

PLANNED DEVELOPMENT ZONING

CLUB AUTO SPORT

521 CHARCOT AVE. SAN JOSE, CA



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PLANNING/CIVIL ENGINEERING

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PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 237-28-036
 PREVIOUSLY APPROVED PDC: PDC71-135
 PREVIOUSLY APPROVED PD: PD-07-053
 PREVIOUSLY APPROVED PD AMENDMENTS: PDA 07-053-01,02

SCOPE OF PD ZONING

THIS PLANNED DEVELOPMENT ZONING DISTRICT IS INTENDED TO ALLOW FOR A SPECIALIZED, SAFE AND SECURED PLACE TO STORE VINTAGE AND COLLECTABLE CARS AND VEHICLES. THE PROJECT IS A COMMERCIAL CONDOMINIUM THAT WILL ALLOW FOR INDIVIDUAL OWNERSHIP AND THE USE OF COMMON FACILITIES. AS AN ADJUNCT USES, THE FACILITY WILL ALSO INCLUDE CONCIERGE SERVICES, AN AUTO ENTHUSIAST SOCIAL CLUB AND HOST PERIODIC SPECIAL EVENTS.

ALTHOUGH THE INTENT OF THE FACILITY IS TO PROVIDE THE ABOVE-MENTIONED AUTO RELATED USES, THERE ARE LIGHT INDUSTRIAL AND AUTO RELATED USES THAT ARE APPROPRIATE TO THE SITE AND SURROUNDING USES. A LISTING OF ALLOWED AND CONDITIONAL USES IS INCLUDED ON THE GENERAL DEVELOPMENT PLAN, EXHIBIT C. GENERAL OFFICE AND NON-AUTO RELATED RESEARCH AND DEVELOPMENT AS PRIMARY USES ARE NOT ALLOWED, GIVEN THIS, THE SITE WILL BE CONSIDERED TO BE LOW INTENSITY USE AND NOT BE SUBJECT TO TRANSPORTATION FEES REQUIRED UNDER THE NORTH SAN JOSE AREA DEVELOPMENT POLICY DATED JUNE 2005.

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△			
△	RTH	10/3/08	REVISED PER CITY COMMENTS
△	BY	DATE	REVISIONS

BORELLI INVESTMENT COMPANY
 2051 Junction Ave., Suite 100
 San Jose, CA. 95131

Date: 5/12/2008
 Scale: N/A
 Designed: RTH
 Drawn: AW
 Checked: RTH
 Proj. Engr: MD
 File: 363100_CSRZ

HMH San Jose
 (408) 487-2200
ENGINEERS Gilroy
 (408) 846-0707
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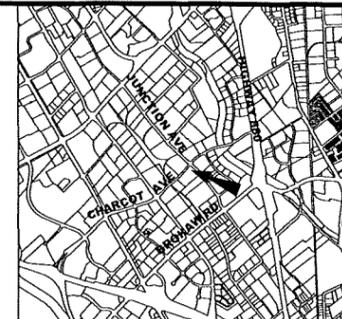
REF PD 07-053

GENERAL DEVELOPMENT PLAN: "EXHIBIT C"
 PDC 08-030
 TITLE SHEET

Sheet
C-1
 Of 3 Sheets
 JOB NUMBER
3631.00

General Development Plan Notes

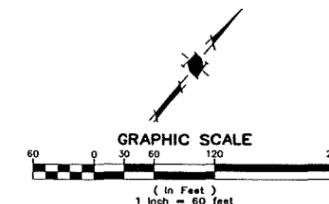
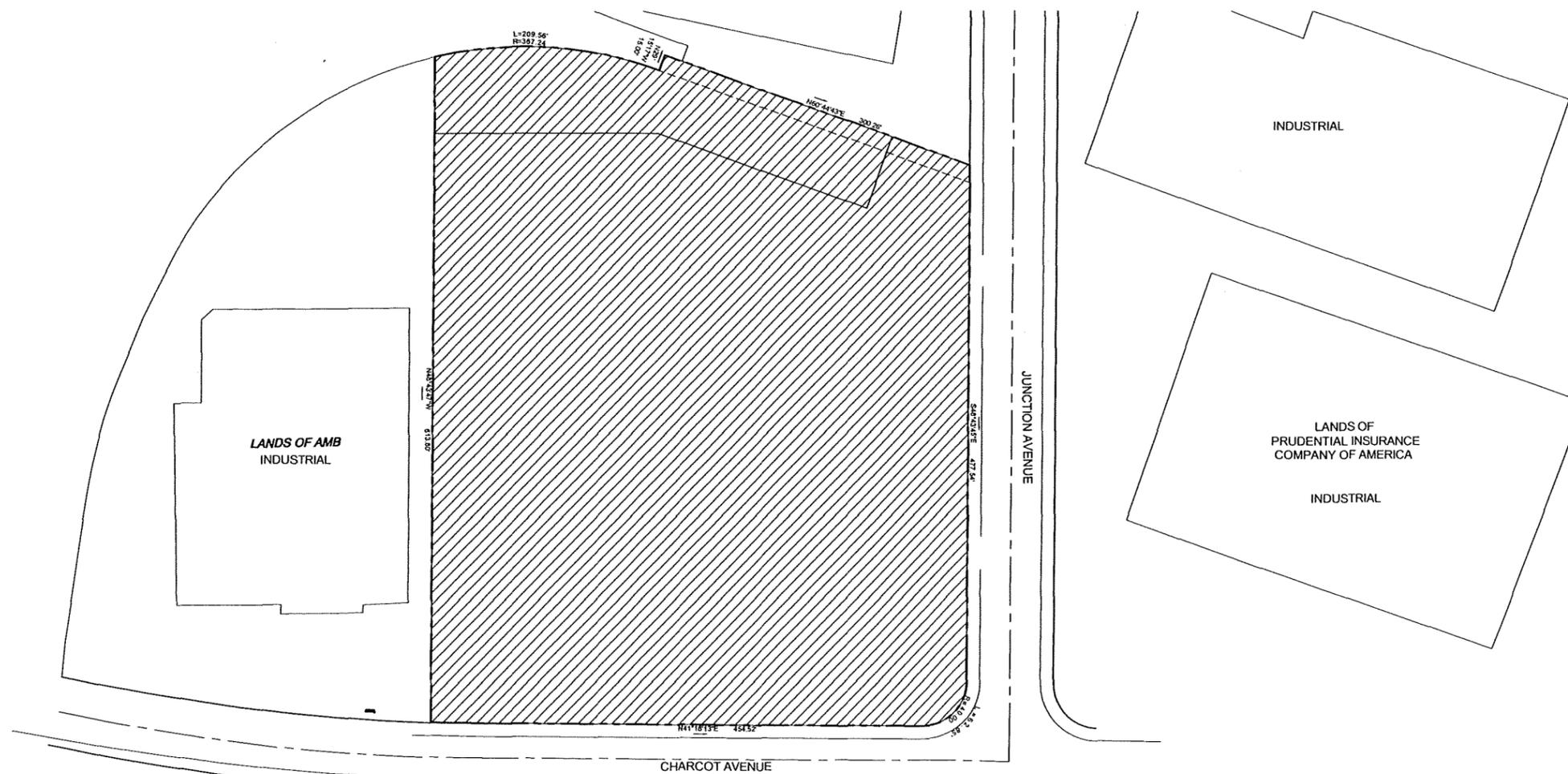
TBD



VICINITY MAP
NOT TO SCALE

Legend

- PROJECT BOUNDARY
- PARCEL BOUNDARY



HATCH PATTERN	LAND USE CATEGORY	AREA	PERCENT	DENSITY
	INDUSTRIAL (PER THE GENERAL DEV. STANDARDS)	6.67 AC.	±100%	N/A
GROSS ACREAGE:		±6.67AC.	100.0%	
NET ACREAGE:		±6.67AC.		

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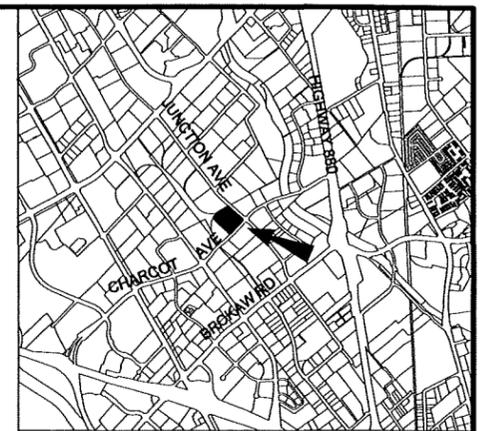
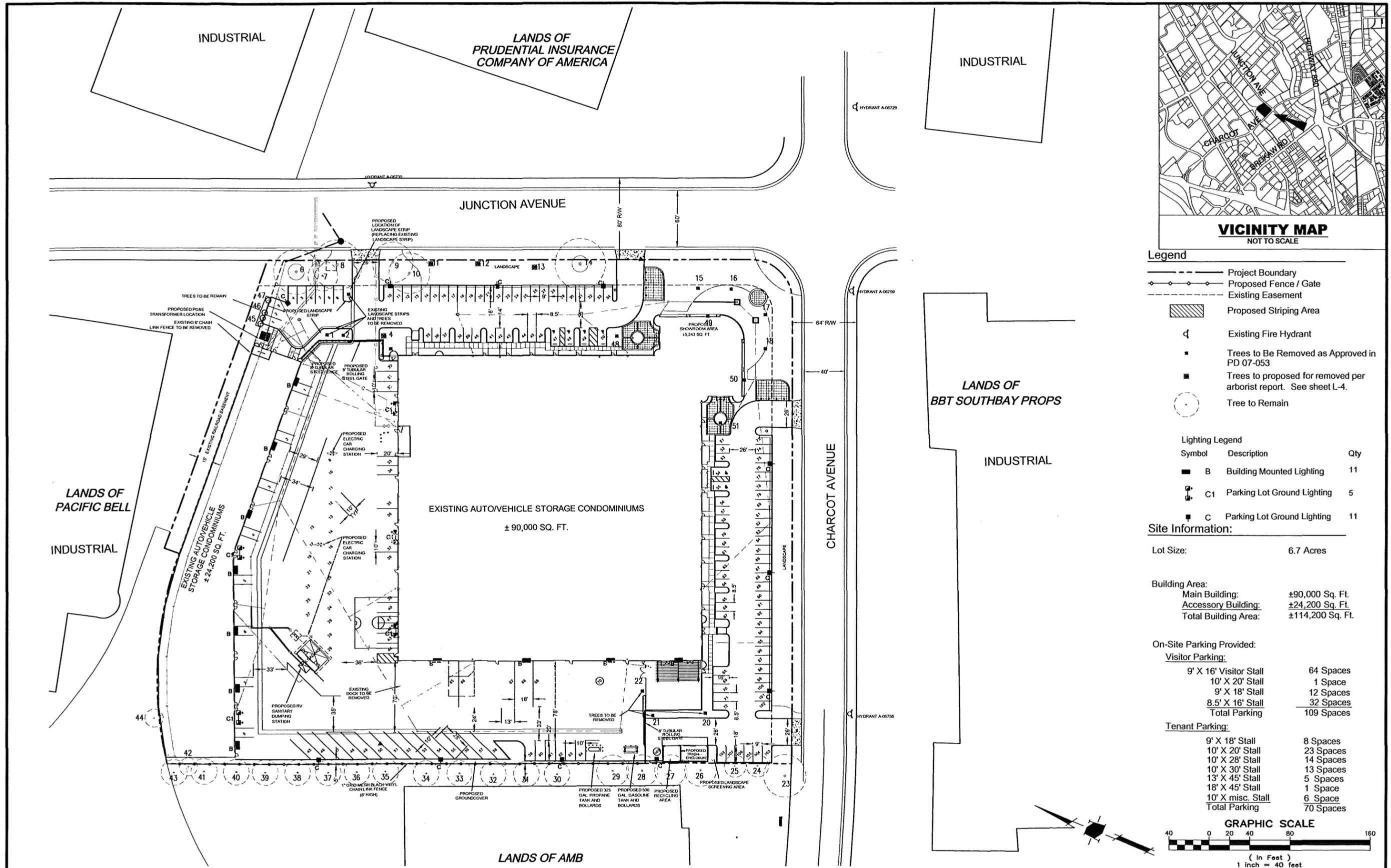
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Checked: RTH
Proj. Engr: MD
File: 351700LURZ



REF PD 07-053

GENERAL DEVELOPMENT PLAN: "EXHIBIT C"
PDC 08-030
Land Use Plan

Sheet
C-2
Of 3 Sheets
JOB NUMBER
3631.00



VICINITY MAP
NOT TO SCALE

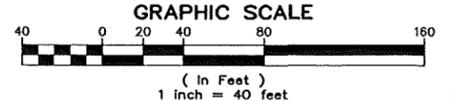
- Legend**
- Project Boundary
 - - - Proposed Fence / Gate
 - - - Existing Easement
 - ▨ Proposed Striping Area
 - ⊕ Existing Fire Hydrant
 - Trees to be Removed as Approved in PD 07-053
 - Trees to be proposed for removed per arborist report. See sheet L-4.
 - Tree to Remain

Lighting Legend

Symbol	Description	Qty
■	B Building Mounted Lighting	11
⊕	C1 Parking Lot Ground Lighting	5
⊕	C Parking Lot Ground Lighting	11

Site Information:

Lot Size:	6.7 Acres
Building Area:	
Main Building:	±90,000 Sq. Ft.
Accessory Building:	±24,200 Sq. Ft.
Total Building Area:	±114,200 Sq. Ft.
On-Site Parking Provided:	
Visitor Parking:	
9' X 16' Visitor Stall	64 Spaces
10' X 20' Stall	1 Space
9' X 18' Stall	12 Spaces
8.5' X 16' Stall	32 Spaces
Total Parking	109 Spaces
Tenant Parking:	
9' X 18' Stall	8 Spaces
10' X 20' Stall	23 Spaces
10' X 28' Stall	14 Spaces
10' X 30' Stall	13 Spaces
13' X 45' Stall	5 Spaces
18' X 45' Stall	1 Space
10' X misc. Stall	6 Space
Total Parking	70 Spaces



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GENERAL DEVELOPMENT PLAN: "EXHIBIT C"
PDC 08-030
EXISTING SITE PLAN

Sheet **C-3**
Of 3 Sheets
JOB NUMBER **3631.00**