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AUG 23 2004  
CITY OF SAN JOSE  
PLANNING DEPARTMENT

# Memorandum

**TO:** Michael Mena  
Planning and Building

**FROM:** Nadia Naum-Stoian  
Fire Prevention Engineer  
San Jose Fire Department

**SUBJECT:** INITIAL RESPONSE TO  
DEVELOPMENT APPLICATION

**DATE:** 08/19/04

Approved

Date n/a

PLANNING NO.: PDC04-069  
 DESCRIPTION: Planned Development Rezoning from HI Heavy Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 220 attached single-family residences on a 10.1 gross acre site  
 LOCATION: northeast corner of Newhall Street and Campbell Avenue  
 ADDRESS: northeast corner of Newhall Street and Campbell Avenue (1120 CAMPBELL AV)  
 FOLDER #: 04 122110 ZN

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

- These comments are based on the following information:
  - Largest building: 8,600 sq. ft.
  - Construction Type: VN
  - Occupancy Group: R-1/R-3
  - Number of stories: 3
- Site fire flow requirement 2,500 G.P.M.
- Average hydrant(s) spacing: 450 feet - Subject to Fire Department approval
- Comply with comments from the Building/Fire Departments at the plan review stage.
- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.

• **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION:**

1. The needed fire flow noted above shall be provided from a minimum of 3 hydrants and shall be spaced apart on average 450 feet from the proposed project. Fire flow may be reduced upon construction of a four-hour wall, without openings, as per the adopted fire code. Construction of the area separation wall(s) is subject to review by the Fire Department.
2. Approved access road(s) and hydrant(s) shall be provided once wood framing is available at site or provide an alternate means of water suppression subject to the approval of the Fire Department. Obtain permit and pay applicable fees prior to the installation. Contact the San Jose Fire Department's Fire Protection Systems Section at (408) 277-8756.
3. All Fire Department access roads, water mains, and fire hydrants shall be installed and operational during construction in accordance with Article 87 of the Fire Code and all other applicable standards.
4. All buildings under construction, three or more stories in height, shall have at least one standpipe for use during construction. Such standpipe shall be provided with fire department hose connections. Location(s) and numbers of standpipe(s) shall be reviewed and approved by the Fire Department.
5. All fire department connections shall be located within 100 feet from a standard public fire hydrant. All alternate means of protections shall be reviewed by the Fire Department. The public fire hydrant(s) shall be located on the same frontage as all fire service connections.
6. All buildings exceeding 6,200 square feet shall be provided with an approved automatic fire extinguishing system(s) as per the adopted San Jose Municipal Code. All alternate means of protection shall be reviewed by the Fire Department.
7. Buildings shall be provided with automatic fire extinguishing systems. Systems serving more than 100 sprinklers shall be supervised by an alarm monitoring station.
8. Group R, Division 1 occupancies shall be provided with a manual and automatic fire alarm system in apartment houses three or more stories in height or containing 16 or more dwelling units, in hotels three or more stories in height or containing 20 or more guest rooms, and in congregate residences three or more stories in height or having an occupant load of 20 or more.

- **THE FOLLOWING CORRECTIONS SHALL APPLY TO THE SUBJECT APPLICATION: (Continued)**

9. In accordance with Article 902.2 of the Uniform Fire Code, exterior access shall be made available on all sides. This provision also applies to attached residences. As a result of zero lot lines between units, mitigation is required by the Fire Department. A variance application shall be reviewed by the Fire Department for approval prior to obtaining permits.
10. Every sleeping room below the fourth story shall have at least one operable window or door approved for emergency escape or rescue that shall open directly into a public street, public alley, yard, or exit court. Such windows or doors shall be in accordance with the adopted Building Code.

- **THE FOLLOWING GENERAL REQUIREMENTS ARE APPLICABLE TO THE SUBJECT APPLICATION:**

- Facilities for emergency vehicle access:
  - A. Roads and/or driveways shall have a minimum clear width of 20 feet. Uniform Fire Code, Section 902.2.2.
  - B. Minimum turning radius shall be 30 feet inside and 50 feet outside.
  - C. A bulb or hammerhead turn-around shall be provided at the end of all dead-end driveways over 150 feet in length. NOTE: The private street at the west side of the project does not comply with this requirement.
  - D. Minimum Vertical clearance shall be 14 feet.
  - E. Fire lanes shall be suitably marked with standard signs, painted curbs, and/or other markers as approved or authorized for use by the Chief. Fire lane markings shall be indicated on plans submitted through the building permit process for review and approval by the Fire Department.
- Public (off-site) and private (on-site) fire hydrants shall be provided. All hydrants must meet the specifications for the City of San Jose's Fire Department. For hydrant locations please contact the San Jose Fire Department's Fire Protection Engineering Division at (408) 277-5357.
- All existing and new fire hydrants shall be at least 10 feet from all driveways.
- All structures shall be located wholly within 450 feet (road distance) of an accessible standard street hydrant.

- All dead-end streets or roads shall have a hydrant within 175 feet from the most remote end of the rear lot as per the Uniform Fire Code.
- A lighted directory showing addresses of all buildings shall be provided at the main entrance to the site.
- Street numbers shall be visible day and night from the nearest street, either by means of illumination or by the use of reflective materials.
- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.



BY: Nadia Naum-Stoian, FPE  
Bureau of Fire Prevention  
San Jose Fire Department

Fire Site Memo to Planning Application

**RECEIVED**  
AUG 19 2004

*Memorandum*

CITY OF SAN JOSE  
PLANNING DEPARTMENT  
**ENVIRONMENTAL SERVICES DEPARTMENT (ESD)**

**TO:** Michael Mena  
Department of Planning,  
Building, & Code Enforcement

**FROM:** Geoff Blair  
Environmental Services Department

**SUBJECT:** Response to Development  
Application

**DATE:** Staff Review Agenda  
August 19, 2004

**APPROVED:** *Geoff Blair* **DATE:** *8-19-04*

<b>PLANNING NO. :</b>	PDC04-069
<b>LOCATION:</b>	1120 Campbell Avenue. Northeast corner of Newhall Street and Campbell Avenue.
<b>DESCRIPTION:</b>	Planned Development Rezoning from HI Heavy Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 220 attached single-family residences on a 10.1 gross acre site.
<b>APN:</b>	23014031

ESD received the subject project and is submitting the following conditions and comments. Questions regarding these comments may be directed to the program contact given or to me at (408) 382-8842.

Municipal Environmental Compliance (MEC)	San Jose/ Santa Clara Water Pollution Control Plant (Plant)	Source Control	South Bay Water Recycling (SBWR)	Water Efficiency	Integrated Waste Management (IWM)	Green Building
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**South Bay Water Recycling (SBWR)**

***Landscape Irrigation***

The proposed development has been identified as a potential future recycled water customer and is required to comply with Chapters 15.10 and 15.11 of the San Jose Municipal Code. The Code states that all new and rehabilitated landscaping for projects requiring a development permit from the City, and containing over 10,000 ft<sup>2</sup> of landscaped area, must design and construct their irrigation system to receive recycled water. The proposed development should connect their irrigation system to potable water until recycled water becomes available to the site.

The design and construction of the irrigation system must conform to SBWR Rules and Regulations and must be submitted to and approved by SBWR. Standard Details, Specifications and Notes are available to assist with the design and are available by calling (408) 277-4036. Questions regarding recycled water use or the approval process should be directed to SBWR staff at the above number.

## Integrated Waste Management (IWM)

### *Single Family Residential*

1. Collection vehicle access (vertical clearance, street width and turnaround space) and street parking are common issues pertaining to new developments. All residential projects must be designed<sup>1</sup> such that they will accommodate garbage and recycling collection vehicles and program setout guidelines. A review of the plans indicate potential access problems. The westernmost private driveway lacks a turnaround. For questions regarding garbage and recycling collection issues, contact the Recycle Plus Program at (408) 277-5533.
2. It is recommended that scrap construction and demolition debris be recycled instead of disposing of it in a landfill. An infrastructure exists within San Jose to accommodate such recycling efforts. Integrated Waste Management staff can provide assistance on how to recycle construction and demolition debris from the project, including information on where to conveniently recycle the material. For further information, contact the Commercial Solid Waste Program at (408) 277-5533.

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<sup>1</sup> In accordance with the San Jose Residential Design Guidelines

**Mena, Michael**

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**From:** JAMES MAYER [mayertenn@sbcglobal.net]  
**Sent:** Saturday, February 26, 2005 2:49 PM  
**To:** michael.mena@sanjoseca.gov  
**Subject:** Pdc04-069 Campbell Ave. Polte Project

Dear Mike:

I'm Jim Mayer a property owner on Campbell Ave. I attended the meeting 2/24/05 regarding the Pulte project of 240 residential homes and the other project of 104 homes. I expressed some of my concern regarding the projects.

One the safety issue of emergency vehicles effectively operating in narrow streets and poor access. The San Jose residents in that area were concerned with the traffic coming for Santa Clara. The City Council responded by having barriers put in place to stop all traffic coming from Santa Clara. The buildings that were impacting the Street in Santa Clara were torn down.

Santa Clara University is building a baseball stadium at the corner of Campbell Ave. and El Camino. Sabrato builders are planning a 300 unit residential complex next to the Stadium.

With all the new complexes planned and one way out on Campbell Ave. we are effectively building an horrendous traffic jam in Santa Clara.

I would appreciate your view point, maybe I'm not seeing the big picture of the development possibly other alternatives are planned for the residents to exit from.

Jim Mayer 1143 Alice Drive. Santa Clara, Ca. 95050 408-243-9768 or email mayertenn@sbcglobal.net