

8-14-07
11.1(d)

<p>CITY OF SAN JOSÉ, CALIFORNIA Department of Planning, Building and Code Enforcement 200 East Santa Clara Street San José, California 95113</p> <p style="text-align: center;">STAFF REPORT</p>	Hearing Date/Agenda Number CC 8-14-07
	File Number C07-028
	Application Type Conforming Conventional Rezoning
	Council District 4
	Planning Area Alviso
	Assessor's Parcel Number(s) 015-30-103
PROJECT DESCRIPTION	Completed by: Suparna Saha
Location: West side of Fortran Drive, approximately 850 feet southerly of Nortech Parkway (4415 Fortran Drive)	
Gross Acreage: 4.4	Net Acreage: 4.4 Net Density: N/A
Existing Zoning: A(PD) Planned Development	Existing Use: Vacant Industrial Park Building
Proposed Zoning: IP- Industrial Park	Proposed Use: Industrial Park building
GENERAL PLAN	
Land Use/Transportation Diagram Designation Industrial Park with Mixed Industrial Overlay	Project Conformance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Analysis and Recommendations
SURROUNDING LAND USES AND ZONING	
North: Industrial Park	A(PD) Planned Development Zoning District
East: Industrial Park	A(PD) Planned Development Zoning District
South: Industrial Park	A(PD) Planned Development Zoning District
West: Industrial Park	A(PD) Planned Development Zoning District
ENVIRONMENTAL STATUS	
<input checked="" type="checkbox"/> Environmental Impact Report (GP2020 EIR certified 8-16-94) <input type="checkbox"/> Negative Declaration circulated on <input type="checkbox"/> Negative Declaration adopted on	<input type="checkbox"/> Exempt <input type="checkbox"/> Environmental Review Incomplete
FILE HISTORY	
Annexation Title: Alviso Consolidation	Date: March 12, 1968
PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION	
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Approval with Conditions <input type="checkbox"/> Denial <input type="checkbox"/> Uphold Director's Decision	Date: 7/27/07 Approved by: <u>Afani Danielson</u> <input checked="" type="checkbox"/> Action <input type="checkbox"/> Recommendation
OWNER/APPLICANT	

Shia Association of Bay Area (SABA)
43003 Scofield Court,
Fremont, CA 94539
Attn: Akber Kazmi (Trustee)

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: Suparna Saha

Department of Public Works

See attached memorandum

Other Departments and Agencies

See attached memorandum

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The property owners, Shia Association of Bay Area (SABA), are requesting a conforming rezoning of the subject 4.4 gross-acre site from the A (PD) Planned Development Zoning District to the IP-Industrial Park Zoning District to allow industrial park uses. The site is currently developed with an industrial park building that was constructed under the current Planned Development Zoning (File PDC82-031) approved in 1982.

That zoning does not allow church or religious assembly uses. The applicant has indicated a desire to convert a portion of the existing industrial park building to a church/religious assembly use and the remaining space to use under the IP-Industrial Park uses. In order to convert the existing building community/religious assembly use, for up to 300 people, the applicant has also filed a Conditional Use Permit (File CP 06-063).

GENERAL PLAN CONFORMANCE

The site is designated Industrial Park with a Mixed Industrial Overlay on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed IP-Industrial Park Zoning District allows industrial park uses consistent with the Industrial Park with a Mixed Industrial Overlay land use designation.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a final EIR entitled EIR, "San Jose 2020 general Plan EIR." On August 16, 1994, the City Council adopted Resolution Number 65459 making findings for adopted of the San Jose 2020 General Plan.

The City of San Jose may take action on the proposed project as being within the scope of the General Plan and uses of the Program EIR in that (1) the Final EIR is a Program EIR pursuant to CEQA and CEQA Guidelines Section 15168, (2) it is determined that no new significant impacts will occur from this proposed project, and (3) no new mitigation measures would be required beyond those contained in the General Plan and Final EIR pursuant to CEQA Guidelines 15162.

ANALYSIS

The proposed IP- Industrial Park Zoning District will allow industrial park uses consistent with the Zoning Code and the existing neighborhood. The proposed rezoning to the IP-Industrial Park Zoning will bring the zoning into conformance with the General Plan and will facilitate implementation of re-development that is consistent with the General Plan Land Use/Transportation Diagram and compatible with surrounding uses.

The appropriateness of the proposed religious assembly uses will be analyzed specifically as part of the review of the pending Conditional Use Permit. Areas designated with the Mixed Industrial Overlay have been identified as being potentially suitable for non-industrial uses, including religious assembly.

PUBLIC OUTREACH

A notice of the public hearing was published, posted on the City's web site and distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the proposal with members of the public.

COORDINATION

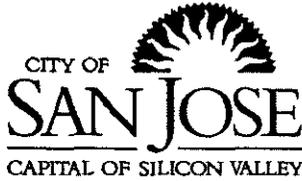
This project was coordinated with the Department of Public Works, Fire Department, Building Division, Environmental Services Department and the City Attorney.

RECOMMENDATION

Planning staff recommends approval of the proposed zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan Land Use/Transportation Diagram designation of Industrial Park with a Mixed Industrial Overlay.
2. The proposed rezoning will facilitate the re-development of this site with a use that is consistent with the General Plan and compatible with the surrounding uses.

cc: Akber Kazmi, 43003 Scofield Court, Fremont, CA 94539
Eugene H. Sim, 111 Sutter Street, Suite # 100, San Francisco CA 94104



USE OF A PROGRAM EIR
SAN JOSE 2020 GENERAL PLAN FINAL EIR

Pursuant to Section 15168 of the CEQA Guidelines, the City of San Jose has determined that the project described below is pursuant to or in furtherance of the Final Environmental Impact Report (EIR) for the San Jose 2020 General Plan and does not involve new significant effects beyond those analyzed in this Final EIR.

PROJECT DESCRIPTION AND LOCATION

C07-028. Conventional Rezoning from the A(PD) Planned Development District to IP-Industrial Park Zoning District on a 4.4 gross acre site located on the west side of Fotran Drive, approximately 850 feet southerly of Nortech Parkway (4415 Fortran Drive).

Council District: 4

County Assessor's Parcel Numbers 015-30-103

The environmental impacts of this project were addressed by a Final EIR entitled, "San Jose 2020 General Plan," and findings were adopted by City Council Resolution No. 65459 on August 16, 1994. The Program EIR was prepared for the comprehensive update and revision of all elements of the City of San Jose General Plan, including an extension of the planning timeframe to the year 2020. The following impacts were reviewed and found to be adequately considered by the EIR:

- Traffic and Circulation
Cultural Resources
Urban Services
Energy
Open Space
Vegetation and Wildlife
Soils and Geology
Hazardous Materials
Air Quality
Facilities and Services
Schools
Noise
Land Use
Aesthetics
Water Quality/Resources
Drainage and Flooding

The City of San Jose may take action on the proposed project as being within the scope of the General Plan and uses of the Program EIR in that (1) the Final EIR is a Program EIR pursuant to CEQA and CEQA Guidelines Section 15168, (2) it is determined that no new significant impacts will occur from this proposed project, and no new mitigation measures would be required beyond those contained in the General Plan and Final EIR pursuant to CEQA Guidelines 15162.

Suparna Saha
Project Manager

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Date: July 27, 2007

AK: Davidson
Deputy

NOTES

1. THE AREA WITHIN THE DISTINCTIVE BORDER LINE IS 18.908 ACRES.
2. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. SEE SHEET 3 OF 3 FOR BUILDING ENVELOPE ANNOTATION.

BASE OF BEARINGS

THE BEARING NO. 700°00' OF THE CENTERLINE OF FORTTRAN DRIVE AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 523 OF MAPS AT PAGE 15, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS FOR THIS MAP.

REFERENCES

- ① 6762 O.R. 218
- ② 4628 O.R. 1719
- ③ 1578 O.R. 2028
- ④ 523 M 15
- ⑤ 335 M 52
- ⑥ RS 445 M 31-32
- ⑦ RS 753 M 18-23

LEGEND

- DISTINCTIVE BORDER LINE
- LOT LINE
- CENTER LINE
- EASEMENT LINE
- BUILDING ENVELOPE
- NON-ACCESS
- INDICATES RECORD DATA
- FOUND STREET MONUMENT AS NOTED
- SET 3/4" IRON PIPE OR OTHER PERMANENT MONUMENT AS INDICATED, TAG L.S. 6314
- EASEMENT
- EGRESS/ACCESS EASEMENT
- WGRESS AND EGRESS EASEMENT
- PRIVATE STORM DRAINAGE EASEMENT
- PUBLIC SERVICE EASEMENT
- RADIAL
- FOUND
- CENTERLINE

PARCEL MAP

CONSISTING OF 3 SHEETS

BEING A PORTION OF THE 31.74 ACRE TRACT OF LAND DESCRIBED IN THE DEED DATED MAY 5, 1932, RECORDED MAY 8, 1936 IN BOOK 834 OFFICIAL RECORDS, PAGE 18, SANTA CLARA COUNTY RECORDS, AND LYING WITHIN THE CITY OF

SAN JOSE
SANTA CLARA COUNTY, CALIFORNIA

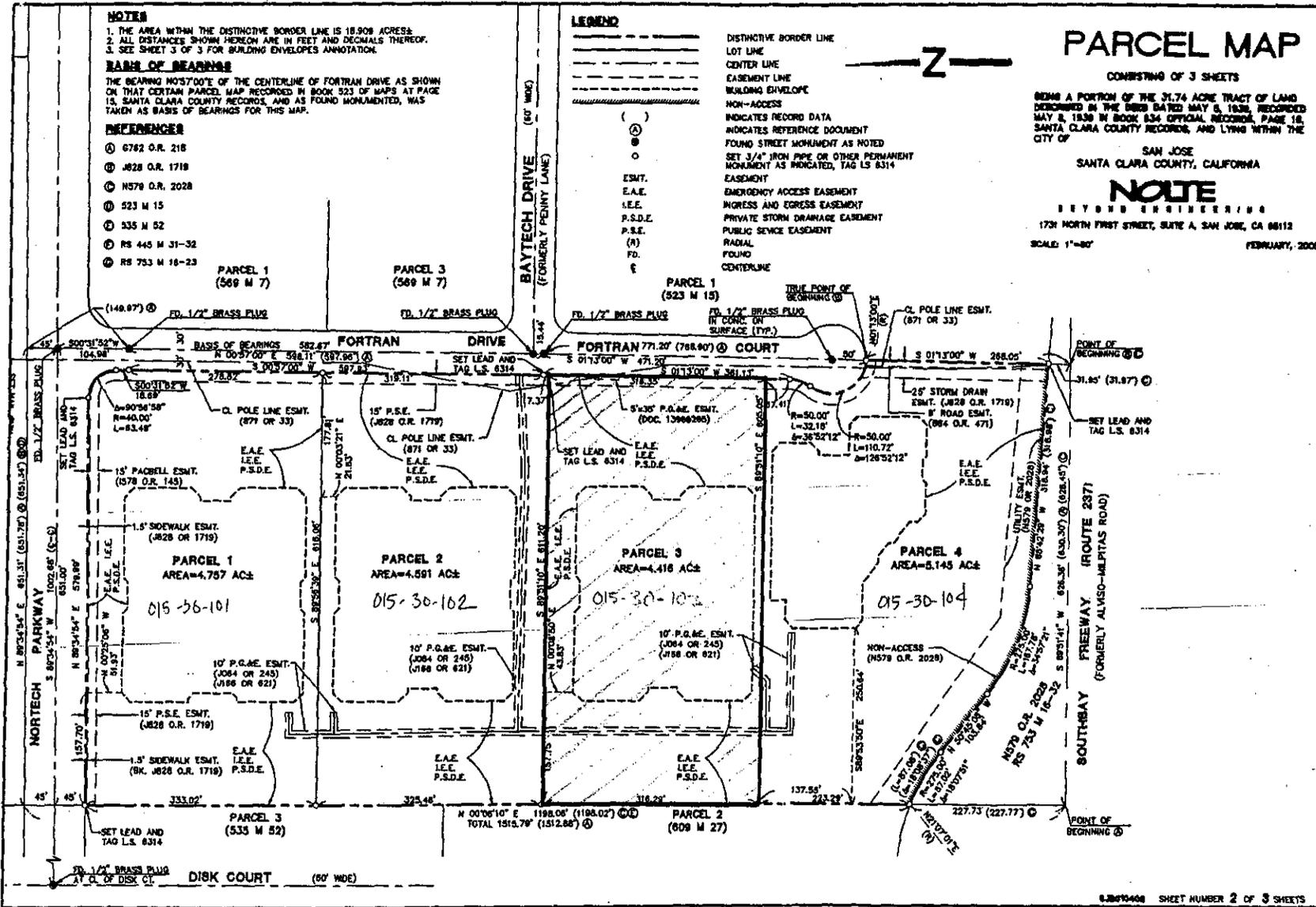
NOTE

BEYOND ENGINEERING

1734 NORTH FIRST STREET, SUITE A, SAN JOSE, CA 95112

SCALE: 1"=80'

FEBRUARY, 2008



PARCEL MAP

CONSISTING OF 3 SHEETS

BEING A PORTION OF THE 31.74 ACRE TRACT OF LAND
DESCRIBED IN THE DEED DATED MAY 5, 1936, RECORDED
MAY 8, 1936 IN BOOK 834 OFFICIAL RECORDS, PAGE 16,
SANTA CLARA COUNTY RECORDS, AND LYING WITHIN THE
CITY OF

SAN JOSE
SANTA CLARA COUNTY, CALIFORNIA

NOTE
BEYOND ENGINEERING
1731 NORTH FIRST STREET, SUITE A, SAN JOSE, CA 95112

FEBRUARY, 2005

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT,
TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE
SUBDIVISION SHOWN ON THE MAP; THAT WE ARE THE ONLY PERSONS
WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID REAL
PROPERTY; THAT WE HEREBY CONSENT TO THE MAKING OF SAID MAP AND
SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE ALSO HEREBY DEDICATE TO PUBLIC USE EASEMENTS FOR EMERGENCY
ACCESS PURPOSES ON OR OVER THOSE CERTAIN PORTIONS OF LAND
DESIGNATED AND DELINEATED AS "EAC" (EMERGENCY ACCESS EASEMENT).

WE ALSO HEREBY RESERVE FOR THE OWNERS OF PARCELS ONE, TWO,
THREE AND FOUR, THEIR LICENSEES, VISITORS, AND TENANTS RECIPROCAL
RIGHTS OF INGRESS AND EGRESS UPON AND OVER THOSE CERTAIN
PORTIONS OF LAND DESIGNATED AND DELINEATED AS "EE" (INGRESS AND
EGRESS EASEMENT).

THERE IS ALSO SHOWN ON THE HERON MAP, EASEMENTS FOR STORM
DRAINAGE PURPOSES, DESIGNATED AND DELINEATED AS "PSDC" (PRIVATE
STORM DRAINAGE EASEMENT) FOR THE INSTALLATION AND MAINTENANCE OF
PRIVATE STORM DRAINAGE FACILITIES. THESE EASEMENTS ARE TO BE KEPT
OPEN AND FREE FROM BUILDINGS AND STRUCTURES OF ANY KIND, EXCEPT
IRRIGATION SYSTEMS AND APPURTENANCES THERETO, LAWFUL FENCES AND
ALL LAWFUL UNSUPPORTED ROOF OVERHANGS, THE MAINTENANCE, REPAIR,
AND/OR REPLACEMENT OR PRIVATE STORM DRAINAGE FACILITIES SHALL BE
THE SOLE RESPONSIBILITY OF THE LOT OWNERS BENEFITED, AS DETERMINED
BY THE APPROPRIATE COVENANTS, CONDITIONS, AND RESTRICTIONS. SAID
EASEMENT IS NOT OFFERED, NOR IS IT ACCEPTED FOR DEDICATION BY THE
CITY OF SAN JOSE.

AS OWNER: CARLYLE FORTNAY TRUST,
A MARYLAND REAL ESTATE INVESTMENT TRUST

BY: Gary E. Wade
GARY E. WADE, VICE PRESIDENT AND SECRETARY

AS TRUSTEE: CHICAGO TITLE INSURANCE COMPANY
TRUSTEE UNDER DEED OF TRUST RECORDED
SEPTEMBER 28, 1999 AS DOCUMENT NO. 149097795

BY: Robert B. Kirk
Robert B. Kirk, Assistant Vice Pres.

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Santa Clara

ON 2/16, 2005, BEFORE ME, THE UNDERSIGNED A NOTARY
PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Robert B. Kirk
Robert B. Kirk
PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE
PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: Sarah Whitman
NOTARY'S SIGNATURE: Sarah Whitman
PRINTED NOTARY'S NAME: Sarah Whitman
NOTARY'S PRINCIPAL PLACE OF BUSINESS: Chicago Title Company, 1536598
EXPIRATION OF NOTARY'S COMMISSION: 12-19-08

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HERON PARCEL MAP; THAT
THE SUBDIVISION AS SHOWN HERON IS SUBSTANTIALLY THE SAME AS IT
APPEARED ON THE TENTATIVE MAP, IF ANY, AND ANY APPROVED
ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP
ACT, AS AMENDED, AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE
TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN
COMPLIED WITH.

DATE: 5-23-05
Tina Borden
TINA BORDEN, R.C.E. 45512
CITY OF SAN JOSE, CALIFORNIA
EXPIRATION DATE: 12-31-08



STATEMENT OF ACCEPTANCE

I HEREBY ACCEPT FOR THE CITY OF SAN JOSE THE DEDICATION OF ALL
STREETS AND PORTIONS THEREOF AND ALL EASEMENTS OFFERED FOR
DEDICATION AS SHOWN ON SAID MAP WITHIN THE DISTINCTIVE BORDER LINE.

DATE: 5-23-05
Tina Borden
TINA BORDEN, R.C.E. 45512
CITY OF SAN JOSE, CALIFORNIA
EXPIRATION DATE: 12-31-08

CITY LAND SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE HERON PARCEL MAP AND I
AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATE: 5-23-05
Barry E. No
BARRY E. NO, L.S. 7713
CITY OF SAN JOSE, CALIFORNIA
EXPIRATION DATE: 12-31-08



SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED
UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE
SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF
CARLYLE FORTNAY TRUST A MARYLAND REAL ESTATE INVESTMENT TRUST
ON SEPTEMBER 13, 2004. I HEREBY STATE THAT THIS PARCEL MAP
SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY
APPROVED TENTATIVE MAP, IF ANY, THAT THE SURVEY IS TRUE AND
COMPLETE AS SHOWN; THAT ALL MONUMENTS ARE OF THE CHARACTER AND
OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE
ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 1-15-05
Douglas L. Aylsworth
DOUGLAS L. AYLSWORTH
L.S. NO. 8314
EXPIRATION DATE: 12-31-08



ACKNOWLEDGEMENT

STATE OF Delaware
COUNTY OF _____

ON March 11, 2005, BEFORE ME, THE UNDERSIGNED A NOTARY
PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED John C. Bunch

PERSONALLY KNOW TO ME (OR PROVED TO ME ON THE BASIS OF
SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE
PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

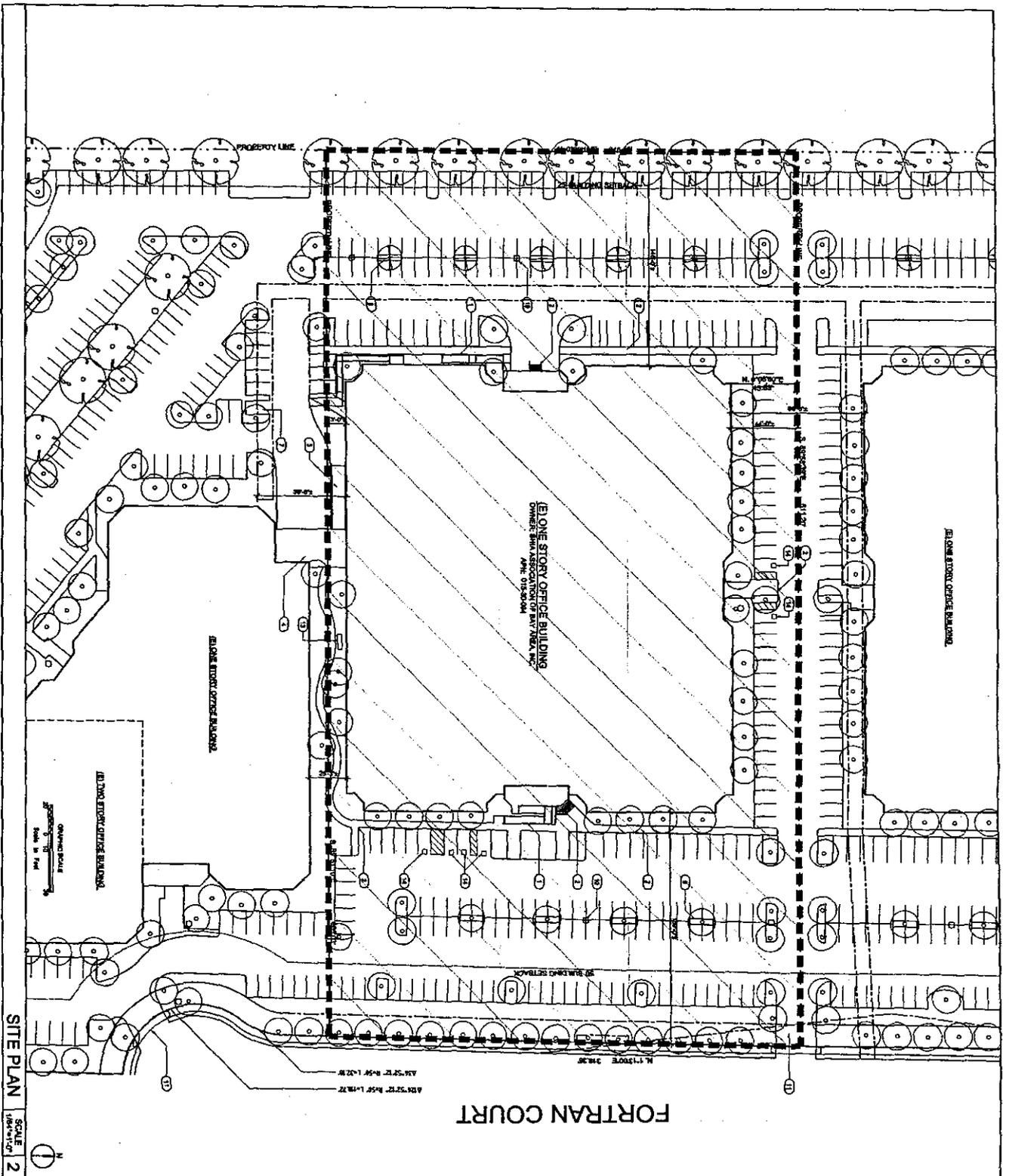
WITNESS MY HAND: Clyde S. Curl
NOTARY'S SIGNATURE: Clyde S. Curl
PRINTED NOTARY'S NAME: Clyde S. Curl
NOTARY'S PRINCIPAL PLACE OF BUSINESS: The Carlyle Group - 1000 P St NW, Washington DC 20004
EXPIRATION OF NOTARY'S COMMISSION: 4-14-2006

BY: _____

RECORDER'S STATEMENT

FILE NO. 15382595 FEE \$ 12.00 PAID, ACCEPTED FOR
RECORD AND FILED IN BOOK 181 OF MAPS AT PAGES 1-3
AND _____ SANTA CLARA COUNTY RECORDS, THIS 23 DAY OF May,
2005, AT 2:22 P.M. AT THE REQUEST OF NOTE ASSOCIATES, INC.

BRENDA DAVIS, COUNTY RECORDER
SANTA CLARA COUNTY, CALIFORNIA
BY: Brenda Davis
DEPUTY



SHEET NOTES

- 1. SITE PLAN SUBJECT OF REZONING APPLICATION PREPARED BY ARCHITECTURE PARTNERS ARCHITECTS AND PLANNERS INC. SAN JOSE, CA
- 2. TOTAL LOT AREA: 9.4 ACRES
- 3. TOTAL LOT COVERAGE: 7.1% (15,118 SQ. FT.)
- 4. TOTAL LOT COVERABLE: 7.1% (15,118 SQ. FT.)
- 5. SITE SUBJECT PREPARED BY ARCHITECTURE PARTNERS ARCHITECTS AND PLANNERS INC. SAN JOSE, CA

LEGEND

- E. ONE STORY OFFICE BUILDING
- E. ONE STORY OFFICE BUILDING
- ACCESSIBLE PATH OF TRAVEL

KEY NOTES

- 01 ACCESSIBLE PARKING
- 02 CONCRETE SLAB
- 03 HOT LASH
- 04 CONCRETE DOOR
- 05 CONCRETE DOOR
- 06 CONCRETE DOOR
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RE-ZONING
4415 FORTRAN DRIVE
SAN JOSE, CA

SIM
ARCHITECTS

Architecture Partners
111 South 8th Street
San Jose, CA 95128
(408) 281-1111

A1.1

DATE: 10/1/10

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

PROJECT: 4415 FORTRAN DRIVE

CLIENT: SIM ARCHITECTS

DESIGNER: SIM ARCHITECTS

DATE: 10/1/10

DATE: 10/1/10

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

PROJECT: 4415 FORTRAN DRIVE

CLIENT: SIM ARCHITECTS

DESIGNER: SIM ARCHITECTS

DATE: 10/1/10

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE , COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

Parcel 3, as shown on that certain Parcel Map filed for record on May 25, 2005 in Book 787 of Maps, at Pages 1 through 3, Santa Clara County Records.

PARCEL TWO:

Easements for ingress and egress and private storm drainage, over, under, through and upon that certain area shown as "I.E.E.", and P.S.D.E." on that certain Parcel Map filed for record on May 25, 2005 in Book 787 of Maps, at Pages 1 through 3, Santa Clara County Records.

APN: 015-30-094



Memorandum

TO: Suparna Saha
Planning and Building

FROM: Michael Liw
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 05/24/07

PLANNING NO.: C07-028
DESCRIPTION: Conventional Rezoning from the A(PD) Zoning District to the IP Industrial Park Zoning District on a 4.4 gross acres site
LOCATION: West side of Fortran Dr, approximately 850 ft southerly of Nortech Parkway
P.W. NUMBER: 3-05536

Public Works received the subject project on 05/07/07. We have no comments or requirements.

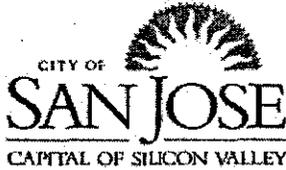
Please contact the Project Engineer, Mirabel Aguilar, at (408) 535-6822 if you have any questions.

Michael Liw
Senior Civil Engineer
Transportation and Development Services Division

ML:ma:gj
6000_14147508004.DOC

RECEIVED

JUN - 5 2007



CITY OF SAN JOSE
DEVELOPMENT SERVICES

Memorandum

ENVIRONMENTAL SERVICES (ESD)

TO: Suparna Saha
Department of Planning,
Building, & Code Enforcement

FROM: Matt Krupp
Environmental Services

SUBJECT: Response to Development
Application

DATE: Staff Review Agenda
May 17, 2007

APPROVED: *[Signature]*

DATE: 6/1/07

PLANNING NO. :	C07-028
LOCATION:	West side of Fortran Dr, approximately 850 ft southerly of Nortech Pw
DESCRIPTION:	Conventional Rezoning from the A(PD) Zoning District to the IP Industrial Park Zoning District on a 4.4 gross acres site
APN:	01530103

ESD received the subject project and is submitting the following additional conditions and comments. Questions regarding these comments may be directed to the program contact given or to me at (408) 975-2578.

Source Control

Commercial

The proposed development must conform to the City of San Jose (City) industrial waste discharge regulations¹. Any non-domestic wastewater discharge into the sanitary sewer system will require Source Control staff to review and approve the final plans. An Industrial Wastewater Discharge Permit may also be required. Implementation of Best Management Practices (BMPs) adopted by the City for specific commercial groups may also be required.

The inclusion of any of the following commercial uses requires Source Control staff to review and approve the final plans:

¹ In accordance with the San Jose Municipal Code, Chapter 15.14 - Industrial Waste Discharge Regulations

- Restaurant
- Dry Cleaner
- Laundry
- Photoprocessor
- Analytical Lab
- Dentist
- Medical Clinic
- x-ray Clinic
- Pathological Lab

Contact Source Control staff at (408) 945-3000, if you have questions.

Restaurants

The proposed facility must conform to the City of San Jose (City) industrial waste discharge regulations². Any non-domestic wastewater discharge into the sanitary sewer system will require Source Control staff to review and approve the final plans. Such review will include sizing of grease traps and interceptors.

Contact Environmental Engineering staff at (408) 945-3000, if you have questions.

² In accordance with the San Jose Municipal Code, Chapter 15.14 - Industrial Waste Discharge Regulations