



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: November 20, 2008

COUNCIL DISTRICT: 3
SNI AREA: None

SUBJECT: PDC08-040. PLANNED DEVELOPMENT REZONING FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW A COMBINATION OF COMMERCIAL/OFFICE USES AND A BAIL BONDS ESTABLISHMENT WITH 24-HOUR OPERATIONS ON A 0.67-GROSS ACRE SITE LOCATED AT THE NORTHEAST CORNER OF N. FIRST STREET AND E. HEDDING STREET.

RECOMMENDATION

The Planning Commission voted 6-0-0 to recommend that the City Council adopt an ordinance to approve the subject Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow commercial uses and 24-hour operations for a bail bonds establishment on a 0.67-gross acre site at the northeast corner of N. First Street and E. Hedding Street (900, 910, 914, and 918 N. First Street and 921 N. Second Street). The motion included direction that, at the Planned Development Permit stage, the developer and staff explore a range of options to eliminate or reduce cut-through and business-related traffic from the site onto N. Second Street, which is primarily residential in character, and to provide a taller fence at property lines adjacent to residential uses.

OUTCOME

Approval of the Planned Development Rezoning for the subject 0.67-gross acre parcel by the City Council would facilitate a minor change to the limited list of currently permitted uses to allow a bail bonds establishment with 24-hour operations as an option to a financial institution use, which is the only use permitted at the tenant space at nearest the street intersection. No physical changes to the building or parking lot are proposed. A Planned Development Permit will be required to effectuate the Planned Development Zoning District and to allow the bail bonds establishment with 24-hour operations.

BACKGROUND

On November 19, 2008, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. Staff gave a brief report describing the project and noted additional correspondence from neighborhood residents had been received (see attached).

Public Testimony

The applicant's representative, LaCoby Phillips, Executive Vice President of Retail Operations for Two Jinn, Inc., which does business as Aladdin Bail Bonds ("Aladdin"), gave a brief presentation describing the nature of Aladdin's bail bonds business, the limited number of on-site visitors associated with the proposed use, Aladdin's previous operations at 25 E. Hedding Street. He noted that the portion of the building wherein Aladdin is now operating at 900 N. First Street (the subject property), had been vacant for five years prior to the current occupation by Aladdin.

The first member of the public to speak was Jeff Ray, an area resident on N. Second Street, which is adjacent to the parking lot on the subject property. Mr. Ray voiced his opposition to the rezoning, citing concerns related to cut-through traffic, speeding on the public streets, and recent fist fights that have occurred at or near the subject property. The next speaker was Antonina Ettare, an area resident, presented a petition in opposition of the rezoning that included 67 signatures (see attached). Ms. Ettare voiced her opposition to the rezoning, stating that visitors to the subject property often park on the street rather than use on-site parking even when it is available and that, as a result, there is insufficient curbside parking on N. Second Street. Petra Pino, an area resident, spoke next and voiced her opposition to the rezoning. Ms. Pino indicated that there was trash in the area, from a bail bonds establishment other than Aladdin Bail Bonds, and frequent foot-traffic on N. Second Street associated with businesses on the subject property. Mary Williams spoke next, stating that she felt the rezoning would trigger a cascading effect in the area and allow for a large number of bail bonds businesses and 24-hour uses, which she does not want in the area. The next speaker, Rose Sheramonte, voiced her concern about increased activity and traffic in the area and indicated her frustration that there is no available curbside parking in front of her residence. The final speaker, Lou Sheramonte indicated his concern with traffic and nuisance associated with bail bonds businesses.

Commission Discussion

Responding to the concerns voiced during the public hearing, Planning Commissioners Jensen and Kamkar suggested walling off the two-way driveway on N. Second Street. Staff provided informational responses in terms of what affect that could potentially have on on-site circulation and on-site parking quantity. Further, Staff noted that options to reduce or eliminate cut-through traffic, especially during late evening and early morning hours, could be further explored at the Planned Development Permit stage. Planning Commissioner Do made a motion to recommend approval of the rezoning, reasoning that bail bonds establishments are allowed by right for most of the commercial zoning districts along the subject portion of N. First Street and that it is the 24-hour use that is the primary issue of concern. In the case of a bail bonds establishment, Commissioner Do indicated that it was the relatively low occupancy, low-traffic nature of a bail bonds establishment that made that specific 24-hour use an acceptable addition to the uses already allowed at the site. Commissioners Campos and Jensen added friendly additions to the motion, asking that the developer and staff work to explore the range of possibilities to prevent or limit cut-through traffic and parking impacts on N. 2nd Street. Planning Commissioner Platten seconded the motion.

The Commission voted 6-0-0 to recommend approval of the Planned Development Zoning as recommended by staff.

ANALYSIS

The proposed rezoning will allow a minor addition to the currently permitted uses to facilitate a bail bonds establishment with 24-hour operations as an option to a financial institution use, which is already permitted. No other changes to the current Planned Development Zoning are proposed.

Staff's analysis, as noted in the original staff report, indicates that the potential impact of 24-hour operations for a bail bonds establishment on the subject property should be minimal. The applicant indicates that the bail bonds establishment typically has no more than two customers and four employees in the office at one time, often dropping to as few as one customer and two employees between 12 a.m. and 9 a.m. In regard to cut-through traffic and access onto N. Second Street, the portion of the parking lot that is most likely to be used by visitors of the bail bonds establishment will be the area closest to the building entrance on N. First Street. Law enforcement offices and the county jail are located west of N. First Street. That portion of the parking lot is adjacent to another commercial use, to the northwest, and on the opposite side of the property from the single-family residences to the northeast and east. As indicated previously, parking and driveway access restrictions will be further explored at the Planned Development Permit stage.

Staff has referred the project to the San José Police Department (SJPD), which had no comment.

For further analysis please see the attached Staff Report.

EVALUATION AND FOLLOW-UP

The applicant will be required to secure a Planned Development Permit from the Planning Director in order to implement the subject rezoning.

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)**

A notice of this Planning Commission public hearing and subsequent City Council hearing was mailed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. An on-site notification sign has been displayed on the site since September 11, 2008. No members of the community contacted Staff prior to the completion of the staff report. However, subsequent to the completion of the staff report, members of the community did contact staff (see attachment). This staff report is also posted on the City's Website and staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Department of Public Works, Building Department, Environmental Services Department, Fire Department, Department of Transportation, San Jose Police Department, and San Jose Water Company.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and the Zoning Ordinance as further discussed in attached staff report.

COST SUMMARY/IMPLICATIONS

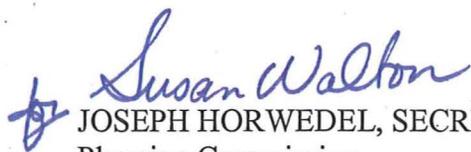
Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

CEQA: Exempt


JOSEPH HORWEDEL, SECRETARY
Planning Commission

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

Attachment:

Neighborhood correspondence
Petition in Opposition

Roth, Bill

From: Buzo, Fred
Sent: Thursday, November 06, 2008 11:56 AM
To: Roth, Bill
Subject: FW: Zone change Notice PDC08-040

Bill:

Here is the email we received. I will let you know if our office receives any other correspondence.

Fred Buzo

Council Aide
Office of Councilmember Sam Liccardo
200 E. Santa Clara St., 18th Floor
San Jose, CA 95113
408.535.4931 (P) | fred.buzo@sanjoseca.gov

From: Antonina Ettare [<mailto:runnershi@hotmail.com>]
Sent: Wednesday, November 05, 2008 7:24 PM
To: sam.liccardo@sanjoseca.gov
Cc: fred.buzo@sanjoseca.gov; ragan.henninger@sanjoseca.gov
Subject: Zone change Notice PDC08-040

Hello Sam,

We just received a notice for a public hearing for a zoning change, file no. PDC08-040. The hearings are on Wednesday, Nov. 19th 6:30pm & Tuesday, Dec. 16 7:00pm. This is to allow commercial uses and 24-hour operations for a bail bonds establishment at the corner of Hedding and N. First Street (900 N. First Street).

This is the area where there are 3 bail bonds businesses less than 500 feet from each other as well as from us. These businesses attract a high number of unsavory customers, and we have witnessed fist fights that broke out in the parking lot as well as on the streets that the police were called to. There have also been shouting matches and other unwelcomed behavior due to their clientele.

Their customers park in the permit parking spaces on our street. One of the original reasons our neighborhood requested and received permit parking was because all of the commercial business, and the county and city workers were using our street as their parking lot. Also, the volume of cars driving up and down our streets was an issue and still is because of this added traffic.

This property that is requesting the zone change is directly adjacent to ours. We do not want a 24-hour commercial business there nor do we want more bail bonds business and activity.

We want to preserve our neighborhood **as** a family neighborhood and greatly oppose any more encroachment from businesses that take away from this quality.

We will be canvassing the neighborhood for support to deny this zoning change. What would be the proper format to acquire petitioned signatures for submittal and what other suggestions would you have to insure this zoning change gets defeated?

Please support us in rejecting this zone change.

11/14/2008

Thank you,
Antonina Ettare & Jeff Ray
927 N. Second Street

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Roth, Bill

From: j tripier [jytripier@yahoo.com]
Sent: Friday, November 07, 2008 4:06 PM
To: bill.roth@sanjoseca.gov
Cc: Karine Tripier yahoo
Subject: file number PDC08-040

Dear Sir,

we own a house on 935 North 2nd street in San Jose and have just received a notice of a public hearing from the City of San Jose regarding a zoning change for the commercial property near us. The request is to allow commercial uses and 24-hour operations for a bail bonds establishment at 900 N First Street. (File number PDC08-040).

We are against this proposal for a number of reasons.

1. there are already three 24 hours Bailbond establishments in this block. These establishments, all within 500 yards or less from each other and us, attract unsavory customers. We have found that there has been an increase of criminal activity with these bail bonds establishments. A couple of examples are fights breaking out in the parking lot and on our streets. We have even observed speeding in the parking lot of this establishment. The fence of our backyard is what separates us from this parking lot and we feel that adding more night intensive traffic and perturbations jeopardizes the quietness of our neighborhood. We also feel that our security is impacted as all it takes is someone jumping a fence to enter the back of our property.
2. The increase in hours of operation will increase traffic already at an unwelcome limit. We see people park their cars on the street, disregarding the permit parking signs and dump their garbage out of their cars. Although some may not be customers for these establishments but a good number are.
3. It is difficult to ask law enforcement for more than what they already do but permanent presence of unsavory customers and especially at night time when patrol cars are less available is a problem.

We are asking your support against this zone change and remain available for any question.

Sincerely,

John and Karine Tripier
935 North 2nd Street, San Jose, CA 95112

11/14/2008

Roth, Bill

From: Antonina Ettare [runnershi@hotmail.com]
Sent: Sunday, November 09, 2008 8:17 PM
To: bill.roth@sanjoseca.gov
Cc: Petra Pino; Irchiaramonte@aol.com; Jean-Yves Tripier; KarineTripier; Ikala; John Karris; Julia Smith; Sarah McHenry; Sam Liccardo; fred.buzo@sanjoseca.gov; ragan.henninger@sanjoseca.gov
Subject: Against Zone Change File No. PDC08-040

Mr. Roth,

I am against the proposed zone change File No. PDC08-040 to allow commercial uses and 24-hour operations for a bail bonds establishment at the northeast corner of N. First Street and E. Hedding Street (900 N. First Street).

This property directly borders several residences that are not protected against the already intrusive lighting from this parking lot. Please note that this bright light was installed because there was drug dealing suspected of going on in this parking lot. We have complained to the Department of Transportations regarding speeders and cut through traffic using this parking lot. Also, there are a high number of bail bonds in this area that attract unsavory individuals that loiter and park illegally in the neighborhood streets. There have been disturbances that the police have been called out on and at least once for a fight in this parking lot. We have heard loud angry arguments about "not calling me ever again if you want to be bailed out" as the people walk back to their car parked in the neighborhood of N. Second Street. This is disturbing.

I do not want my neighborhood to be a parking lot for commercial business, it already has permit parking to try to prevent this. Nor do I want our neighborhood subjected to so many strangers displaying their anger, inconsiderate actions, and foul behavior. This 24-hour zoning change opens a pandora's box.

The bail bonds on or near the corner of this establishment are All Pro Bail Bonds, Alladin Bail Bond, Reliable Bail Bonds. On the 1000 block of First Street there is Bad Boy Bail Bonds. On the 800 block of First Street is Buffy & Sparacino Bail Bonds. On the 700 Block of First Street is All Pro Bail Bonds just to name a few. There are more.

More important is to NOT have a 24-hour commercial business right up against a residential neighborhood.

Please provide Part 5 of Chapter 20.120 of Title 20 of the SJMC so as to see the requirements and processes to file a formal protest against this proposed rezoning. I looked at the Planning Dept website and could not find anything related to the above document.

Regards,
Antonina Ettare
927 N. Second Street

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11/14/2008

Roth, Bill

From: Angelina Valencia [angievalg@hotmail.com]
Sent: Wednesday, November 12, 2008 7:08 AM
To: bill.roth@sanjoseca.gov
Subject: Project PDC08-040

Dear Mr. Roth,

I am a resident at 946 N 3rd Street and I am writing to you to please ask you not to approve the project proposed to rezone the First street area into a 24 hour operations area.

As a resident of the area, I oppose the proposed project for several reasons:

- a) The proposed zoning has a parking lot that comes straight into our neighborhood and we do not want any 24 hour traffic or businesses that disturbs our neighborhood.
- b) We do not want 24 hour business operations in our neighborhood.
- c) Would you want a 24 hour bail bold business in your neighborhood?
- d) We already have enough traffic and disturbance with the bail bonds businesses the way they are
- e) The types of people those businesses attract are at times disturbing and we do not want or feel it safe for them to roam our streets 24 hours (particularly when we, working professionals, are trying to have a good night sleep).

The neighborhood would really appreciate your support on this matter.

We hope to meet you at the hearings on November 19th and December 16th:

Best regards,

Dr. Angelina Valencia-Gable

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11/14/2008

Roth, Bill

From: Pino, Petra [Petra.Pino@netapp.com]
Sent: Monday, November 17, 2008 10:21 AM
To: bill.roth@sanjoseca.gov
Cc: petra.pino@gmail.com
Subject: PDC08-040 - No change to zoning, please.

Mr. Roth,

A couple weeks ago, I received a notice that the planning committee was considering a zoning change to allow 24-hour operation of the bail bonds business at the corner of N. First and Hedding Streets.

I live on Hedding, just a couple blocks from this intersection, and am contacting you to let you know of my vehement opposition to this request.

Already, my family, and our neighborhood as a whole, has to deal with noise, littering and occasional violence that's associated with being near the county buildings and specifically with the bail bonds businesses.

Our neighborhood is primarily a *neighborhood*. We deserve the same peace and quiet as any other. We don't want to see ourselves or our neighbors persons and property threatened and sullied further.

Please do NOT recommend that this zoning change happen. The bail bond businesses cause our neighborhood enough problems, as things stand now.

Thank you.

Petra Pino
107 E Hedding St
San Jose, CA 95112
408-480-4920

11/17/2008

Roth, Bill

From: Willdene Rathje [rwrathje@yahoo.com]
Sent: Wednesday, November 19, 2008 2:22 PM
To: bill.roth@sanjoseca.gov
Cc: runnershi@hotmail.com; sam.liccardo@sanjoseca.gov
Subject: 24-hr bail bonds, 1st & Hedding PDC08-040

Bill,

Regarding Planning Commission project PDC08-040, requested rezoning for 24-hour operation of the bail bond business, we appreciate your taking the time to gather input from the neighbors in the immediate vicinity of this business.

Our home is at 1010 North Second Street. Obviously, this is a major quality of life issue for all of us. We stand solidly united with all our Hyde Park Neighbors in opposition to this rezoning. The many householders living in this area are working hard every single day to maintain their families and homes.

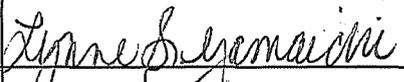
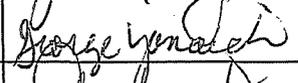
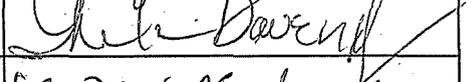
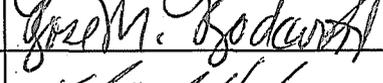
Thus far we are doing a great job of making and keeping this neighborhood an asset to the city of San Jose. In order for us to continue to do so, we need San Jose to continue to help us at every opportunity. We hope that we can gain your support in presenting our concerns and needs to the Planning Commission, and that the Planning Commission considers the importance of the 7 X 24 hour quality of life for all the common folks and families who live here.

Again, thank you for your time and for listening.

Best regards,
Robert and Willdene Rathje
408 288 6458

11/19/2008

Signatures NOT IN FAVOR OF REZONING of the northeast corner of N. First Street and E. Hedding Street (900 N. First Street) to allow commercial uses and 24-hour operations. (File No. PDC08-040)

	Please Print Legal Name	Print Address	Signature
1	SUSAN L LARSEN	101 E HEDDING ST 95112	
2	Lynne S. Yamaichi	1135 N. 3rd St. 95112	
3	George Yamaichi	1135 N. 3rd St 95112	
4	IKAIA DAVENPORT	1020 N. 2ND ST ST CA 95112	
5	Rose M. Rockwood	65 E. Younger Ave, ST 95112	
6	Katherine Harker	68 E Younger Ave ST 95112	
7	John Karnis	1120 N. 3rd St. 95112	
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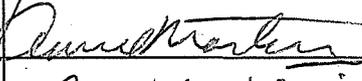
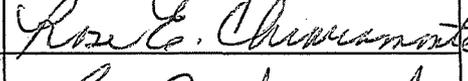
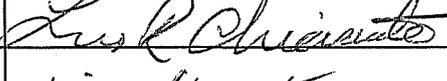
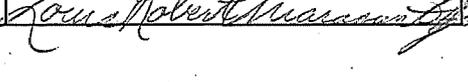
Signatures NOT IN FAVOR OF REZONING of the northeast corner of N. First Street and E. Hedding Street (900 N. First Street) to allow commercial uses and 24-hour operations. (File No. PDC08-040)

	Please Print Legal Name	Print Address	Signature
1	WALTER SANTORACCHIO	61 E. Hedding St. SJ 95112	Walter Santoracchio
2	Douglas B. Jones	61 E. Hedding St SJ 95112	Doug Jones
3	ANNE M. CHIARAMONTE	934 N. 2nd Street 95112-4928	Anne M. Chiaramonte
4	DANIEL T. TAFORA	944 N. 2nd St. 95112	Daniel T. Tafora
5	W. T. YAMADA	942 N 2nd St 95112	W. T. Yamada
6	Ron Murphy	956 N. 2nd St. 95112	Ron Murphy
7	Susan M. Hyland	964 - 966 NO. 2nd St. 95112	Susan M. Hyland
8	Richard A. Amix	994 No. 2nd St. 95112	Richard A. Amix
9	Diane Rykken	996 N. 2nd St.	Diane Rykken
10	Patrick Rojas	998 N. 2nd St.	Patrick Rojas
11	DAVE HURREN	1016 N. 2ND ST, SAN JOSE CA 95112	Dave Hurren
12	PUNEET AGRAWAL	1044 N 2nd ST, SAN JOSE CA 95112	Puneet Agrawal
13	CARINA ROQUE	1034 N 3 RD ST, SAN JOSE, CA 95112	Carina Roque
14	Mara Williams	1034 W 3rd St San Jose CA 95112	Mara Williams
15			

Signatures NOT IN FAVOR OF REZONING of the northeast corner of N. First Street and E. Hedding Street (900 N. First Street) to allow commercial uses and 24-hour operations. (File No. PDC08-040)

	Please Print Legal Name	Print Address	Signature
1	MARCUS SUPAN	930 N Second St. SE 555	
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Signatures NOT IN FAVOR OF REZONING of the northeast corner of N. First Street and E. Hedding Street (900 N. First Street) to allow commercial uses and 24-hour operations. (File No. PDC08-040)

	Please Print Legal Name	Print Address	Signature
1	PETRA PINDO	107 E. Hedding St, San Jose, CA 9512	
2	MARK DIKORENZE	125 E Hedding St. San Jose, CA 95112	
3	April Perez	111 E. Hedding Street, San Jose, CA 95112	
4	Clara De Gaul	910 N 3RD ST SAN JOSE CA 95112	
5	MABEL McCORMICK	932 N. 3RD ST SAN JOSE CA 95112	
6	Melanie Shaw	934 N. 3rd St San Jose CA 95112	
7	Elizabeth Skinner	938 N. 3rd St. San Jose CA 95112	
8	Greg Gable	946 N. 3rd St. San Jose CA 95112	
9	Ron Robertson	950 N 3rd St, San Jose CA 95112	
10	JAMIE BONNER	960 N. 3rd St. San Jose CA 95112	
11	Annie Marting	962 N 3rd St San Jose CA 95112	
12	Rose E. Chiaramonte	57 East Hedding St. San Jose, CA 95112	
13	Louis R Chiaramonte	57 E. Hedding St, San Jose, CA 95112	
14	Marianne Chiaramonte	57 E. Hedding St, San Jose, CA 95112	
15	Louis Robert Chiaramonte	57 E. Hedding St, San Jose, CA 95112	

Signatures NOT IN FAVOR OF REZONING of the northeast corner of N. First Street and E. Hedding Street (900 N. First Street) to allow commercial uses and 24-hour operations. (File No. PDC08-040)

	Please Print Legal Name	Print Address	Signature
1	Jeff A. Ray	927 N. 2 nd St. San Jose, CA. 95112	Jeff A. Ray
2	Antonina Ettare	927 N. Second St., San Jose	Antonina Ettare
3	GEOFFREY S WANGH	59 E. HEDDING ST, SAN JOSE 95112	Geoffrey S Wangh
4	Terry Lowley	935 N 2nd San Jose 95112	Terry Lowley
5	JESUS GARRAN JR	941 N. 2nd SAN JOSE 95112	Jesus Garran Jr
6	Eleanor Oxman	985 N. 2 nd Apt. 1 San Jose 95112	Eleanor Oxman
7	Kathleen Verigin	985 North 2 nd St. #4 55 95112	Kathleen Verigin
8	M. S. Jones	985 North 3 rd St 95112	Margaret Sarabai
9	MARTIN GARRAN	991 N 2 nd St 95112	Martin Garran
10	Ray Pannoy	53 E. YOUNGER AV. 95112	Ray Pannoy
11	Jim PARRAZ	53 E. YOUNGER AV 95112	Jim Pannoy
12	G. GONZALEZ	53 E YOUNGER AVE 95112	G. Gonzalez
13	W. Mains	48 E. Younger Ave 95112	W. Mains
14	C. SILVA	16 E. YOUNGER AVE 95112	C. Silva
15	OCTAVIO HERNANDEZ	15 E. YOUNGER AVE 95112	Octavio Hernandez

Signatures NOT IN FAVOR OF REZONING of the northeast corner of N. First Street and E. Hedding Street (900 N. First Street) to allow commercial uses and 24-hour operations. (File No. PDC08-040)

	Please Print Legal Name	Print Address	Signature
1	Joel Corcoran	17 E. Yonkers Ave San Jose, CA	Joel Corcoran
2	Kevin Bycon	49 E. Yonkers Ave, SJ, CA	Kevin Bycon
3	Gus KANAICKS	1005 N. 2 nd ST.	Gus Kanaicks
4	RON COCHRAN	920 N 2ND ST.	Ron Cochran
5	MELANIE COFFMAN	920 N. SECOND ST. SJ, CA	Melanie Coffman
6	Mary Paulovich	928 N 2nd St SJ, CA 95112	Mary Paulovich
7	JAIN RODRIGUEZ	932 N 2nd St SJ 95112	Jain Rodriguez
8	Andrew D. Bravo	925 N 2nd St. SJ. 95112	Andrew D. Bravo
9	Evangelina Seet	1015 N. 2nd St, 95112	Evangelina Seet
10	DANNY NILUMOL	1107 N 2nd St 95112	Danny Nilumol
11	Jess S Reynoso	1115 N 2nd, ST 95112	Jess S Reynoso
12	RETA REYNOSO	1115 N. 2 nd Street San Jose, CA 95112	Reta Reynoso
13	Lancee Meeks	1119 N 2 nd Street San Jose	Lancee Meeks
14	Vivian Contreras	1121 N 2 nd ST SAN JOSE CA. 95112	Vivian Contreras
15	R. A. Burt	1123 N th ST SAN JOSE CA 95112	R. A. Burt