Flows to Bay" to the satisfaction of the Director of Planning, Building and Code Enforcement.
- The project shall comply with Provision C.3 of NPDES permit Number CAS0299718, which provides enhanced performance standards for the management of stormwater of new development.
- The project shall comply with applicable provisions of the following City Policies – 1) Post-Construction Urban Runoff Management Policy (6-29) which establishes guidelines and minimum BMPs for specific land uses and 2) Post-Construction Hydromodification Management Policy (8-14) which provides for numerically sized (or hydraulically sized) TCMs.

- 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** – With the inclusion of standard measures, the project will not have a significant impact on this resource:
- Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. Construction outside of these hours may be approved through a development permit based on a site-specific construction noise mitigation plan and a finding by the Director of Planning, Building and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.

- The contractor shall use “new technology” power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.
- Locate stationary noise generating equipment as far as possible from sensitive receptors. Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.

The project will implement the following measures to mitigate noise:

- Prohibit unnecessary idling of internal combustion engines.
- Designate a “noise disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., beginning work too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator would be conspicuously posted at the construction site.
- Install windows and glass doors so that the sliding window and glass door panels form an air-tight seal when in the closed position and the window and glass door frames are caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration.

- XII. POPULATION AND HOUSING** – The project will not have a significant impact on this resource, therefore no mitigation is required.
- XIII. PUBLIC SERVICES** – In accordance with California Government Code Section 65996, the developer shall pay a school impact fee, to the School District, to offset the increased demands on school facilities caused by the proposed project. The project shall conform to the City’s *Park Impact Ordinance (PIO)* and *Parkland Dedication Ordinance (PDO)* (Municipal Code Chapter 19.38).
- 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 **March 10, 2008**, 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

Ron Eddow

Circulated on: 2/14/08

Deputy

Adopted on: _____

Deputy

PDC06-098

General Development Standards

Permitted Use

Up to 4 single family detached residential units. Home occupations in conformance with Chapter 20.80 of the SJMC are permitted by right. Accessory structures permitted in conformance with R-1-8 standards stated in SJMC Section 20.30.

Project Density and Maximum Unit Count

8.0 DU/AC

Minimum Lot Size

5,445 square feet

Setbacks

Front: 20 feet

Rear: 20 feet

Sides: 5 feet interior, 12.5 feet corner

Maximum Building Height/Stories

40' maximum from grade

Required Parking

2 covered spaces per unit

Minimum Private Open Space

1,000 square feet per unit

General Notes

Water Pollution Control Plant Notice

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

Public Off-site Improvements

All public off-site improvements shall be implemented to the satisfaction of the Director of Public Works. Prior to the issuance of building permit(s), the applicant shall be

required to obtain a Public Works clearance. Said clearance will require the execution of a Construction Agreement that guarantees the completion of the public improvements.

Street Trees

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

Post-Construction Storm Water Treatment Controls

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

Environmental Standards and Mitigation

Aesthetics

The project shall implement the following standard measure(s):

- Design of the project shall conform to the City’s *Residential Design Guidelines*.
- Lighting on the site shall conform to the City’s Outdoor Lighting Policy (4-3).

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.

Biological Resources

All trees that are to be 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	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 18 inches	3:1	2:1	none	24-inch box

less than 12 inches	1:1	1:1	none	15-gallon container
x:x = tree replacement to tree loss ratio				
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.				

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:

- The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
- An alternative site(s) will be identified for additional tree planting. Alternative sites may include local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement. Contact Todd Capurso, PRNS Landscape Maintenance Manager, at 277-2733 or todd.capurso@sanjoseca.gov for specific park locations in need of trees.
- A donation of \$300 per mitigation tree to San Jose Beautiful or Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

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.

- 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.
- 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.)
- 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.

Hazards and Hazardous Materials

Prior to the issuance of a Planned Development Permit, a remediation program for the on site soil removal shall be submitted to the satisfaction of the Director of Planning, Building and Code Enforcement, the Environmental Services Department (ESD) and the Regional Water Quality Control Board. The applicant shall implement the approved plan to the satisfaction of the Director of Planning. Actions shall include, but will not be limited to, verification of suitability for development by documentation of the quality of soil used to replace excavated soils.

Naturally Occurring Chrysotile Asbestos:

- Prior to approval of a Planned Development Permit, further soil sampling and analysis must be completed to define the full extent (width and depth) of asbestos contamination in the soil. Results of the soil sampling test shall be submitted to the Planning Division prior to approval of the Planned Development Permit and appropriate measures to address any contamination shall be approved by the City of San Jose and be included as part of the project scope.
- As a part of project grading, the top 2 feet of soil shall be replaced with clean soil, so as to avoid impacts from naturally occurring asbestos. The contaminated soils shall be removed and disposed of at an appropriate facility, to the satisfaction of the Director of Public Works.
- Future homeowners will be notified that they may encounter asbestos in any subsurface excavations greater than two feet in depth and that special precautions will be required to comply with adopted standards to reduce risks to an acceptable level. Future homeowners will also be advised of the excavation precautions necessary if they plan to install a spa or pool.

Geology and Soils

- The proposed structures on the site shall be designed and constructed in conformance with the Uniform Building Code Guidelines for Seismic Zone 4 to avoid or minimize potential damage from seismic shaking on the site.
- 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).

Hydrology and Water Quality

Implementation of the following measures, consistent with NPDES Permit and City Policy requirements, will reduce potential construction impacts to surface water quality to less than significant levels:

Construction Measures

- Prior to the commencement of any clearing, grading or excavation, the project shall comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit, to the satisfaction of the Director of Public Works, as follows:
 1. The applicant shall develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities;
 2. The applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).
- The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities. Examples of BMPs are contained in the publication *Blueprint for a Clean Bay*. Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, 200 E. Santa Clara Street, San Jose, California 95113. The Erosion Control Plan may include BMPs as specified in ABAG's *Manual of Standards Erosion & Sediment Control Measures* for reducing impacts on the City's storm drainage system from construction activities. For additional information about the Erosion Control Plan, the NPDES Permit requirements or the documents mentioned above, please call the Department of Public Works at (408) 535-8300.
- The project applicant shall comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction:
 1. Restriction of grading to the dry season (April 15 through October 15);
 2. Utilize on-site sediment control BMPs to retain sediment on the project site;
 3. Utilize stabilized construction entrances and/or wash racks;
 4. Implement damp street sweeping;
 5. Provide temporary cover of disturbed surfaces to help control erosion during construction;
 6. Provide permanent cover to stabilize the disturbed surfaces after construction has been completed.

Post-Construction Measures

- Prior to the issuance of a Planned Development Permit, the applicant must provide details of specific Best Management Practices (BMPs), including, but not limited to, bioswales,

disconnected downspouts, landscaping to reduce impervious surface area, and inlets stenciled "No Dumping – Flows to Bay" to the satisfaction of the Director of Planning, Building and Code Enforcement.

- The project shall comply with Provision C.3 of NPDES permit Number CAS0299718, which provides enhanced performance standards for the management of stormwater of new development.
- The project shall comply with applicable provisions of the following City Policies – 1) Post-Construction Urban Runoff Management Policy (6-29) which establishes guidelines and minimum BMPs for specific land uses and 2) Post-Construction Hydromodification Management Policy (8-14) which provides for numerically sized (or hydraulically sized) TCMs.

Mitigation Measures

In order to mitigate potential flooding impacts occurring as a result of the project site location within the AI flood zone, the following mitigation measures must be incorporated.

- Elevate the lowest finished floor of all units above 9.00' NGVD 1929.
- An Elevation Certificate (FEMA Form 81-31) for each proposed structure, based on construction drawings and signed by a licensed surveyor or civil engineer, is required 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.
- At PD permit stage, show all proposed uses on the ground floor. Only parking, access or storage uses are allowed on enclosures below 9.00' NGVD 1929.
- Provide vent openings for all garage/ground floor enclosures that are below the base flood elevation. The design must either be certified by a registered professional engineer or meet the following requirements:
- Provide vent openings on at least two exterior walls of each enclosure to automatically equalize the lateral pressure of the floodwaters. The bottom of each opening shall be no higher than twelve inches above the exterior adjacent grade. Provide a minimum of two vent openings having a total net area of not less than one square inch per one square foot of enclosed area.
- Building support utility systems such as HVAC, electrical, and plumbing systems must be elevated above the base flood elevation or protected from flood damage. If electrical switches and receptacles are proposed to be located below the base flood elevation, they should be on separate Ground Fault Interrupting Circuits clearly marked on the breaker box so they can be disconnected in the event of rising floodwaters. This will leave other portions of the electrical system to function normally.

Noise

- Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. Construction outside of these hours may be approved through a development permit based on a site-specific construction noise mitigation plan and a finding by the Director of Planning, Building and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.
- The contractor shall use "new technology" power construction equipment with state-of-the-art noise shielding and muffling devices. All internal combustion engines used on the project

site shall be equipped with adequate mufflers and shall be in good mechanical condition to minimize noise created by faulty or poor maintained engines or other components.

- Locate stationary noise generating equipment as far as possible from sensitive receptors. Staging areas shall be located a minimum of 200 feet from noise sensitive receptors, such as residential uses.
- Prohibit unnecessary idling of internal combustion engines.
- Designate a “noise disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., beginning work too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator would be conspicuously posted at the construction site.
- Install windows and glass doors so that the sliding window and glass door panels form an air-tight seal when in the closed position and the window and glass door frames are caulked to the wall opening around their entire perimeter with a non-hardening caulking compound to prevent sound infiltration.

Memorandum

TO: Licinia McMorrow
Planning and Building

FROM: Michael Liw
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 02/22/08

PLANNING NO.: PDC06-098
DESCRIPTION: Planned Development Rezoning from CP(PD) Commercial Pedestrian Planned Development Zoning District to A(PD) Planned Development Zoning District to allow subdivision of one parcel into four lots for construction of up to four single-family detached residences on a 0.46 gross acre site
LOCATION: southwest corner of Catherine Street and Gold Street
P.W. NUMBER: 3-18144

Public Works received the subject project on 02/19/08 and submits the following comments and requirements.

Project Conditions:

Public Works Approval of Parcel Map or Tract Map: Prior to the approval of the tract or parcel 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) 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.
 - 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.

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 A1, Elevation 9.00' National Geodetic Vertical Datum (NGVD) 1929**
 - a) Elevate the lowest finished floor of all units above 9.00' NGVD 1929.
 - b) An Elevation Certificate (FEMA Form 81-31) for each proposed structure, based on construction drawings and signed by a licensed surveyor or civil engineer, is required 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.
 - c) At PD permit stage, show all proposed uses on the ground floor. Only parking, access or storage uses are allowed on enclosures below 9.00' NGVD 1929.
 - c) Provide vent openings for all garage/ground floor enclosures that are below the base flood elevation. The design must either be certified by a registered professional engineer or meet the following requirements:
 - i) Provide vent openings on at least two exterior walls of each enclosure to automatically equalize the lateral pressure of the floodwaters. The bottom of each opening shall be no higher than twelve inches above the exterior adjacent grade. Provide a minimum of two vent openings having a total net area of not less than one square inch per one square foot of enclosed area.
 - d) Building support utility systems such as HVAC, electrical, and plumbing systems must be elevated above the base flood elevation or protected from flood damage. If electrical switches and receptacles are proposed to be located below the base flood elevation, they should be on separate Ground Fault Interrupting Circuits clearly marked on the breaker box so they can be disconnected in the event of rising floodwaters. This will leave other portions of the electrical system to function normally.
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. **Municipal Water:** In accordance with City Ordinance #23975, Major Water Facilities Fee is due and payable. Contact Tim Town at (408) 277-3671 for further information.
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. **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) Install City standard handicap ramps (2) with detectable warnings at opposite returns across God Street.
- d) Construct 5' detached sidewalk with 4.5' park strip along both project frontages.
- e) Close unused driveway cut(s).
- 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.

10. **Complexity Surcharge (In-Fill):** This project has been identified as an in-fill project, and as such is subject to the following: 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.

11. **Sanitary:**

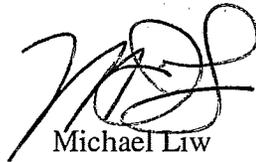
- a) Submit a conceptive sanitary sewer plan at the PD permit stage.
- b) The project is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.

12. **Electrical:** Installation, relocation and upgrading of electroliers along project frontage may be required.

13. **Street Trees:**

- a) Install street trees within the public right-of-way along the entire street frontage per City standards.
- b) The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
- c) Contact the City Arborist at (408) 277-2756 for the designated street tree.
- d) Show all existing trees by species and diameter that are to be retained or removed. Obtain a 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, Vivian Tom, at (408) 535-6819 if you have any questions.



Michael Liw
Senior Civil Engineer
Transportation and Development Services Division

