



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: August 25, 2005

COUNCIL DISTRICT: 9
SNI: None.

SUBJECT: PDC05-038. PLANNED DEVELOPMENT REZONING FROM R-M MULTIPLE RESIDENCE TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW 5 SINGLE-FAMILY ATTACHED RESIDENCES LOCATED ON THE SOUTH SIDE OF CURTNER AVENUE, 250 FEET WESTERLY OF JOSEPH AVENUE

RECOMMENDATION

The Planning Commission voted 4-2-1 (Commissioners Levy and Zito opposed, Commissioner Platten absent) to recommend that the City Council approve the proposed rezoning with the conditions recommended by staff.

BACKGROUND

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning.

Sal Caruso, representing the applicant, made a brief presentation of the proposed project. The applicant was asked by Commissioner James to explain what about his project was exemplary to justify the use of the General Plan "Two-Acre Rule" which allows the project to be developed at a different residential density (in this case lower density) than what is specified in the General Plan. (High Density Residential 25-50 dwelling units per acre). The applicant indicated that the project functions as an excellent transition between the higher density area to the west and the predominantly single-family area to the east. The Deputy Director of Planning, Joseph Horwedel questioned the appropriateness of the High Density Residential (25-50 du/ac) designation on the site given the predominantly small lot sizes in the area which make development at the prescribed density difficult.

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Commissioner Levy expressed concerns regarding the appropriateness of the proposed 11-foot front setback. He indicated an 11-foot setback would not be consistent with the neighborhood and suggested that the front setback be changed to require at least 15-feet of setback. The applicant indicated that a requirement for a greater setback would threaten the liveability of the project. Planning staff acknowledged that the setback is less than setbacks in the surrounding area, but reiterated support for this type of unit as opposed to an apartment style development, given that the project needs to transition from a multi-family to a single-family area. The Commission then closed the public hearing.

Commissioner Campos made a motion to recommend approval of the proposed rezoning as recommended by staff. Commissioners Zito and Levy indicated that they supported the project with the sole exception of the proposed 11-foot front setback, and therefore, could not support the motion.

OUTCOMES

Upon approval of the project by the City Council, the subject site will be rezoned to allow for up to five single-family attached residences.

PUBLIC OUTREACH

Notice of the public hearing was mailed to all owners and occupants within 500 feet of the subject site, and the dates of the public hearings have been noticed in a local newspaper. Planning staff has been available to discuss the proposal with members of the public. Additionally, prior to the Planning Commission public hearing, an electronic version of the staff report was made available online, accessible from the Planning Commission agenda, on the Planning Divisions' website.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department, Redevelopment Agency, and the City Attorney.

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CEQA

The Director of Planning, Building and Code Enforcement found the proposed project to be exempt from environmental review under Section 15203(b) of the CEQA Guidelines, which exempts "New Construction or Conversion of Small Structures". The project qualifies for exemption because it is a multi-family attached residential structures in urbanized areas, not more than six units.


 STEPHEN M. HAASE
Secretary, Planning Commission

cc: P.J. Golkar, 502 Neptune Drive, Redwood City, CA 94065.
Kaveh Amirdelpan, 2418 30th Street, Santa Monica, CA 90405.



CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 08-24-05 Item No. 40
C.C. 09-13-05 Item No.

File Number
PDC05-038

Application Type
Planned Development Rezoning

Council District
9

Planning Area
Willow Glen

Assessor's Parcel Number(s)
414-05-053

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Rich Buikema

Location: Southside of Curtner, approximately 250 feet westerly of Joseph Avenue (481 CURTNER AVE.)

Gross Acreage: 0.29

Net Acreage: 0.29

Net Density: 17.24 DU/AC

Existing Zoning: RM Multiple Residence

Existing Use: Single-family Residence

Proposed Zoning: A (PD) Planned Development

Proposed Use: 5 Single-family attached residential units

GENERAL PLAN: High Density Residential (25-50 DU/AC)

Land Use/Transportation Diagram Designation
High Density Residential (25-50 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

North: Single-family Residence

A(PD) Planned Development

East: Multi-Family Residential

R-M Multiple Residence District

South: Multi-Family Residential

R-M Multiple Residence District

West: Single-Family Residences

Unincorporated (County)

ENVIRONMENTAL STATUS

Environmental Impact Report found complete February 1, 2000

Exempt

Negative Declaration circulated on

Environmental Review Incomplete

Negative Declaration adopted on

FILE HISTORY

Annexation Title: Camden No. 3_A

Date: March 8, 1957

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

- Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: 8-11-05

Approved by *Jean Hamill*
 Action
 Recommendation

OWNER	DEVELOPER
P. J. Golkar 502 Neptune Drive Redwood City, CA 94065	Kaveh Amirdelpan 2418 30 th Street Santa Monica, CA 90405
PUBLIC AGENCY COMMENTS RECEIVED	Completed by: RB
Department of Public Works	
See attached memorandum	
Other Departments and Agencies	
See attachments	
GENERAL CORRESPONDENCE	
None	
ANALYSIS AND RECOMMENDATIONS	

BACKGROUND

The applicant is proposing a rezoning from RM Multiple Residence district to A(PD) Planned Development district to allow up to 5 single-family attached units on a 12,650 square foot parcel. The subject site is located on the south side of Curtner Avenue approximately 200 feet westerly of Joseph Avenue. The site is bordered by apartments to the east, single-family residential to the west and apartments to the south. A 12-unit single-family residential development is on the north side of Curtner Avenue opposite this site which was approved in August 2000.

The site is on the westerly border of the annexed territory of the City of San Jose. Parcels to the west are in an unincorporated section of Santa Clara County. It is also on the border of an area developed with multi-family apartments (RM Multiple Residence Zoning w/ High Density Residential (25-50 DU/AC General Plan designation) to the east and a predominantly single family residential area (Unincorporated w/ Medium Low Density Residential General Plan).

The project site is currently developed with a one-story single-family detached residence which was evaluated and determined to not be of historic value. The existing house along with accessory structures are proposed to be demolished. The site is rectangular in shape and is generally flat.

Project Description

The project proposes to rezone the 0.29-acre site to A(PD) Planned Development to allow for the development of 5 single-family attached townhomes, at a density of approximately 17 dwelling units per acre. The project consists of two-story townhouses within two buildings with unit size ranging from 924 to 1792 square feet. Each unit will also have an outdoor patio area at the rear and side of the unit. The project would provide a total of 12 off-street parking spaces. The project also includes landscaping throughout the project site. The project includes dedication and construction of improvements at the front of the site to allow for the widening of Curtner

Avenue to its ultimate width. It was determined that slightly less dedication is needed than was required of the previous projects to the east of the site.

ENVIRONMENTAL REVIEW

The Director of Planning, Building and Code Enforcement found the proposed project to be exempt from environmental review under Section 15203(b) of the CEQA Guidelines, which exempts "New Construction or Conversion of Small Structures". The project qualifies for exemption because it is a multi-family attached residential structures in urbanized areas, not more than six units.

In the City of San José, any building more than 50 years old is considered to be potentially of historical interest and is further evaluated accordingly. The existing single-family Shingle-Style which was built in circa 1952 was examined by Planning staff and was determined to have no historical significance and not a contributing structure for purposes of CEQA review.

GENERAL PLAN CONFORMANCE

The project proposes to develop the site at approximately 17.24 DU/AC, which is at a density lower than the site's General Plan Land/Use Transportation Diagram designation of High Density Residential (25-50 DU/AC). The General Plan's *Discretionary Alternate Use Policies*, however, allow parcels of two acres or less with a residential land use designation to be developed at a higher or lower density range if compatible with surrounding uses.

In the Discretionary Alternate Use Policy under the Two-Acre Rule, development at some infill sites that are two-acres or less may require innovative design solutions. Parcels with a residential land use designation may be developed at a higher or lower density range. The appropriate density for a given site should be determined based on compatibility with surrounding land uses. Projects developed under this policy should be of exceptional design.

In this case, staff considers the proposed density to be appropriate given that it would be difficult to design a project on this site alone at the prescribed density that would be compatible with the residential area to the west of the site. The proposed density is appropriate given the transitional nature of the site between a high-density residential area and an area of single-family detached residences. The proposed project achieves a higher density at a scale and character which is compatible with the adjoining area, therefore, a slightly lower density than what is specified in the General Plan is appropriate.

The project is also supportive of the Residential Land Use Policies of the General Plan that encourage new projects to be designed to be compatible with the scale, character, and identity of the surrounding neighborhood.

ANALYSIS

The proposed project is in substantial conformance with the intent of the development standards recommended in the *Residential Design Guidelines* (RDGs) with regard to site design, setbacks,

parking, open space, and architectural design. The layout and scale of the proposed project serves as an appropriate transition between the multi-family residential uses to the east and single-family area to the west.

Site Design

The proposed layout responds well to the opportunities posed by the rectangular lot. Notably, the project forms an attractive orientation of the units that are attached at their sides in groups of three and two. The units are oriented towards the driveway and “internalizing” the garage doors and surface parking spaces in relatively low-visibility areas of the site. The absence of garage doors and driveways on the street frontage creates a less cluttered appearance, and provides more privacy. Although residential development to the east of the site on Curtner is typified by apartment structures, the layout has been designed to ensure a smooth blending with the existing neighborhoods to the north and east. The two buildings are oriented in a “L-shaped” layout which consist of three and two units in each of the buildings. The width of the driveway is reduced to 12’ at the rear of the site to allow for more room for landscaping in front of the units.

Setbacks

The site design includes a front setback of 11 feet from Curtner Avenue. While this is less than the 35-foot setback that the Residential Design Guidelines generally recommend for minor/collector public street, the Guidelines allow a reduction for infill urbanized, higher density areas of the City. It is staff’s opinion that the proposed front setback is adequate, given the relatively high-density nature of the project and its surroundings. The proposed minimum side and rear setbacks are five feet, while the actual setbacks shown would vary from 5 to 26.5 feet in different locations based on building orientation. The proposed rear setbacks range from five to seven feet near the adjacent apartment buildings to the south. These setbacks are generally consistent with the standards in the Residential Design Guidelines.

Private Open Space

Each of the units has an enclosed semi-private open space of 380 to 497 square feet at the rear of the unit; this is slightly less than the 400-square-foot minimum the Residential Design Guidelines recommend for single-family attached units such as townhomes. In staff’s opinion the proposed private open space areas as designed meet the intent of the Residential Design Guidelines.

Parking

Parking is provided on-site at the parking standards recommended in the Residential Design Guidelines of two covered spaces per unit plus one additional off-lot parking space within 150 feet of the units. Each of the five units has a two-car garage and there are two uncovered guest parking spaces provided on site. The two guest parking spaces are set back behind a building and are not visible from Curtner. The project has a total of 12 on-site parking spaces and three off-lot spaces within 150 feet of the project. The project meets the recommended parking in the Guidelines.

Garage Frontage

The proposed project is reviewed under the "rowhouse" guidelines in the Residential Design Guidelines. The three units in "Building A" have garages more than 50 percent, of the total width of the house. The trade-off for this is the increased, enclosed second-floor living space over the garage extending to over the front face of the garage and the entry porch with a roof. Additionally, one of the garages is on the rear of the building thus distributing the garages on two facades verses one. The two units of "Building B" have tandem garages that reduce the dominance of the garage on the front elevation to less than 50 percent of the width of the house.

Architecture

This project consists of two-story units with a height of approximately 30 feet. The unit type and general style of the proposed structures are compatible with existing development in the neighborhood. As is typical for a Planned Development Rezoning, the architecture that is shown is considered "conceptual" and will undergo further review by staff at the Planned Development Permit stage. Building materials, roofing, colors, and other details will also be selected for their compatibility with the neighborhood development pattern.

PUBLIC OUTREACH

A sign containing information on the project has been in place on the property since early July. Noticing for the public hearing was mailed to the owners and tenants of all properties located within 500 feet of the project site. A notice of the rezoning was also published in the San Jose Post Record, all in accordance with the City Council's Public Outreach Policy. A copy of the staff report is posted with the Planning Commission agenda and staff has been available to answer any question on the project.

RECOMMENDATION

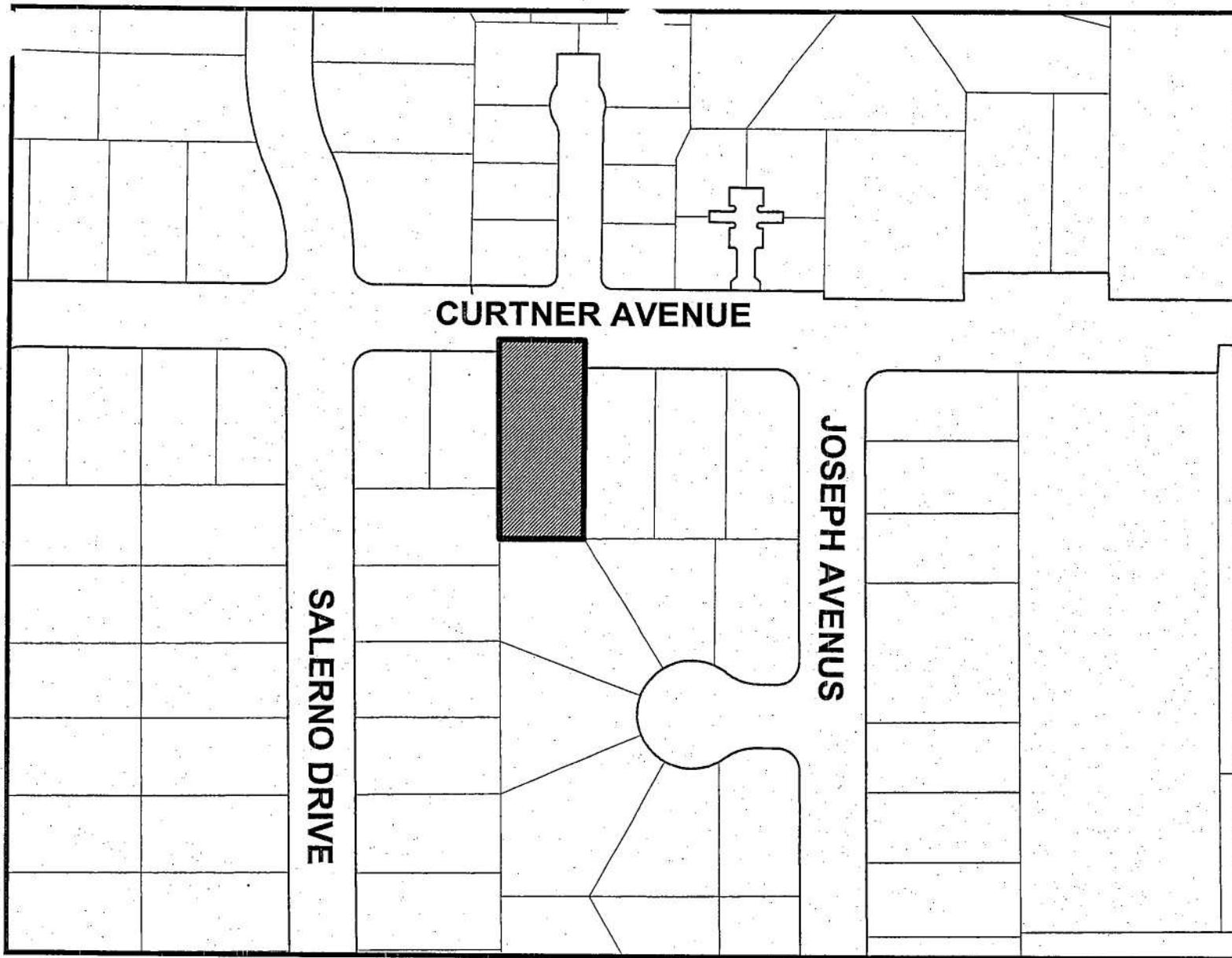
Planning staff recommends the Planning Commission forward a recommendation of approval and the City Council adopt an ordinance rezoning the subject for the following reasons:

1. The proposed project conforms to the site's General Plan Land Use/Transportation Diagram designation of High Density Residential (25-50 du/ac).
2. The proposed project conforms to the objectives of the Residential Design Guidelines.
3. The project furthers the goals and objectives of the City's in-fill housing strategies.
4. The proposed rezoning is compatible with existing and proposed uses on adjacent properties.

Attachments:

Public Works Memorandum

Fire Department Memorandum



Scale: 1"=130'

Map Created On:
04/15/2005

File No: PDC05-038

District: 09

Quad No: 113

**CITY OF SAN JOSE, CALIFORNIA
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
STATEMENT OF EXEMPTION**

FILE NO. PDC05-038

LOCATION OF PROPERTY south side of Curtner Avenue, approximately 250 feet
westerly of Joseph Avenue (482 CURTNER AV)

PROJECT DESCRIPTION Planned Development Rezoning from R-M Zoning
District to A(PD) Planned Development Zoning
District to construct 5 multi-family attached residences
on a 0.34 gross acre site

ASSESSOR'S PARCEL NUMBER 414-05-053

CERTIFICATION

Under the provisions of Section 15303(b) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to:

A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. In this the project allows up to 5 multi-family attached residential units.

Stephen M. Haase, AICP
Director, Planning, Building and Code Enforcement



Deputy

Date August 09, 2005

Project Manager: Suparna Saha



Memorandum

TO: Suparna Saha
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 07/26/05

PLANNING NO.: PDC05-038
DESCRIPTION: Planned Development Rezoning from R-M Zoning District to A(PD)
Planned Development Zoning District to construct 5 multi-family
townhouse residences on a 0.34 gross acre site
LOCATION: south side of Curtner Avenue, approximately 250 feet westerly of Joseph
Avenue
P.W. NUMBER: 3-16857

Public Works received the revised subject project plans on 7/11/05 and submits the following comments and requirements.

Project Conditions:

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

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 grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants

(sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.

4. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges.
5. **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.
6. **Undergrounding:**
 - a) The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Curtner Ave. prior to issuance of a Public Works clearance. 100 percent of the base fee in place at the time of payment will be due. (Currently, the base fee is \$224 per linear foot of frontage.)
 - b) The Director of Public Works may, at her discretion, allow the developer to perform the actual undergrounding of all off-site utility facilities fronting the project adjacent to Curtner Ave. Developer shall submit copies of executed utility agreements to Public Works prior to the issuance of a Public Works Clearance.
7. **Street Improvements:**
 - a) Applicant shall be responsible to remove and replace curb, gutter, sidewalk and AC pavement damaged during construction of the proposed project.
 - b) Remove and replace broken or uplifted curb, gutter, and sidewalk and AC pavement along project frontage.
 - c) Close unused driveway cut(s).
 - d) Proposed driveway width to be 26'.
 - e) Applicant will need to dedicate 10' of right-of-way on Curtner to achieve 30' from centerline to align the street to its ultimate width per the General Plan.
 - f) Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
 - g) 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.
8. **Complexity Surcharge (In-Fill):** This project has been identified as an in-fill project, and as such is subject to the following:
 - a) Based on established criteria, the public improvements associated with this project have been rated medium complexity. An additional surcharge of 25% will be added to the Engineering & Inspection (E&I) fee collected at the street improvement stage.

9. **Electrical:** Installation, relocation and relamping of electrolier(s) along project frontage may be required.
10. **Landscape:**
 - 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.
11. **Private Streets:**
 - a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
 - b) The plan set includes details of private infrastructure improvements. The details are shown for information only; final design shall require the approval of the Director of Public Works.
 - c) Revise plans to show profile of proposed private street.

Please contact the Project Engineer, Andrew Turner, at (408) 277-5161 if you have any questions.



Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division



Memorandum

DATE: 05/25/05

TO: Suparna Saha

FROM: Nadia Naum-Stoian

Re: Plan Review Comments

PLANNING NO: PDC05-038

DESCRIPTION: Planned Development Rezoning from R-M Zoning District to A(PD) Planned Development Zoning District to construct 5 multi-family townhouse residences on a 0.34 gross acre site

LOCATION: south side of Curtner Avenue, approximately 250 feet westerly of Joseph Avenue

ADDRESS: south side of Curtner Avenue, approximately 250 feet westerly of Joseph Avenue (482 CURTNER AV)

FOLDER #: 05 023121 ZN

The Fire Department's review was limited to verifying compliance of the project to Article 9, Appendix III-A, and Appendix III-B of the 2001 California Fire Code with City of San Jose Amendments (SJFC). **Compliance with all other applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process.**

This project is approved for access, fire flow and hydrants through Variance #05- 027718, along with hydraulic calculations from San Jose Water Co. dated 5/20/05.

Nadia Naum-Stoian
Fire Protection Engineer
Bureau of Fire Prevention
Fire Department
(408) 277-8754

DATE: 04/29/05

TO: Suparna Saha

FROM: Nadia Naum-Stoian

Re: Plan Review Comments

PLANNING NO: PDC05-038

DESCRIPTION: Planned Development Rezoning from R-M Zoning District to A(PD)
Planned Development Zoning District to construct 5 multi-family
townhouse residences on a 0.34 gross acre site

LOCATION: south side of Curtner Avenue, approximately 250 feet westerly of Joseph
Avenue

ADDRESS: south side of Curtner Avenue, approximately 250 feet westerly of Joseph
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FOLDER #: 05 023121 ZN

The Fire Department's review was limited to verifying compliance of the project to Article 9, Appendix III-A, and Appendix III-B of the 2001 California Fire Code with City of San Jose Amendments (SJFC). Compliance with all other applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process.

- These comments are based on the following information from drawings dated 4/11/05 by KAVEK AMIRDEL FAN Arch.

Largest building: 6,428 sq. ft.- BL.A .

Construction Type: V N

Occupancy Group: R3

Number of stories: 2

1. The Fire Department does not recommend approval of the project at this time due to the following discrepancies:

- a) Fire apparatus access roads are not in accordance with the requirements of the SJFC. Driveway access is required by the building being beyond 150 feet from the street frontage. See below –access requirements.
- b) The plans do not indicate that the required fire flow of 2250GPM will be available at the project site. Please ask the applicant to immediately contact water company to get the water flow information.
- c) The plans do not show location of hydrants. The required fire flow shall be provided through 2 hydrants.

2. Please advise the applicant to submit plans to the Fire Department that provide the following information:

- a) Width, length, and grade of the fire apparatus access roads, streets, avenues, and the like. Every portion of all building exterior walls shall be within 150 feet of an access road. The fire access shall:
 - be at least 20 feet wide;
 - have an unobstructed vertical clearance of not less than 14 feet;
 - be designed and maintained to support the loads of fire apparatus of at least 69,000 pounds;
 - have a minimum inside turning radius of 30 feet and an outside turning radius of 50 feet;
 - be designed with approved provisions for turning around of fire apparatus if it dead ends and is in excess of 150 feet; and
 - have a gradient less than or equal to 15%.

Curbs are required to be painted red and marked as “Fire Lane - No Parking” under the following conditions:

 - i) Roads, streets, avenues, and the like that are 20 to less than 26 feet wide measured from face-of-curb to face-of-curb shall have curbs on both sides of the road painted and marked
 - i) Roads, streets, avenues, and the like that are 26 to less than 32 feet wide measured from face-of-curb to face-of-curb shall have one curb painted and marked
- b) Location of fire hydrants. The average distance between hydrants shall not exceed 450 feet.
- c) Available fire flow. Provide a copy of the letter from the water company that indicates the water flow available.

Note: The plans shall be submitted to the Fire Department by appointment only (call Nadia Naum-Stoian) as soon as possible.

**Nadia Naum-Stoian
Fire Protection Engineer
Bureau of Fire Prevention
Fire Department
(408) 277-8754**



RECEIVED
APR 28 2005
CITY OF SAN JOSE
PLANNING DIVISION

Memorandum

ENVIRONMENTAL SERVICES DEPARTMENT (ESD)

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

FROM: Geoff Blair
Environmental Services Department

SUBJECT: Response to Development
Application

DATE: Staff Review Agenda
April 28, 2005

APPROVED: *Geoff Blair*

DATE: 4-28-05

PLANNING NO. :	PDC05-038
LOCATION:	482 Curtner Avenue. South side of Curtner Avenue, approximately 250 feet westerly of Joseph Avenue.
DESCRIPTION:	Planned Development Rezoning from R-M Zoning District to A(PD) Planned Development Zoning District to construct 5 multi-family townhouse residences on a 0.34 gross acre site.
APN:	41405053

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.

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 designed¹ such that they will accommodate garbage and recycling collection vehicles and program setout guidelines. Garbage and recyclables may need to be set-out on Curtner Avenue for pickup. 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.

¹ In accordance with the San Jose Residential Design Guidelines