



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** SEE BELOW

**DATE:** November 26, 2007

**COUNCIL DISTRICT:** 6  
**SNI AREA:** N/A

**SUBJECT: PDC07-074. PLANNED DEVELOPMENT REZONING REQUEST FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW (1) COMMERCIAL USES ON A 0.32 GROSS ACRE SITE AND (2) OFF-SITE PARKING LOT ASSOCIATED WITH THE COMMERCIAL USE LOCATED ON THE NORTHWEST CORNER OF CLINTON PLACE AND STOCKTON AVENUE AND SOUTH SIDE OF CLINTON PLACE APPROXIMATELY 200 FEET WEST OF STOCKTON AVENUE**

## RECOMMENDATION

The Planning Commission voted 6-0-1 with Commissioner Platten absent, to recommend that the City Council approve the proposed rezoning as recommended by staff.

## OUTCOME

Should the City Council approve the Planned Development Rezoning, the permitted, special and conditional uses for the CP Commercial Pedestrian zoning district may be allowed on the subject 0.64 gross acre site. Implementation of this zoning and any further design of the proposed development would be subject to a Planned Development Permit.

## BACKGROUND

On November 14, 2007, the Planning Commission held a public hearing to consider a rezoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow (1) commercial uses on a 0.32 gross acre site and (2) an off-site parking lot associated with the commercial use on another 0.32 gross acre site. The Director of Planning recommended approval of the proposed project.

The rezoning was recommended for approval as part of the consent calendar. No one spoke in favor of or in opposition to the proposed project.

### ANALYSIS

This project would facilitate further development of this site that is compatible with the surrounding uses. See original staff report for additional discussion.

### EVALUATION AND FOLLOW-UP

Not Applicable.

### 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

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

### FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines as further discussed in attached staff report.

**COST SUMMARY/IMPLICATIONS**

Not applicable.

**BUDGET REFERENCE**

Not applicable.

**CEQA**

The project was exempt from environmental review under Section 15301 of the California Environmental Quality Act.

  
JOSEPH HORWEDEL, SECRETARY  
Planning Commission

For questions please contact Susan Walton at 408-535-7800.



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

Hearing Date/Agenda Number  
P.C. 11/14/07 Item: 3.b.  
C.C. 11/18/07 11.1(b)

File Number PDC07-074

## STAFF REPORT

Application Type  
Planned Development Rezoning

Council District  
6

Planning Area  
Central

Assessor's Parcel Number(s)  
261-01-023, 026

### PROJECT DESCRIPTION

Completed by: Sanhita Mallick

Location: Southwest corner of Stockton Avenue & West Julian Street and south side of Clinton Place 250 feet westerly of Stockton Avenue

Gross Acreage: 0.62 Net Acreage: 0.62 Net Density: N/A

Existing Zoning: A(PD) Planned Development Existing Use: Vacant office, parking lot

Proposed Zoning: A(PD) Planned Development Proposed Use: Senior health care center and associated parking

### GENERAL PLAN

Completed by: SM

Land Use/Transportation Diagram Designation  
Mixed Use with No Underlying Land Use Designation

Project Conformance:  
 Yes  No  
 See Analysis and Recommendations

### SURROUNDING LAND USES AND ZONING

Completed by: SM

North: Industrial

LI- Light Industrial

East: Industrial, Commercial

HI- Heavy Industrial, A(PD) Planned Development

South: Commercial

A(PD) Planned Development, CG- Commercial General

West: Day Care Center, Residence

LI- Light Industrial

### ENVIRONMENTAL STATUS

Completed by: SM

Environmental Impact Report  
 Negative Declaration circulated on  
 Negative Declaration adopted on

Exempt  
 Environmental Review Incomplete

### FILE HISTORY

Completed by: SM

Annexation Title: College Park/Burbank Sunol

Date: 12/08/1925

### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval  
 Approval with Conditions  
 Denial  
 Uphold Director's Decision

Date: November 5, 2007

Approved by: Susan Walton  
 Action  
 Recommendation

### OWNER

### ARCHITECT

Stockton Avenue Investors  
299 Stockton Avenue  
San José CA 95126

Ralph Lotito  
445 Bush Street, Suite 500  
San Francisco CA 94108

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**PUBLIC AGENCY COMMENTS RECEIVED** Completed by: Hadasa Lev

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Department of Public Works

See attached memorandum

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**Other Departments and Agencies**

See attached memoranda from the Environmental Services Department and the Fire Department.

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**GENERAL CORRESPONDENCE**

None received.

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**ANALYSIS AND RECOMMENDATIONS**

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**BACKGROUND**

The property owner, Stockton Avenue Investors, is requesting a rezoning of the subject site from A (PD) Planned Development Zoning District to A (PD) Planned Development Zoning District, to allow a medical service facility for seniors within an existing office building, and associated parking on an existing separate surface parking lot. This rezoning is necessary because the Development Standards of the existing Planned Development Zoning (File No. PDC86-090) limit the use of the building only to office use.

Existing Site Conditions and Context

The project site is located within a highly urbanized, primarily commercial and industrial area of central San José. The site consists of two non-contiguous parcels located on either side of a public street (Clinton Place). Such parcels may be incorporated in a single zoning district. The 0.32 acre (approximately 13,940 square foot) parcel located on the southwest corner of Stockton Avenue and Julian Street (299 Stockton Avenue) is developed with an approximately 13,000-square foot commercial building. The building was built in 1960s and was used for light manufacturing/office purposes. In 1987, a Planned Development Zoning allowed the use of the then vacant building as office for San José Collection Bureau and the addition of off-site surface parking located on a 0.32 acre L-shaped parcel on Clinton Place, approximately 250 feet west of Stockton Avenue (764 Clinton Place). This lot provides 45 parking spaces.

The Stockton Avenue parcel is bounded by Stockton Avenue to the east, Clinton Place to the south and Julian Street to the north, and is adjacent to a commercial use (child day care) to the west. Industrial and commercial uses are located to the north, east, and west of this parcel. The parcels to the north and east are zoned LI-Light Industrial or HI-Heavy Industrial, and the daycare center site is currently zoned LI-Light Industrial.

The parking lot component located on the Clinton Place parcel is surrounded by Clinton Place to the north, another surface parking lot to the east and south, and a single-family residence to the west. The parcels to the east and south are zoned CG-General Commercial and the parcel developed with the residence is zoned LI-Light Industrial.

### Project Description

The applicant is proposing to use the building for providing health services to seniors. On Lok Senior Health Services ([www.onlok.org](http://www.onlok.org)) will own the facility and will provide the health services. The organization currently operates a number of similar centers in San Francisco and Fremont. On Lok provides a variety of health services including medical and dental services, rehabilitation, meals and recreational services, for seniors 55 years or older who are enrolled in the program. The participants will have pre-scheduled visits to this health center and may spend several hours at the facility receiving medical attention, meals and resting time, as necessary. The program at this center will serve a maximum of 175 enrolled participants. The estimated number of participants visiting the center on a given day will be 15-25 on average for the first year of operation, and may reach up to approximately 80 in the subsequent five-year timeframe. Initially, the number of staff on site will be approximately 18, and may reach 50 at full capacity. The expected hours of operation are Monday through Friday 8:00 a.m. to 5:00 p.m. for the office/administrative use, with the participants on-site between 10:00 a.m. and 3:00 p.m.

On Lok also provides residential services for seniors, but they have indicated that they are not contemplating providing senior housing at this location and housing is not included in the draft Development Standards for this rezoning.

The program participants will not drive to the health center, but will be transported in vans owned by On Lok. The vans will collect participants from their respective homes and drop them off at the center in the morning, and pick them up in the afternoon. The existing "green curb," limited stay parking area on Julian Avenue will be used for pick up/drop off.

Minor exterior changes have been proposed as part of the project, including an ADA access ramp to the front of the building. Interior changes will include seismic retrofitting and the addition of fire sprinklers to the building.

### **ENVIRONMENTAL REVIEW**

Under the provisions of Section 15301 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.

Section 15301 identifies that new uses occupying existing facilities can qualify under the exemption provided that there is negligible or no expansion of the allowed use. No new construction is proposed. The traffic generated by the proposed use will not exceed the current volume of traffic.

### **GENERAL PLAN CONFORMANCE**

The subject site and several adjoining parcels, totaling approximately 7 acres generally bounded by Stockton Avenue, West Julian Street, The Alameda, and Rhodes Court, were the subject of a General Plan Amendment in 2000 (File No. GP00-06-09). That amendment changed the Land Use/Transportation Diagram designation from General Commercial to Mixed Use with No Underlying Land Use Designation. The use mix and intensity range identified with that amendment are Medium High Density Residential (12-25 DU/AC) for between 0 and 144 dwelling units and General Commercial.

The proposed rezoning is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Mixed Use with No Underlying Land Use Designation and the above noted use mix and intensity range. In June 2007, a Planned Development Zoning (File No. PDC06-064) and a subsequent Planned Development Permit (File No. PD06-039) was approved to allow a 43,977 square foot commercial use (Whole Foods Supermarket) on an approximately 2.19 acre parcel located in the northwest corner of The Alameda and Stockton Avenue. No other permits or rezonings have been approved for any of the parcels under the same General Plan designation to allow new development. The approval of the subject rezoning will leave the rest of 6.36 acres of land with the same General Plan Land Use Designation the flexibility to develop as residential, commercial or mixed use, while the subject proposal utilizes an existing vacant building for a use consistent with a General Commercial land use designation.

The General Plan's Major Strategy for Economic Development strives to make San José a more balanced community by encouraging more commercial and industrial growth. The Plan recognizes that the success of other major strategies depends on the success of this strategy. The proposed reuse of a vacant building to accommodate a new use furthers this strategy and is consistent with General Plan Economic Development Goals which specifies that the City should seek to attract a diverse mixture of businesses that are particularly suited to the area and can provide jobs for the City's unemployed and under-employed labor force. The proposed project also supports the General Plan's Growth Management Major Strategy by locating new commercial development on an underutilized site within the City's Urban Service Area where existing urban services are available.

## ANALYSIS

The primary issues associated with this proposal are land use compatibility, traffic and parking.

### Land Use Compatibility

The proposed rezoning from A(PD) Planned Development to A(PD) Planned Development would allow the potential use of an existing building as a health center. Office uses, as originally allowed, would also continue to be accommodated. The subject property is part of a Planned Development Zoning District that was established on December 16, 1986. The General Development Plan of this previous Planned Development Rezoning established an office use in the already existing building at 299 Stockton Avenue location, and a 45-space parking lot at 764 Clinton Place. The proposed use, a senior health care facility, closely matches the medical outpatient facility that is allowed by right in commercial zoning districts, and is appropriate for the site and the general area. Staff's proposed Draft Development Standards allow the permitted and conditional uses of the CO-Commercial Office Zoning District and will keep the use of the site flexible for the future. The already existing building has only minimal setbacks which are not proposed to change under the current proposal.

The existing surface parking lot is adjacent to a residential use to the west. Due to the narrow configuration of the parcel, the parking lot does not provide ideal buffer (10 foot wide landscape strip) per the Commercial Design Guidelines along this face. Staff will explore opportunities to improve this interface upon review of the landscape plan and fence design at the Planned Development permit stage and will work with the applicant for a potential upgrade of the lot.

### Traffic

Seniors participating in the programs will be transported in vans that will drop off or pick up participants at a green curb, limited stay area, on Julian Street. Many of the seniors are frail and use wheelchairs or walkers. Department of Transportation staff has indicated that the green painted curb area reserved for

loading and unloading on Julian Street adjacent to the building may be extended to the front of the building on Stockton Avenue.

Since the proposed hours of operation of the facility (10:00 a.m.-3:00 p.m.) are outside the City's peak transportation hours, and since the participants will be shuttled to the site in vans. Department of Public Works staff has determined that the project conforms to the City's Transportation Policy, and will not result in any increase in traffic congestion.

### Parking

Although the project proposes one fewer parking spaces than required by strict adherence to the parking regulations of the Zoning Ordinance (45 instead of 46), staff believes that parking will be adequate. The site is located within approximately 500 feet of San José Diridon Caltrain/ACE/Amtrak Station and a major transit corridor The Alameda which allows a 10 percent reduction in their parking requirement per section 20.90.220 of the Zoning Ordinance. Additional parking in the form of permit parking administered by the Department of Transportation (DOT) is available on Clinton Place. Any future redevelopment of the site would be required to provide adequate parking per Zoning Ordinance for all proposed uses.

### Conclusion

Based on the above analysis, staff concludes that the proposed project provides an opportunity to further important goals and strategies of the General Plan by reusing a vacant building and that the project is compatible with the surrounding neighborhood.

## **PUBLIC OUTREACH**

A notice of the Planning Commission and City Council public hearing was mailed to all owners and tenants of property within a 500-foot radius of the project site. A copy of the notice was published in the newspaper. This notice and copies of the staff report are available for review on the City's website. No comments have been submitted by the neighborhood. Staff has been available to discuss the project with members of the public. An on-site sign was displayed at the site informing about the proposed project.

## **RECOMMENDATION**

Planning staff recommends the City Council adopt an ordinance to approve of the proposed Planned Development Zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan Land Use/Transportation Diagram designation of Mixed Use with No Underlying Land Use Designation.
2. The proposed rezoning will facilitate re-use of a vacant commercial building in a way that is compatible with the surrounding uses.
3. The proposed use will provide an important service to a sector of the City's senior population.

### Attachments:

Location Map

Draft Development Standards

Memoranda from Public Works, Fire and Environmental Services Departments

Exemption

Plan Set



File No: PDC07-074

District: 6

Quad No: 83

Scale: 1"= 250'  
Noticing Radius: 500 feet



09/13/2007

The following development standards shall be placed on the General Development Plan after the first reading by the City Council. All other development standards shall be removed from the plan set.

PLANNED DEVELOPMENT ZONING PDC 07-074

**EXHIBIT C: LAND USE PLAN AND DEVELOPMENT STANDARDS**

**LAND USE**

**Lot 23:** Allowed Uses: Up to 14,000 square-feet of commercial uses. The permitted, special and conditional uses of the CO-Commercial Office Zoning District. Special and conditional uses would be subject to a Planned Development permit. Senior care and senior health care facilities are allowed. No over-night care is permitted.

**Lot 26:** Parking lot serving lot 23.

**DEVELOPMENT STANDARDS**

**Lot 23:** Development standards of the CP-Commercial Pedestrian Zoning District, except as shown on accompanying plans, including all applicable exceptions of the Commercial Zoning District of Title 20 of San Jose Municipal Code, as amended.

**Lot 26:** No setback required for the proposed parking area.

Off Street Parking and Loading: Parking shall be provided per section 20.90 of Municipal Code.

**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.

# Memorandum

**TO:** Sanhita Mallick

**FROM:** Russell Chung

**SUBJECT: INITIAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE: 09/28/07**

Re: Plan Review Comments

PLANNING NO: PDC07-074

DESCRIPTION: Planned Development Rezoning from the A(PD) Zoning District to the A(PD) Zoning District to allow commercial uses on a 0.6 gross acre site northwest corner of Clinton Place and Stockton Avenue and south side of Clinton Place approximately 200 feet west of Stockton Avenue

LOCATION: northwest corner of Clinton Place and Stockton Avenue and south side of Clinton Place approximately 200 feet west of Stockton Avenue

ADDRESS: northwest corner of Clinton Place and Stockton Avenue and south side of Clinton Place approximately 200 feet west of Stockton Avenue (299 STOCKTON AV)

FOLDER #: 07 030430 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 8/31/07 by BFHL

1. The project plans as submitted, do not comply with the Fire Code. We recommend that the applicant be advise to address the following immediately.

- a) It was unclear on what occupancy you are converting to. Changing occupancies may require building structure upgrades, fire alarm system and a fire sprinkler system.
- b) Existing hydrant is located at the corner of Clinton Pl and Stockton Ave.

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

- a) Due to the change of use at the above location, the new occupancy shall comply with the latest adopted California Building/Fire code and all other applicable standards.
- b) All day-care facilities are required by the State to be inspected by the local Fire Authority prior to obtaining a State license. All applicable Building and Fire Code provisions shall be enforced. Applicants shall contact the San Jose Fire Department's Bureau of Fire Prevention, (408) 277-5323, for review and approval.

**Note:** The plans shall be submitted to the Fire Department *by appointment only* (call Russell Chung) as soon as possible.

Russell Chung  
Fire Protection Engineer  
Bureau of Fire Prevention  
Fire Department  
(408) 535-7697

# Memorandum

**TO:** Sanhita Mallick  
Planning and Building

**FROM:** Ebrahim Sohrabi  
Public Works

**SUBJECT: FINAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE:** 10/10/07

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**PLANNING NO.:** PDC07-074  
**DESCRIPTION:** Planned Development Rezoning from the A(PD) Zoning District to the A(PD) Zoning District to allow commercial uses on a 0.6 gross acre site  
**LOCATION:** Northwest corner of Clinton Place and Stockton Avenue and south side of Clinton Place approximately 200 feet west of Stockton Avenue  
**P.W. NUMBER:** 3-06602

Public Works received the subject project on 09/18/07 and submits the following comments and requirements.

## **Project Conditions:**

**Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to comply with all of the following conditions to the Director of Public Works' satisfaction. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

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:**
  - a) Information received by applicant indicates that the hours of operation are Monday through Friday from 10am to 3pm, outside the City's peak transportation hours. Furthermore, the enrolled participants will be shuttled in vans thus further reducing project traffic compared to existing office use. Therefore, the project as proposed conforms to the City's Transportation Policy.
  - b) Contact Al Gonzalez of Department of Transportation at (408) 975-3255 regarding the green zone parking area along Julian Street and the permit parking on Clinton Place.

3. **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.
4. **Street Improvements:**
  - a) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage on Julian Street, Stockton Avenue, and Clinton Place.
  - b) No permanent structure projecting over the public right-of-way will be allowed. Refer to the City's Municipal Code, Chapter 17.48, for more information and requirements on acceptable signs, marquees and awnings.
5. **Street Trees:** Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in cut-outs at the back of curb. Obtain a DOT street tree planting permit for any proposed street tree plantings. Contact the City Arborist at (408) 277-2756 for the designated street tree.

Please contact the Project Engineer, Ryan Do, at (408) 535-6897 if you have any questions.



Ebrahim Sohrabi  
Senior Civil Engineer  
Transportation and Development Services Division

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# Memorandum

**TO:** Sanhita Mallick

**FROM:** Russell Chung

**SUBJECT: INITIAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE: 09/28/07**

Re: Plan Review Comments

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FOLDER #: 07 030430 ZN

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- These comments are based on the following information from drawings dated 8/31/07 by BFHL

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*Note:* The plans shall be submitted to the Fire Department *by appointment only* (call Russell Chung) as soon as possible.

Russell Chung  
Fire Protection Engineer  
Bureau of Fire Prevention  
Fire Department  
(408) 535-7697



RECEIVED

OCT 4 2007

SAN JOSE  
DEVELOPMENT SERVICES

## Memorandum

### ENVIRONMENTAL SERVICES (ESD)

**TO:** Sanhita Mallick  
Department of Planning,  
Building, & Code Enforcement

**FROM:** Junko Vroman  
Environmental Services

**SUBJECT:** Response to Development  
Application

**DATE:** Staff Review Agenda  
September 27, 2007

**APPROVED:** *Junko Vroman* **DATE:** 10-4-07

PLANNING NO. :	PDC07-074
LOCATION:	northwest corner of Clinton Place and Stockton Avenue and south side of Clinton Place approximately
DESCRIPTION:	Planned Development Rezoning from the A(PD) Zoning District to the A(PD) Zoning District to allow commercial uses on a 0.6 gross acre site
APN:	26101023

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) 975-2579.

#### Integrated Waste Management (IWM)

##### **Commercial, Industrial, and Institutional Buildings**

- Ensure trash / recycling collection areas are included and identified.
- Ensure trash/ recycling enclosure size is adequate for facility needs. Please contact the Recycle Plus Program at (408) 535-3515 if you need assistance in determining suitable enclosure dimensions.
- Ensure that no hazardous waste material enters the solid waste stream (garbage or recycling). The commercial occupant must provide for independent disposal of such waste. Examples of hazardous waste may include but is not limited to: many liquid or powder chemicals, paint products and solvents, chemicals and nutrients used for

landscaping, various cleaning agents, batteries and automotive fluids.

1. The proposed commercial development must follow the requirements for recycling container space<sup>1</sup>. When 30 percent or more of the original floor space is added to an existing building, provision must be made for the storage and collection of recyclables. Project plans must show the placement of recycling containers, for example, within the details of the solid waste enclosures.
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) 535-3515.

### Water Efficiency

#### **Commercial**

The proposed development should consider installation of the following water efficient equipment as applicable:

- **High Efficiency Toilets** (1.0 gal/flush) and/or **Dual Flush Toilets** (0.8-1.1 gal/flush for liquids, 1.6 gal/flush for solids) maximize water efficiency. High Efficiency Toilets use at least 20% less water than standard Ultra-Low Flush Toilets (1.6 gal/flush) and Dual Flush Toilets save water by offering two separate flush settings.
- **Electronic Faucets** use a sensor that allows water to flow only when users place their hands adjacent to the faucet. All units comply with mandated flow rates (2.2 gallons per minute), with many offering flow rates as low as 1.5 gallons per minute. Additionally, the replacement of manual hot and cold water valves with an electrically actuated valve eliminates two high-maintenance items from the restroom. Additional benefits can include improved sanitation and perceived cleanliness because of their hands-free operation. Electronic restroom products can also help facilities meet the accessibility requirements of the Americans with Disabilities Act.
- **Water Conserving Dishwashers** can save several gallons of water per load over conventional dishwashers and typically also save energy.
- **Efficient Pre-Rinse Sprayers for Food Service** not only save water, but also energy. Efficient pre-rinse sprayers only use 1.6 gallons of water per minute and save energy by reducing the amount of gas or electricity needed to heat the hot water.
- **High Efficiency Clothes Washers** are more water-and energy-efficient, using from 35 to 50 percent less water and saving up to 50 percent in energy costs over conventional clothes washers.

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<sup>1</sup> In accordance with the California Public Resources Code, Chapter 18, Articles 1 and 2

Financial incentives may be available for installing various types of residential, commercial, industrial or institutional water efficient appliances or equipment. Contact the Santa Clara Valley Water District for more information and availability.

Call the Santa Clara Valley Water District Water Conservation Hotline at (408) 265-2607 ext 2554 or visit [www.valleywater.org](http://www.valleywater.org)

## **Source Control**

### **Commercial**

The proposed development must conform to the City of San Jose (City) industrial waste discharge regulations<sup>2</sup>. 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:

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

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

### **Food Service**

The proposed facility must conform to the City of San Jose (City) industrial waste discharge regulations<sup>3</sup>. 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.

## **Urban Runoff**

- Please fix the Table of Contents on the first sheet to spell out the 4.2 Conceptual Stormwater Treatment Plan.
- ESD recommend the use of pervious pavement on the private streets listed in the middle of the development and in the Plaza labeled Cultural/Community Center.
- ESD also recommend consideration of a green roof installation on top of the two proposed building structures.
- On page 4.2 "Conceptual Storm Water Treatment" it is not clear what percentage of the total site will be treated. The narrative at the top left corner says there are 7

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

<sup>3</sup> In accordance with the San Jose Municipal Code, Chapter 15.14 - Industrial Waste Discharge Regulations

treatment areas. Please include the different 7 treatment areas, with their total size, total impervious surface created, in a table format along with the proposed treatment facility for each. Please enlarge and fix the labels 1 through 7 of the treatment areas on the figure listed on the lower right corner of the sheet.

- Runoff from the underground parking should connect to the sanitary sewer system,

**STATEMENT OF EXEMPTION**

**FILE NO.** PDC07-074

**LOCATION OF PROPERTY** Northwest corner of Clinton Place and Stockton Avenue and south side of Clinton Place approximately 200 feet west of Stockton Avenue (299 Stockton Avenue and 764 Clinton Place)

**PROJECT DESCRIPTION** Planned Development Rezoning from the A(PD) Zoning District to the A(PD) Zoning District to allow commercial uses on a 0.6 gross acre site

**ASSESSOR'S PARCEL NUMBER** 261-01-023, 026,091

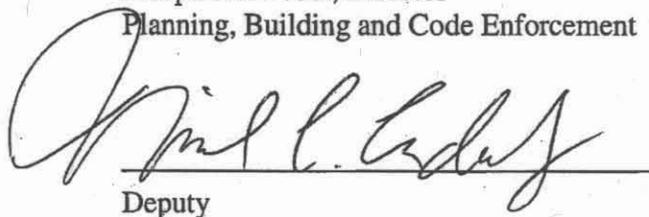
**CERTIFICATION**

Under the provisions of Section 15301 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.

The project is exempt under Section 15301 above in that the project consists of rezoning of two parcels to allow a slightly different use than is currently allowed, to be housed in an existing building, and use of an existing parking lot. No new construction is proposed. The traffic generated by the proposed use will not exceed the current volume of traffic.

Since the hours of operation of the facility (10:00 a.m.-3:00 p.m.) is outside the City's peak transportation hours, and since the participants will be shuttled in vans, Department of Public Works has determined that the project conforms to the City's Transportation Policy.

Joseph Horwedel, Director  
Planning, Building and Code Enforcement

  
Deputy

Date October 12, 2007

Project Manager: Sanhita Mallick

# GENERAL DEVELOPMENT PLAN, EXHIBIT "C", FILE #- PDC07-074

## ON LOK PACE CENTER

**PROJECT NAME:** ON LOK PACE CENTER  
299 STOCKTON AVENUE  
SAN JOSE, CA



**APPROX. COMMENCEMENT DATE:** March 2008

**APPROX. COMPLETION DATE:** July 2008

### PROPERTY INFORMATION

#### LOT 29 - 299 STOCKTON AVE - BUILDING

APN NO. 261-01-23  
PARCEL 5  
LOT AREA (SF) ±13,961 SF  
ZONING AFDI 85-00C  
MAP REF NO. MJ49  
ACREAGE ±0.27 ACRES  
TOTAL FOOTPRINT OF BUILDING ±1,907 SQ. FT.  
TOTAL BUILDING/PROJECT AREA ±13,450 SQ. FT.  
% OF SITE AREA 96%  
FAR 1.10

#### LOT 26 - 784 CLINTON PL. - PARKING LOT

APN NO. 261-01-02E  
PARCELS 1,2,3  
LOT AREA (SF) ±13,242 SF  
ZONING AFDI 85-00C  
MAP REF NO. MJ49  
ACREAGE ±0.30 ACRES  
AREA OF PARKING ±11,582 SQ. FT.  
% OF SITE AREA 87%  
AREA OF LANDSCAPE ±1,660 SQ. FT.  
% OF SITE AREA 13%

#### LOT 91 - CLINTON PL. PARCEL - PARKING LOT

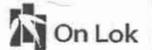
APN NO. 261-01-091  
PARCEL 4  
LOT AREA (SF) ±1,158 SQ. FT.  
ZONING N/A  
GENERAL PLAN N/A  
ACREAGE ±0.026 ACRES  
AREA OF PARKING ±1,018 SQ. FT.  
% OF SITE AREA 8%  
AREA OF LANDSCAPE ±140 SQ. FT.  
% OF SITE AREA 12%

**PARKING**  
BUILDING GROSS AREA ±13,450 SF  
85% OF GROSS AREA ±11,432 SF  
MEDICAL CLINIC REQUIREMENT (250 (1 STALL PER 250 SF)  
PARKING REQUIRED 46 STALLS  
PARKING PROVIDED - LOT 26, 91 45 STALLS

### TABLE OF CONTENTS

- 1 TITLE SHEET
- 2 LAND USE PLAN
- 3 CONCEPTUAL SITE PLAN
- 4 N/A
- 5 CONCEPTUAL FLOOR PLANS/ELEVATIONS  
PROPERTY PHOTOS (FOR REFERENCE ONLY)  
VICINITY PHOTOS (FOR REFERENCE ONLY)
- 6 N/A

### LOCATION MAP



On Lok  
Federal Project 76-Grand Locomotive  
bftal  
114 Operations Center, Suite 1200  
San Francisco, California 94104  
415.774.2200 FAX 415.774.2201

Continued on Reverse

Equipment Stamp

FAIRWAY Approval Stamp

REVISION # 1

PD #FUDR08H

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**Project:** ON LOK PACE CENTER  
299 STOCKTON AVE.  
SAN JOSE, CA 95128

**Project Title:** PD ZONING APPLICATION

**Sheet Title:** TITLE SHEET

Scale:	DATE:	BY:	DATE:
Checked By:	Checked By:	Checked By:	Checked By:
Drawn By:	Drawn By:	Drawn By:	Drawn By:
Sheet No.:	1	Of Total:	1

# GENERAL DEVELOPMENT PLAN, EXHIBIT "C", FILE #- PDC07-074

## ON LOK PACE CENTER



### PROPERTY INFORMATION- USE TABLE

LOT 23 - 299 STOCKTON AVE. - BUILDING	EXISTING USE	COMMERCIAL
	PROPOSED USE	PACE CENTER (PROGRAM FOR ALL INCLUSIVE CARE FOR THE ELDERLY)
LOT 26 - 764 CLINTON PL. - PARKING LOT	EXISTING USE	PARKING - COMMERCIAL
	PROPOSED USE	PARKING - PACE CENTER
LOT 91 - CLINTON PL. PARCEL - PARKING LOT	EXISTING USE	PARKING COMMERCIAL
	PROPOSED USE	PARKING PACE CENTER

### BUILDING HEIGHT

HEIGHT: 1 STORY  
< 30'

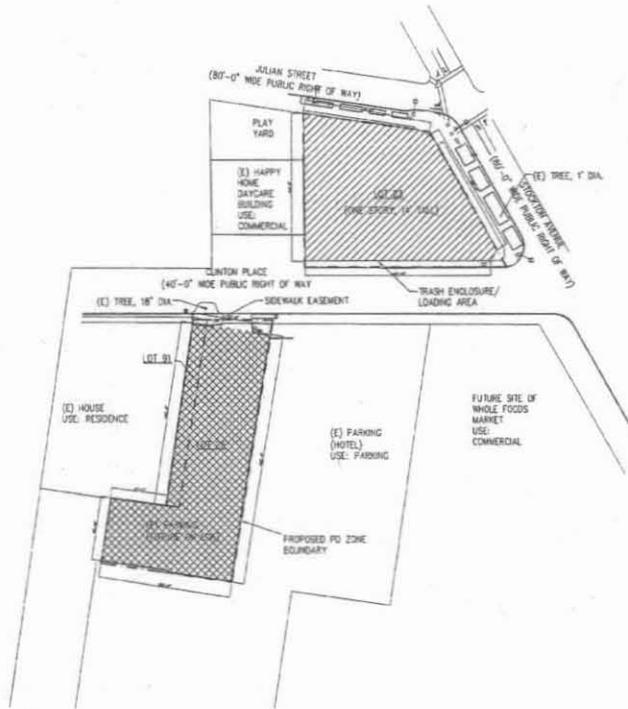
### GENERAL NOTES

- (E) BUILDING ENVELOPE IS POURED-IN-PLACE CONCRETE AND PLASTER FINISH

### LEGEND

- SINGLE STORY 'B' OCCUPANCY USE: COMMERCIAL
- USE: PARKING
- PROPERTY LINE
- PLANTER

### LOCATION MAP



20 LAND USE PLAN  
SCALE: 1/8" = 1'-0"

Rev.	Description	By	Date
1	REVISION # 1	ME	10/18/07

PD APPLICATION  
These drawings are preliminary and the property owner should verify the information with the City of San Jose Planning Department. The City of San Jose Planning Department is not responsible for the accuracy of the information provided in this plan.

ON LOK PACE CENTER  
299 STOCKTON AVE.  
SAN JOSE, CA 95128

Project Title: PD ZONING APPLICATION

Sheet Title: LAND USE PLAN

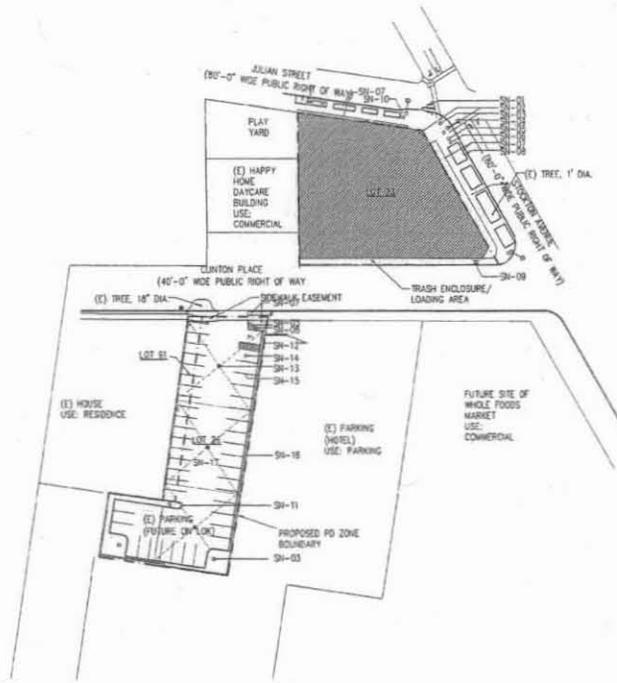
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Drawn by:	ME	Check by:	ME
Plot Date:	10/20/07	Sheet No.:	2

# GENERAL DEVELOPMENT PLAN, EXHIBIT "C", FILE #- PDC07-074

## ON LOK PACE CENTER



bfh  
 141 University Street, Suite 1000  
 San Francisco, California 94104  
 415.774.2200 • www.bfh.com



### SHEET NOTES

- SN-01 (C) ADA RAMP
- SN-02 (M) BUILDING ENTRY
- SN-03 (M) COMMUNICATIONS BOX
- SN-04 (C) STREET LIGHT
- SN-05 (C) TELEPHONE BOX
- SN-06 (C) TELEPHONE MANHOLE
- SN-07 (C) LANDSCAPE PLANTER
- SN-08 (C) POWER POLE
- SN-09 (C) FIRE HYDRANT
- SN-10 (C) SIDEWALK
- SN-11 (C) RAISED CURB
- SN-12 (C) CONCRETE WALL
- SN-13 (C) CATCH BASIN
- SN-14 (C) HANDICAPPED STALLS
- SN-15 (C) PARKING STALL STRIPPING
- SN-16 (C) PARKING LOT
- SN-17 (C) PERIMETER WALLS AND LANDSCAPED AREA AS PREVIOUSLY APPROVED BY CITY OF SAN JOSE

### GENERAL NOTES

01. REMOVE AND REPLACE UPLIFTED CURB, GUTTER AND SIDEWALK ALONG PROJECT FRONTAGE ON JULIAN STREET, STOCKTON AVE AND CLANTON PLACE.
02. INSTALL STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ALONG ENTIRE PROJECT STREET FRONTAGE PER CITY STANDARDS. STREET TREES SHALL BE INSTALLED IN CUT OUTS AT THE BACK OF CURB.

### LEGEND

- PROPOSED ON LOK PACE CENTER
- PROPERTY LINE

### LOCATION MAP



Design Group  City/County Agency  Date Title Scale Sheet No.	Project Name PD ZONING APPLICATION CONCEPTUAL SITE PLAN
Date: 04/20/10 Scale: 1/8" = 1'-0" Sheet No.: 3	3

20 CONCEPTUAL SITE PLAN  
 SCALE: 1/8" = 1'-0"

# GENERAL DEVELOPMENT PLAN, EXHIBIT "C", FILE #- PDC07-074

## ON LOK PACE CENTER



Address: Bayview Project Medical Center  
 Architecture:  
**bfbh**  
 110 Broadway Street, Suite 2100  
 San Francisco, California 94102  
 p: 415.397.2245 f: 415.397.2043  
 Construction/Contractor

### GENERAL NOTES

01. THE PROPOSED PROJECT IS A TENANT IMPROVEMENT IN AN EXISTING BUILDING.
02. NO SUBSTANTIAL MODIFICATION ON EXISTING ELEVATIONS.

Design/Stamp

CEMP Approval Stamp

Rev	Description	By	Date	Appr
1	REVISION # 1	AK	12.18.07	JB

### PD APPLICATION

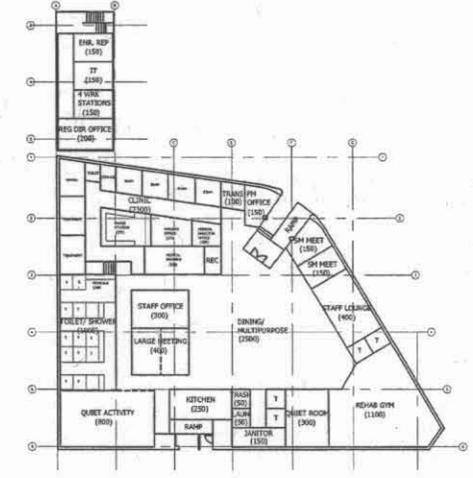
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Project:  
**ON LOK PACE CENTER**  
 289 STOCKTON AVE.  
 SAN JOSE, CA 95128

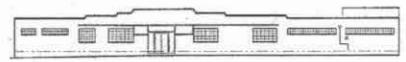
Project Title:  
**PD ZONING APPLICATION**

Sheet Title:  
**CONCEPTUAL FLOOR PLAN ELEVATIONS**

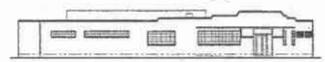
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Drawn by:	AK	PROJECT NO.:	
Checked by:	JB	DATE:	
Issue Date:	12/18/07	SHEET NO.:	5



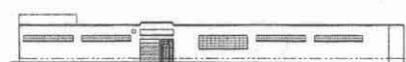
20 CONCEPTUAL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



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



9 EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



10 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

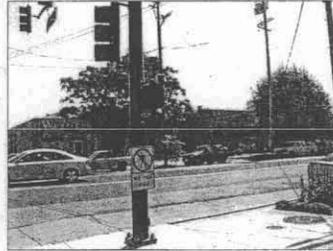
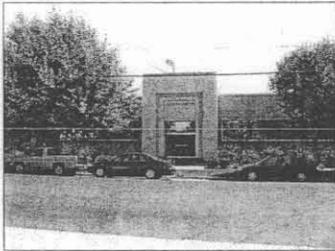


# GENERAL DEVELOPMENT PLAN, EXHIBIT "C", FILE #- PDC07-074

## ON LOK PACE CENTER



Author: **Robert Frazier Highland Larkin Architects**  
 bfhf 114 California Street, Suite 1000  
 San Francisco, California, 94104  
 415.398.1210 415.398.1211



Site Plan: \_\_\_\_\_

Citywide Approval: \_\_\_\_\_

Item	Description	Date	Status
1	REVISION # 1	7/11/07	10/19/07

**PD APPLICATION**

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Project: **ON LOK PACE CENTER**  
 299 STOCKTON AVE.  
 SAN JOSE, CA 95128

Project Type: **PD ZONING APPLICATION**

Sheet Title: **VICINITY PHOTOS (FOR REFERENCE ONLY)**

Date: 07/06/07  
 Drawing No.: 070701  
 Project No.: 070701  
 Scale: 1" = 100'