

**STAFF REPORT**  
**PLANNING COMMISSION**

**FILE NO.:** PDC08-015

**Submitted:** March 7, 2008

**PROJECT DESCRIPTION:** Planned Development Rezoning from A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow up to 24,500 square feet of commercial uses in addition to the existing church/religious assembly use on a 10.8 gross acre site.

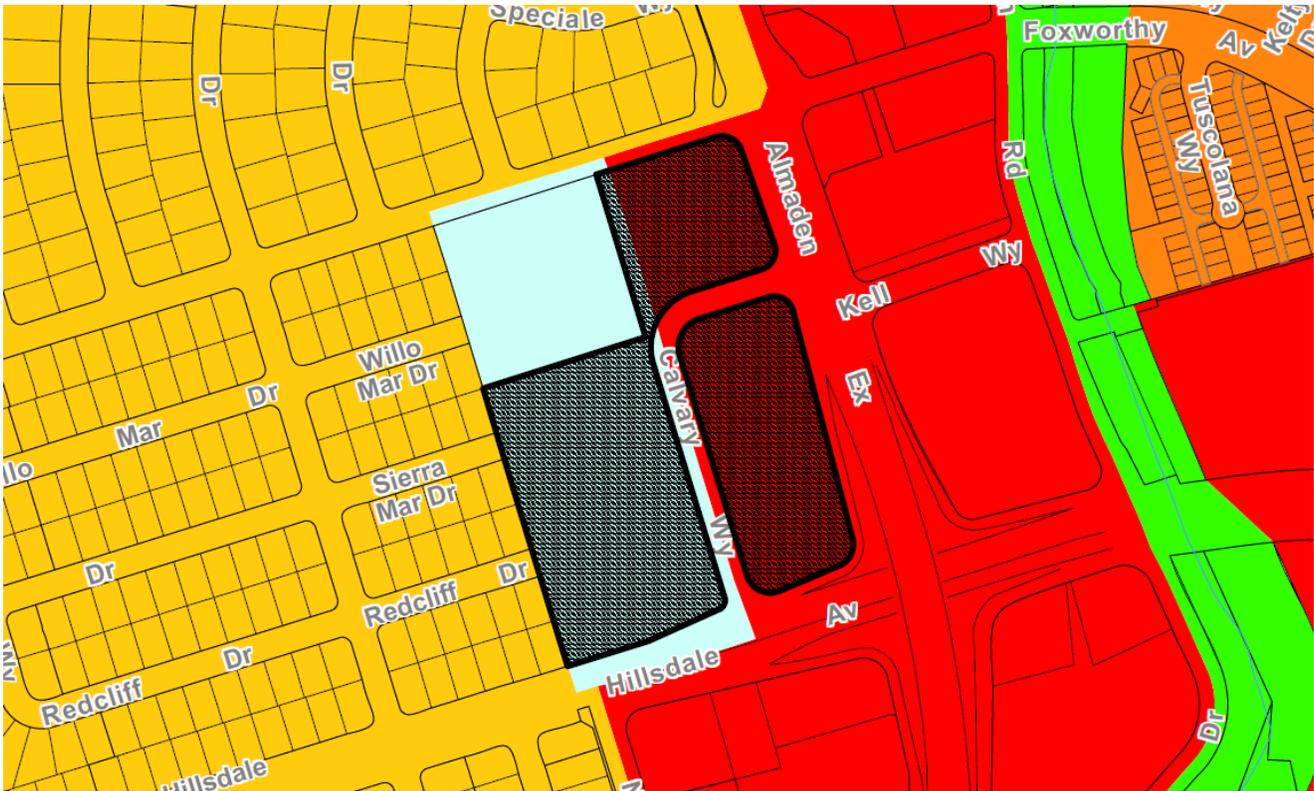
Existing Zoning	A(PD) Planned Development
Proposed Zoning	A(PD) Planned Development
General Plan	General Commercial
Council District	9
Annexation Date	September 1, 1955
SNI	No
Historic Resource	No
Redevelopment Area	No
Specific Plan	No

**LOCATION:** West side of Almaden Expressway, between Foxworthy Avenue and Calvary Way.

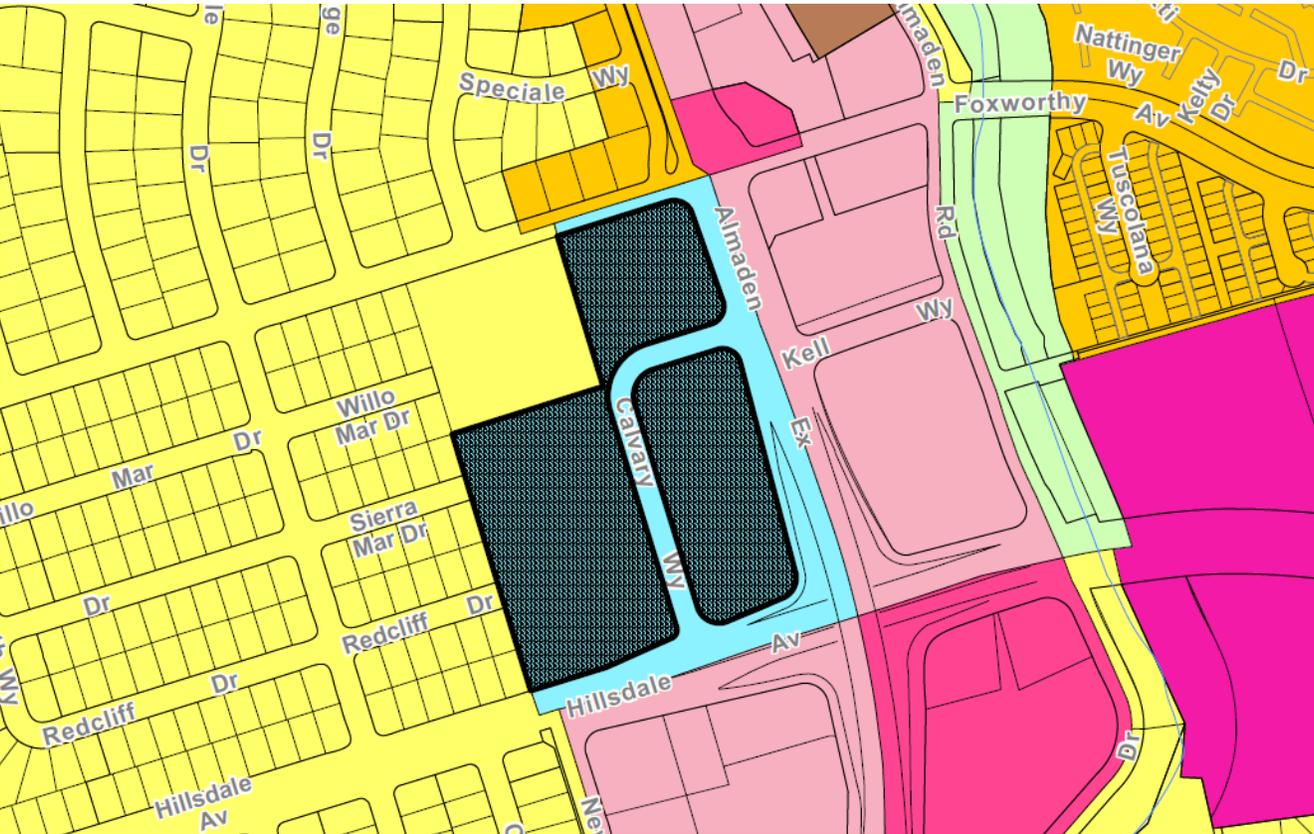
**Aerial Map**



**GENERAL PLAN**



**ZONING**



## **RECOMMENDATION**

Planning staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The proposed project conforms to the Commercial Land Use Goals and Policies of the General Plan, in that it would provide neighborhood serving commercial uses at a location easily accessible to the surrounding residential neighborhood.
2. The proposed zoning conforms to the General Plan Designation of General Commercial in that it will create the flexibility for a variety of commercial uses.

## **BACKGROUND & DESCRIPTION**

On March 7, 2008, Sand Hill Property Company submitted an application for a Planned Development Rezoning of the approximately 2.2 acre site at the southwest corner of Almaden Expressway and Foxworthy Avenue, to allow a mixed-use development. The subject property is currently an overflow parking lot for the Calvary Church located to the south on Calvary Way. The excess 176 parking spaces are not required for the existing activities of Calvary Church.

The original submittal did not conform to the *Framework for Preservation of Employment Lands*, because it did not provide sufficient commercial square footage to maintain the required job capacity. In response, the applicant removed the residential component from the proposed project and submitted conceptual plans for three purely commercial buildings on the subject property.

## **ANALYSIS**

As this is an application for a Planned Development Rezoning to allow commercial uses, project analysis included evaluation of conformance with 1) the San Jose 2020 General Plan, 2) the requirements of the California Environmental Quality Act (CEQA), and 3) applicable design guidelines.

### ***General Plan Conformance***

#### **Commercial Land Uses**

The General Plan Commercial Land Use Goal is to provide a pattern of commercial development which best serves community needs through maximum efficiency and accessibility. The Commercial Land Use Policies support commercial development that is distributed in a manner that maximizes community accessibility to a variety of retail commercial outlets and services and minimizes the need for automobile travel. The proposed project is consistent with these policies through the provision of neighborhood-serving commercial uses within walking distance of an established residential neighborhood.

#### **General Commercial**

The site is designated General Commercial on the San Jose 2020 General Plan Land Use/Transportation Diagram. This land use category is intended for non-specialized, miscellaneous commercial uses, which includes both strip commercial areas along major thoroughfares as well as

freestanding commercial establishments. The proposed rezoning is consistent with this designation because it will provide a range of various commercial uses along Almaden Expressway consistent with the General Plan land use designation.

### ***Environmental Review***

A Mitigated Negative Declaration (MND) was adopted on June 16, 2010, and states that the proposed Planned Development Rezoning will not have a significant effect on the environment.

The primary issues addressed in the Initial Study include the potential impacts of the physical development of the site on; air quality, biological resources, geology and soils, and transportation and traffic. The MND includes mitigation measures that would reduce any potentially significant project impacts to a less-than-significant level. The mitigation measures will be included in the development standards of the Planned Development Zoning. The entire MND and Initial Study are available for review on the Planning web site at: [www.sanjoseca.gov/planning/eir/MND.asp](http://www.sanjoseca.gov/planning/eir/MND.asp)

### ***Project Design***

The proposed development regulations are similar to the CN Commercial Neighborhood Zoning District, but with reduced front setbacks to be more pedestrian oriented. Parking requirements would be based on the regulations set forth in the Zoning Ordinance in order to be consistent with commercial development throughout the City of San Jose. The conceptual architecture is a modern design with articulation, variations in elevation details, and a scale compatible with surrounding development. The conceptual design includes single-story scale, pedestrian accessibility and visually interesting design, which conforms to the *Commercial Design Guidelines*.

## **PUBLIC OUTREACH/INTEREST**

The property owners and occupants within a 500-foot radius were sent public hearing notices for the City Council hearing. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 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)**
- Criterion 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.

**Project Manager:** Avril Baty    **Approved by:**     **Date:** 6-11-10

Applicant:	Attachments:
Sand Hill Property Company 489 S. El Camino Real San Mateo, CA 94402	Draft Development Standards Reduced Plan Set

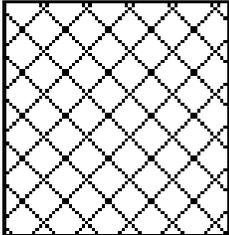
## DRAFT GENERAL DEVELOPMENT PLAN NOTES

Where these development standards and the diagram contained in the Land Use Plan are in conflict, these written development standards shall control and take precedent.

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

#### 1. LAND USE

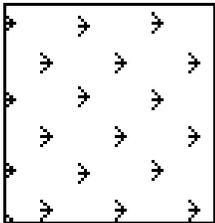
##### Area A



Permitted uses of the CP – Commercial Pedestrian Zoning District, as amended.

Conditional and Special uses of the CP – Commercial Pedestrian Zoning District, as amended shall require a Planned Development Permit or Planned Development Permit Amendment, as designated by Title 20 of the San Jose Municipal Code.

##### Area B



Church/Religious Assembly

Incidental uses include Sunday school, private instruction, day care, offices, Bible College residency, ministry, and retail, as listed in the table below.

#### **Building Capacities**

Building/use	# of people	Ages	Building area
Sanctuary	1,700	Adult	22,340 sq. ft.
Academy	80 students 20 teachers	K-8 grade 6-14 years	14,000 sq. ft.
Child Care	60 kids 10 teachers	2-5 years	2,020 sq. ft.
Bible College	72 students	18-25 years	12,242 sq. ft.
Food Bank	20/hour max	18-90 years	N/A
"The Well" Café/Bookstore	25	All ages	2,500 sq. ft.

#### **Weekly/Hourly Usage**

Building/use	Sun.	Mon.	Tues	Wed.	Thurs.	Fri.	Sat.
Sanctuary	9 am-12 pm 6:30-9 pm	N/A	N/A	6-9 pm	N/A	N/A	N/A
Sunday School Ages 0-18	9 am-12 pm 6:30-9 pm	N/A	N/A	6-9 pm	N/A	N/A	N/A
Academy	N/A	8 am – 4 pm	8 am – 4 pm	8 am – 4 pm	8 am – 4 pm	8 am – 4 pm	N/A
Child Care	N/A	7 am – 6 pm	7 am – 6 pm	7 am – 6 pm	7 am – 6 pm	7 am – 6 pm	N/A
Bible College Classes	N/A	9 am- 5 pm	9 am- 5 pm	9 am- 5 pm	9 am- 5 pm	9 am- 5 pm	N/A
Bible College Residency	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time	Full Time
Food Distribution/ Clothing Ministry	N/A	N/A	10 am- 4 pm	10 am- 4 pm	N/A	N/A	N/A
"The Well" Café/Bookstore	8 am – 10 pm	6 am – 10 pm	6 am- 10 pm				

## 2. DEVELOPMENT STANDARDS

### A. Setbacks

- 1) Area A (commercial development)

North (Foxworthy Avenue):	10 feet
West:	8 feet
South (Calvary Way):	10 feet
East (Almaden Expressway):	20 feet
- 2) Area B (church development)

North (Calvary Way & adj. church):	10 feet
West:	20 feet
South (Hillsdale Avenue):	25 feet
East (Almaden Expressway):	10 feet

### B. Height:

- 1) Maximum building height: 35 feet
- 2) Maximum number of stories: 2

C. Parking: Parking shall be required per Table 20-190, of Title 20 of the San Jose Municipal Code, as amended.

## 3. ENVIRONMENTAL MITIGATION

### A. BIOLOGICAL RESOURCES

- 1) *Mitigation Measure BIO 1-1a: Schedule Construction to Avoid Raptor Nesting Season.* Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay area extends from February through August.
- 2) *Mitigation Measure BIO 1-1b: Survey For and Avoid Any Raptor Nesting Sites.* If it is not possible to schedule demolition and construction between September and January, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August). During this survey, the ornithologist shall inspect all trees and other possible nesting habitats immediately adjacent to the construction areas for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the ornithologist, in consultation with CDFG, shall determine the extent of a construction-free buffer zone to be established around the nest, typically 250 feet, to ensure that raptor or migratory bird nests will not be disturbed during project construction.

## B. CULTURAL RESOURCES

- 1) *Mitigation Measure CR-1a: Retain On-Call Archaeological Consultant.* Prior to issuance of a grading permit, the project sponsor shall retain the services of a qualified archaeological consultant with documented expertise in the investigation of prehistoric cultural resources in the Santa Clara Valley region to develop and implement a program of limited subsurface testing in order to identify or further characterize the potential to encounter subsurface cultural resources that may be present at the site. The results of the limited subsurface investigation shall be described in a report to be submitted to the City's Environmental Principal Planner. The report shall include the archaeologist's recommendations for any additional testing to be implemented prior to the initiation of site grading, as well as monitoring and any other precautionary measures to be implemented during site disturbance.
- 2) *Mitigation Measure CR-1b: Monitor Grading Activities.* There shall be monitoring of site grading activities to the extent determined by a qualified professional archaeologist to be necessary to ensure accurate evaluation of potential impacts to prehistoric resources.
  - i. If no resources are discovered, the archaeologist shall submit a report to the City's Environmental Principal Planner verifying that the required monitoring occurred and that no further mitigation is necessary.
  - ii. If evidence of any archaeological, cultural, and/or historical deposits are found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the *CEQA Guidelines*. The archaeologist shall submit reports, to the satisfaction of the City's Environmental Principal Planner, describing the testing program and subsequent results. These reports shall identify any program mitigation that the Developer shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance, testing and analysis, removal, reburial, and curation of archaeological resources.)
  - iii. In the event that human remains and/or cultural materials are found, all project-related construction shall cease within a 50-foot radius in order to proceed with the testing and mitigation measures required. Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California:
    - a. In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.
    - b. A final report shall be submitted to the City's Environmental Principal Planner prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Environmental Principal Planner.

- 3) *Mitigation Measure CR-2: Halt Work if Paleontological Resources Are Discovered.* If any paleontological resources are encountered during site grading activities, all ground disturbances shall be halted until the services of a qualified paleontologist can be retained to identify and evaluate the resource(s) and, if necessary, recommend mitigation measures to document and prevent any significant adverse effects on the resource(s). If evidence of any paleontological resources are found, hand excavation and/or mechanical excavation shall proceed to evaluate the deposits for determination of significance as defined by the *CEQA Guidelines*. The paleontologist shall submit reports, to the satisfaction of the City's Environmental Principal Planner, describing the testing program and subsequent results. These reports shall identify any program mitigation that the Developer shall complete in order to mitigate paleontological impacts (including resource recovery and/or avoidance, testing and analysis, removal, reburial, and curation of archaeological resources.)

#### C. HYDROLOGY AND WATER QUALITY

- 1) *Mitigation Measure HYD 1-1: The project sponsor shall comply With RWQCB Best Management Practices and City Policy for Construction-Period Stormwater Quality Protection.*
- i. During construction, burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains.
  - ii. During construction, earthmoving or other dust-producing activities shall be suspended during periods of high winds.
  - iii. During construction, all exposed or disturbed soil surfaces shall be watered at least twice daily to control dust as necessary.
  - iv. During construction, stockpiles of soil or other materials that can be blown by the wind shall be watered or covered.
  - v. During construction, all trucks hauling soil, sand, and other loose materials shall be covered and/or all trucks will be required to maintain at least two feet of freeboard.
  - vi. During construction, all paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites shall be swept daily (with water sweepers).
  - vii. During construction, vegetation in disturbed areas shall be replanted as quickly as possible.
  - viii. Prior to construction grading for the proposed land uses, the applicant shall file a "Notice of Intent" (NOI) to comply with the General Permit administered by the Regional Board and shall prepare a Stormwater Pollution Prevention Plan (SWPPP) which addresses measures that would be included in the amendment to minimize and May 2010 Initial Study/Draft Mitigated Negative Declaration control construction and post-construction runoff. The following measures shall be included in the SWPPP:
    - a. Preclude non-stormwater discharges to the stormwater system.
    - b. Effective, site-specific Best Management Practices for erosion and sediment control during the construction and post-construction periods.
    - c. Coverage of soil, equipment, and supplies that could contribute non-visible pollution prior to rainfall events or perform monitoring of runoff.
    - d. Perform monitoring of discharges to the stormwater system.

- ix. The developer shall submit a copy of the draft SWPPP to the City of San José Department of Public Works for review and approval prior to construction of the project site. The certified SWPPP shall be posted at the site and shall be updated to reflect current site conditions.
  - x. The developer shall comply with the City of San José Grading Ordinance, including erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction.
  - xi. The developer shall restrict grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season.
- 2) *Mitigation Measure HYD 1-2: Post-Construction Water Quality Protection Actions.* The following standard measures, based on RWQCB Best Management Practices and City of San José requirements, are required to ensure compliance with NPDES permit requirements to reduce post-construction water quality impacts:
- i. When the construction phase is complete, a Notice of Termination (NOT) for the General Permit for Construction shall be filed with the RWQCB and the City of San José. The NOT shall document that all elements of the SWPPP have been executed, construction materials and waste have been properly disposed of, and a post-construction stormwater management plan is in place as described in the SWPPP for the project site.
  - ii. All post-construction Treatment Control Measures (TCMs) shall be installed, operated, and maintained by qualified personnel.
  - iii. On-site inlets shall be stenciled in conformance with City requirements and cleaned out a minimum of once per year, prior to the wet season.
  - iv. The property owner/site manager shall keep a maintenance and inspection schedule and record to ensure that the TCMs continue to operate effectively for the life of the project. Copies of the schedule and record must be provided to the City upon request and must be made available for inspection on-site at all times.
- 3) *Mitigation Measure NOI-1: Construction Noise Minimization.* The project developer shall implement the following standard measures:
- i. Noise-generating activities at the construction site or in areas adjacent to the construction site associated with the project in any way shall be restricted to the hours of 7:00 AM and 7:00 PM, Monday through Friday. No construction activities shall occur on weekends or holidays because the project site is within 500 feet of a residential area.
  - ii. Equip all internal combustion engine driven equipment with intake and exhaust mufflers in good condition and appropriate for the equipment.
  - iii. Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a construction project area.
  - iv. Utilize “quiet” air compressors and other stationary noise sources where technology exists.
  - v. The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with the adjacent noise sensitive facilities so that construction activities can be scheduled to minimize noise disturbance.

- vi. Designate a “noise disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., beginning work too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site.
- vii. Control noise from construction workers radios so they are not audible from the western or northern property line.

#### 4. **WATER POLLUTION CONTROL PLANT**

Pursuant to Part 2.75 of Chapter 15.12 of the San José 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 make a determination that the cumulative sewage treatment demand on the San José-Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said plant will cause the total sewage treatment demand to meet or exceed the capacity of the San José-Santa Clara Water Pollution Control to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantial conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

# ALMADEN @ FOXWORTHY

SAN JOSE, CALIFORNIA

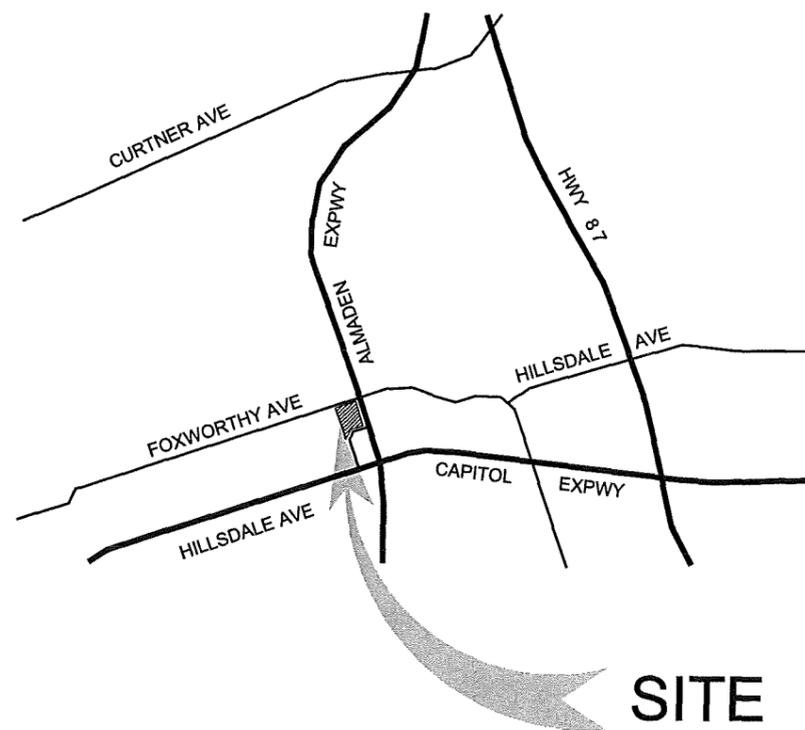
MARCH 19, 2010

PD ZONING PDC 08-015

VICINITY MAP

CONTACTS

SHEET INDEX



#### CLIENT

SAND HILL PROPERTY COMPANY,  
389 S. El Camino Real  
Sunnyvale, CA 94402

Phone: 650.344.1500  
Fax: 650.344.0652  
Contact: Karen Ngo  
Kevin Dare

#### ARCHITECT

KENNETH RODRIGUES & PARTNERS, INC.  
445 N. Whisman Road, Suite 200  
Mountain View, CA 94043

Phone: 650.965.0700  
Fax: 650.960.0707  
Contact: Kenneth Rodrigues

#### CIVIL ENGINEERS

LEA & BRAZE ENGINEERING, INC.  
2495 Industrial Parkway West  
Hayward, CA 94545

Phone: 510.887.4086  
Fax: 510.887.3019  
Contact: Bill Henn  
Phil Carlino

#### LANDSCAPE ARCHITECT

LAUDERBAUGH ASSOCIATES  
425 Clyde Avenue  
Mountain View, CA 94043

Phone: 650.691.9711  
Fax: 650.691.9713  
Contact: Jim Lauderbaugh

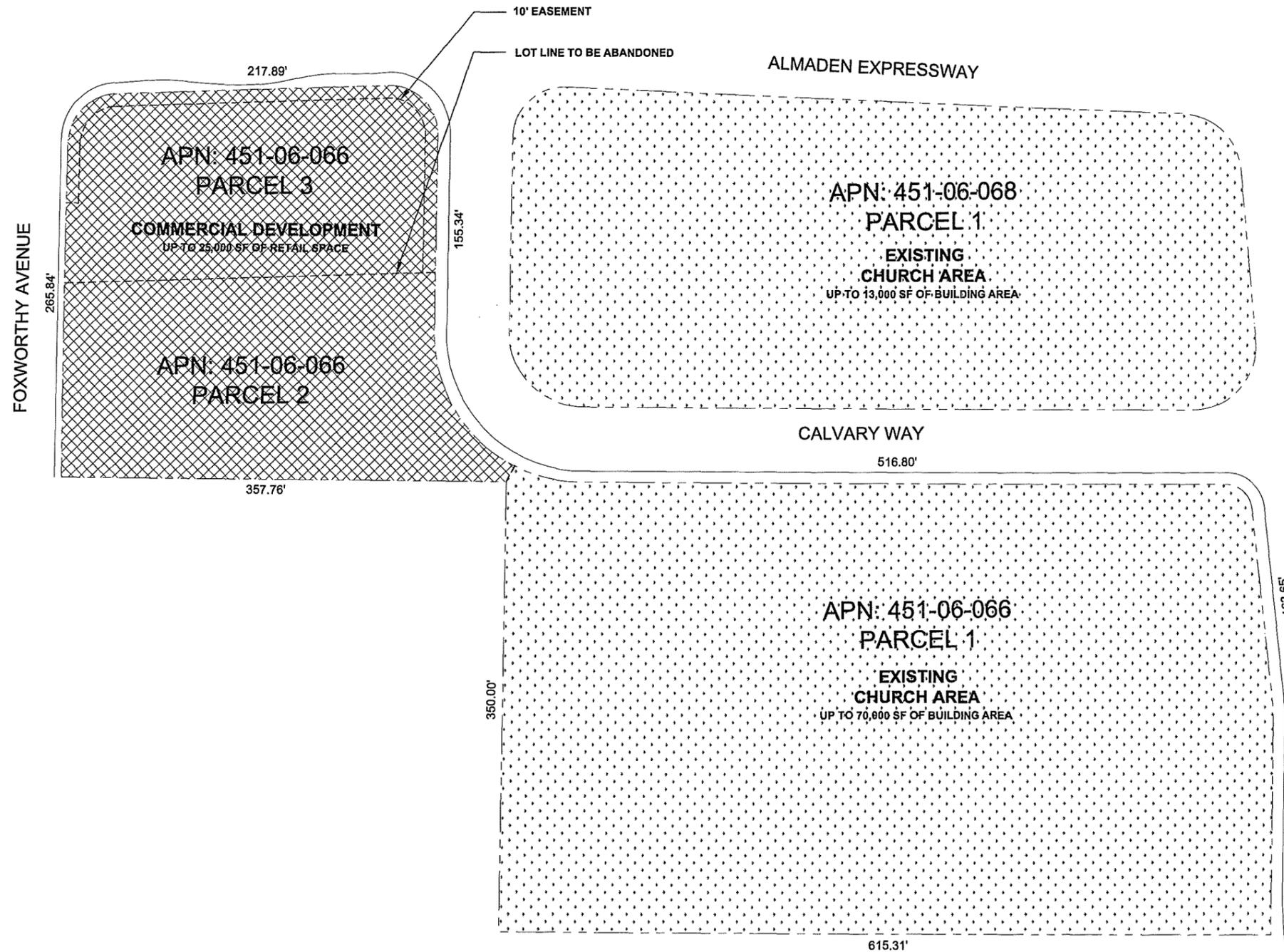
- A1 GENERAL DEVELOPMENT PLAN
- A2 DEVELOPMENT STANDARDS
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- A6 BUILDING 2 FLOOR PLAN AND ELEVATIONS (CONCEPTUAL)
- A7 BUILDING 3 ELEVATIONS (CONCEPTUAL)
- A8 BUILDING 3 FLOOR PLAN AND ELEVATIONS (CONCEPTUAL)
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- C-2.1 DEMOLITION PLAN (CONCEPTUAL)
- C-3.1 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
- C-3.2 PAVEMENT PLAN (CONCEPTUAL)
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- C-4.1 UTILITY PLAN (CONCEPTUAL)

- L1 PRELIMINARY LANDSCAPE PLAN (CONCEPTUAL)



KENNETH RODRIGUES & PARTNERS INC  
445 NORTH WHISMAN RD. SUITE #200  
MOUNTAIN VIEW CA 650.965.0700



SYMBOL	AREA	AREA (AC)	% OF TOTAL AREA	PRIMARY LAND USES			
				RETAIL (SF)	F.A.R.	CHURCH (SF)	F.A.R.
APN: 451-06-066							
	COMMERCIAL	2.17 AC	20.8 %	25,000 SF	0.26	-	-
	CHURCH	5.03 AC	48.2 %	-		70,000 SF	0.32
APN: 451-06-068							
	CHURCH	3.23 AC	31 %	-		13,000 SF	0.09
TOTAL		10.43 AC	100 %	25,000 SF	0.06	83,000 SF	0.18

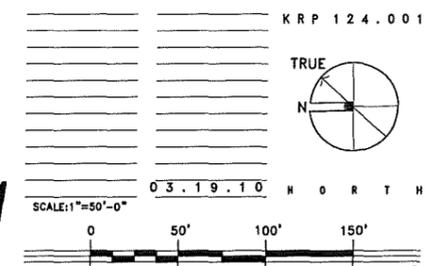


# ALMADEN EXPRESSWAY @ FOXWORTHY

SAN JOSE, CALIFORNIA

## GENERAL DEVELOPMENT PLAN - EXHIBIT C

PDC 08-015



**A1**

**DEVELOPMENT STANDARDS:**

**Commercial Development Standards**

Min. Commercial Building Adjacent Setbacks (in feet)	
North - Foxworthy Avenue	8
West - Adjacent School	5
South - Calvary Way	8
East - Almaden Expressway	20

Min. Commercial Parking adjacent setbacks (in feet)	
North - Foxworthy Avenue	5
West - Adjacent School	5
South - Calvary Way	5
East - Almaden Expressway	5

Max. building height (in feet)	35
No. of stories	2

Parking shall be provided in accordance with the standards identified in the zoning ordinance

Minor alterations which conform to these setbacks will not require approval of the director of planning

**Church Development standards**

Min. Church Building Adjacent Setbacks (in feet)	
North - Foxworthy Avenue	10
West - Adjacent School	8
South - Calvary Way	10
East - Almaden Expressway	20

Min. Church Parking adjacent setbacks (in feet)	
North - Foxworthy Avenue	5
West - Adjacent School	5
South - Calvary Way	0
East - Almaden Expressway	5

Max. building height (in feet)	50
No. of stories	3

Parking shall be provided in accordance with the standards identified in the zoning ordinance

TO BE INCLUDED AFTER APPROVAL  
BY CITY COUNCIL.



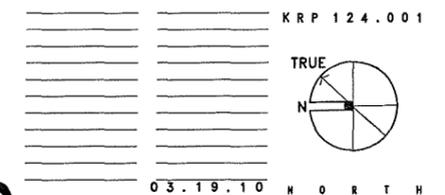
KENNETH RODRIGUES & PARTNERS INC  
445 NORTH WHISMAN RD. SUITE #200  
MOUNTAIN VIEW CA 950.985.0700

**ALMADEN EXPRESSWAY @ FOXWORTHY**

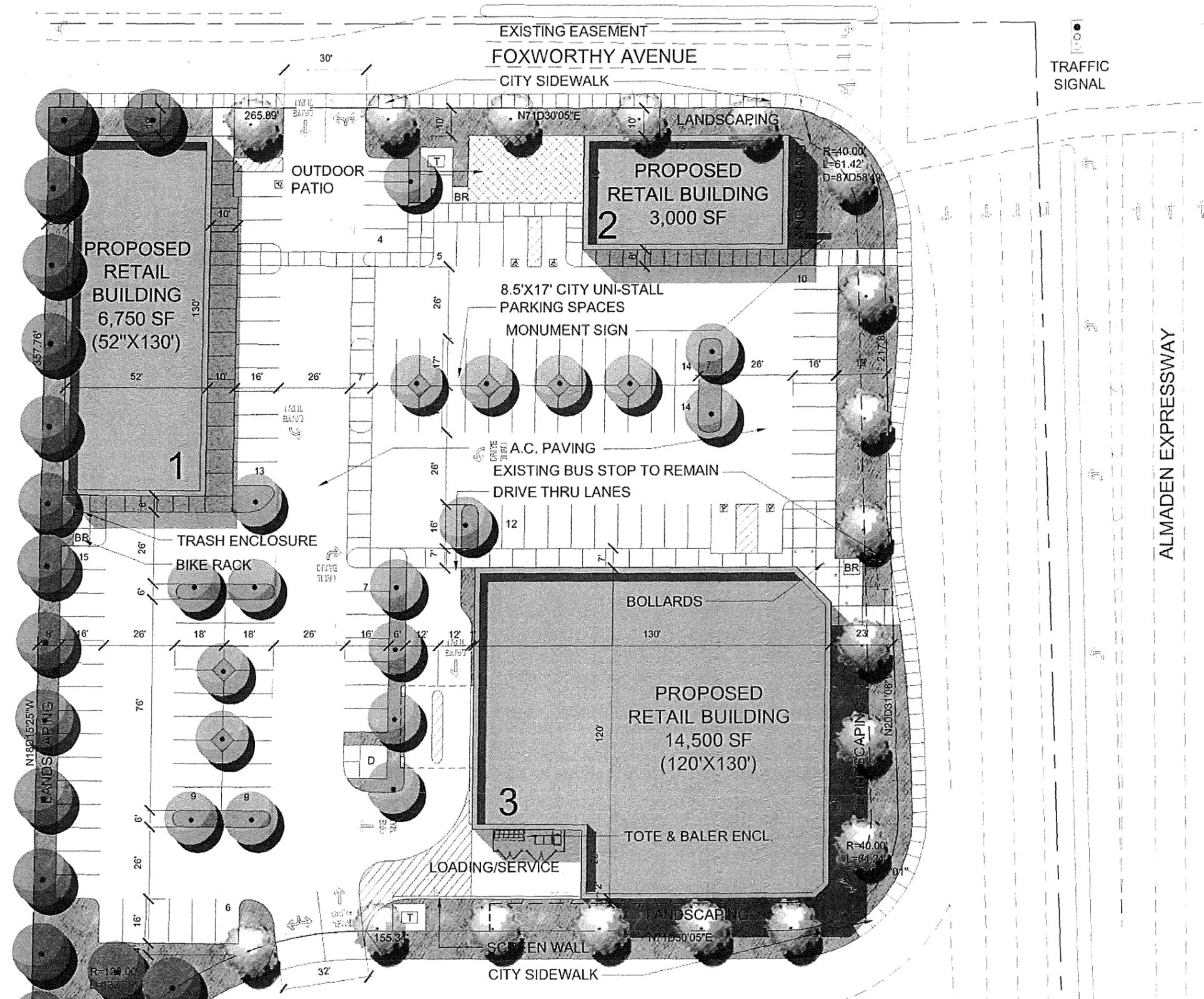
SAN JOSE, CALIFORNIA

**DEVELOPMENT STANDARDS**

PDC 08-015



A2



### TABULATION

SITE AREA	+/-94,533 SF (2.17 AC)
BUILDING AREA	24,250 SF
F.A.R.	25.7 %
PARKING	117 STALLS
HANDICAPPED	5 STALLS
8.5'X17' UNI-STALL	112 STALLS
PARKING RATIO	4.8 / 1000 SF
LANDSCAPE AREA	17,746 SF (18.8 %)
PARKING & DRIVEWAYS	52,537 SF (55.5 %)

- D DUMPSTER / TRASH ENCLOSURE
- T TRANSFORMER
- BR BIKE RACK

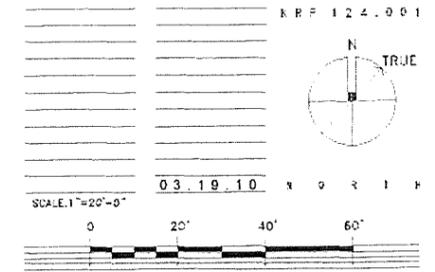
## ALMADEN EXPRESSWAY @ FOXWORTHY

SAN JOSE, CALIFORNIA

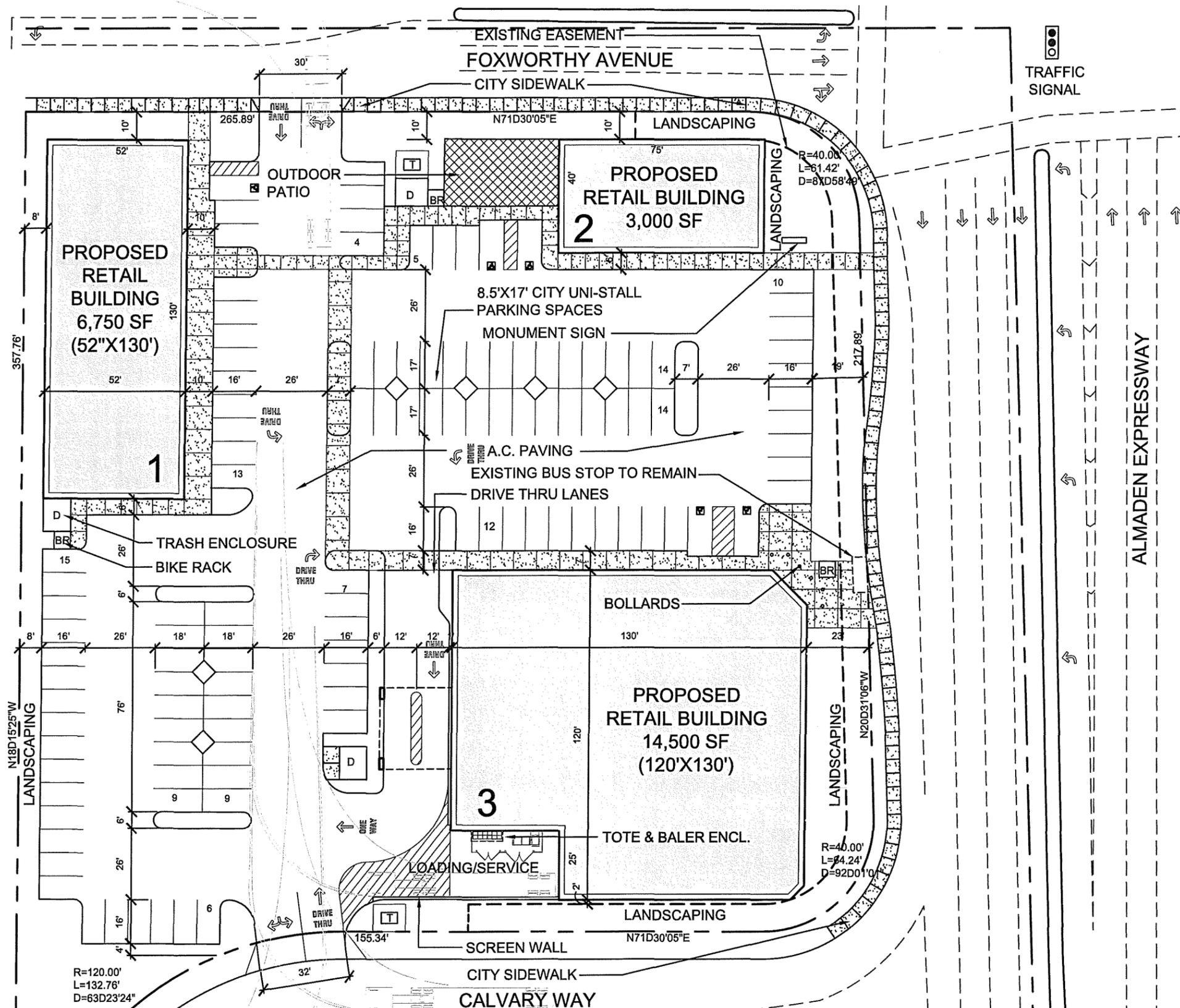
### ILLUSTRATIVE SITE PLAN (CONCEPTUAL)



KENNETH RODRIGUES & PARTNERS, INC.  
 445 NORTH WHISMAN RD., SUITE #200  
 HOLBROOK, CA 95028-3700



# A3



### TABULATION

SITE AREA	+/-94,533 SF (2.17 AC)
BUILDING AREA	24,250 SF
F.A.R.	25.7 %
PARKING	117 STALLS
HANDICAPPED	5 STALLS
8.5'X17' UNI-STALL	112 STALLS
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- D DUMPSTER / TRASH ENCLOSURE
- T TRANSFORMER
- BR BIKE RACK



KENNETH RODRIGUES & PARTNERS INC  
 448 NORTH WHISMAN RD. SUITE #200  
 MOUNTAIN VIEW CA 950.888.0700

# ALMADEN EXPRESSWAY @ FOXWORTHY

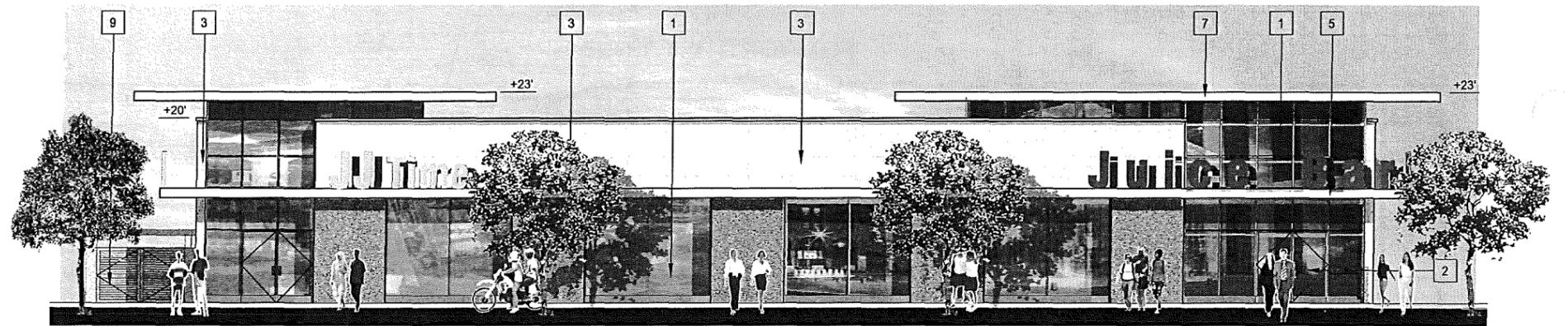
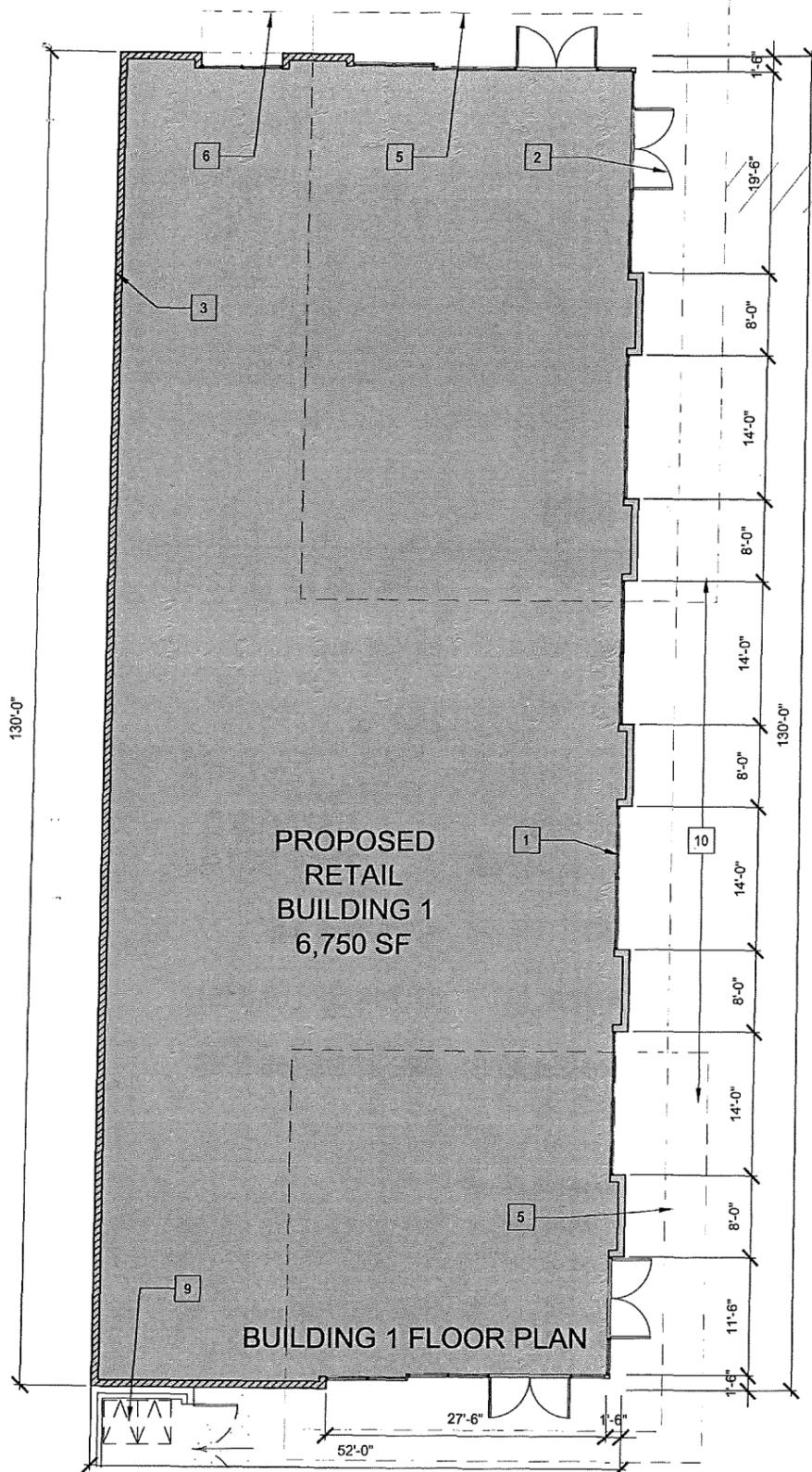
SAN JOSE, CALIFORNIA

## DIMENSIONED SITE PLAN (CONCEPTUAL)

KRP 124.001

SCALE: 1"=20'-0"

# A4



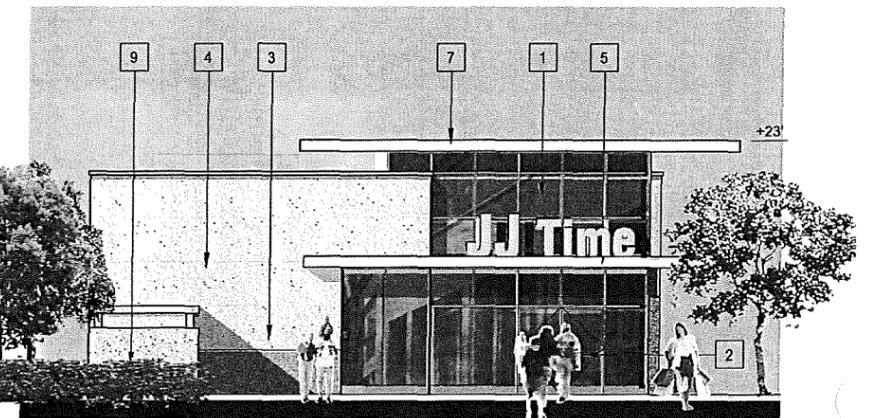
EAST ELEVATION

LEGEND

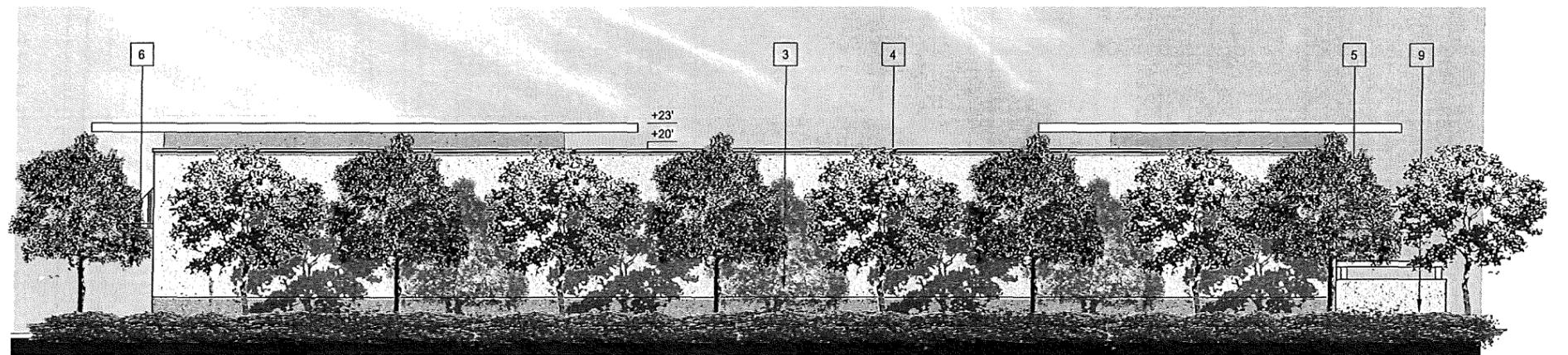
- 1 GLASS SET IN ALUMINUM WINDOW SYSTEM
- 2 GLASS ENTRY DOOR
- 3 EXTERIOR PLASTER FINISH, PAINTED
- 4 PLASTER REVEAL / JOINT
- 5 METAL CANOPY WITH SIGNAGE
- 6 CANVAS AWNING
- 7 METAL FASCIA
- 8 METAL PANELS
- 9 TRASH ENCLOSURE
- 10 CONCRETE HARDSCAPE
- 11 LANDSCAPING



NORTH ELEVATION



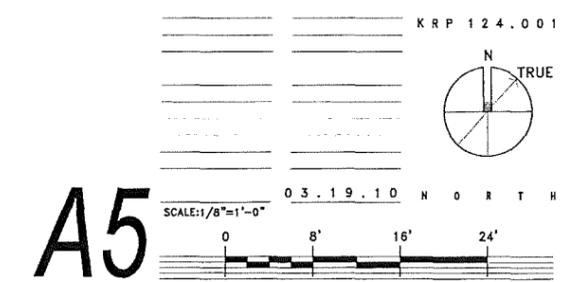
SOUTH ELEVATION



WEST ELEVATION



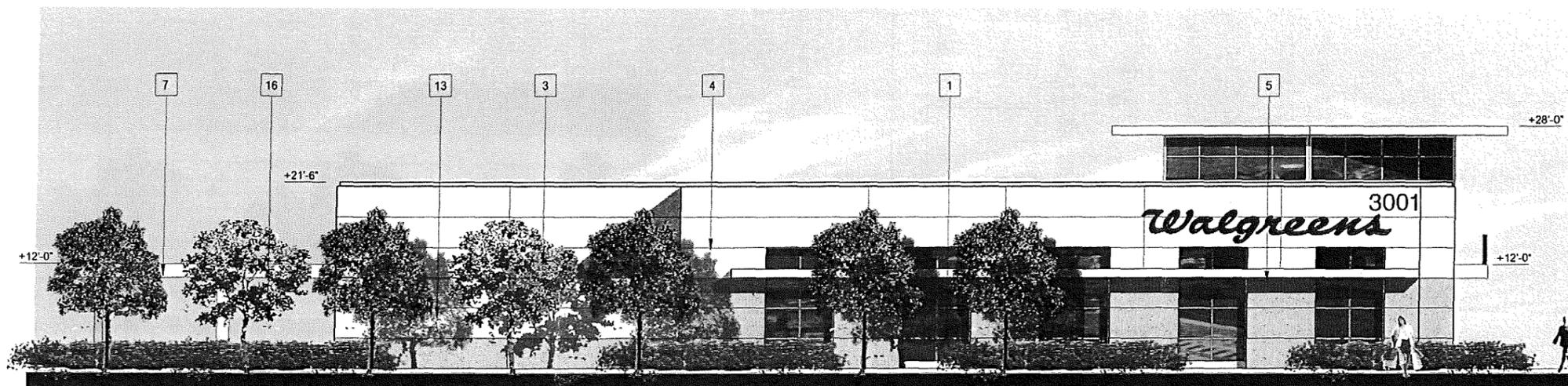
ALMADEN EXPRESSWAY @ FOXWORTHY  
 SAN JOSE, CALIFORNIA  
 BUILDING 1 FLOOR PLAN & ELEVATIONS  
 (CONCEPTUAL)



KRP 124.001

**LEGEND**

- 1 GLASS SET IN ALUMINUM WINDOW SYSTEM
- 2 GLASS ENTRY DOOR
- 3 EXTERIOR PLASTER FINISH, PAINTED
- 4 PLASTER REVEAL / JOINT
- 5 METAL CANOPY WITH SIGNAGE
- 6 CANVAS AWNING
- 7 METAL FASCIA
- 8 METAL PANELS
- 9 TRASH ENCLOSURE
- 10 CONCRETE HARDSCAPE
- 11 LANDSCAPING
- 12 WOOD TRELLIS WITH VINES
- 13 SCREEN WALL
- 14 ROLL UP DOOR
- 15 3'X7' DOOR, COLOR TO MATCH BLDG.
- 16 DRIVE THRU LANES
- 17 LOADING / SERVICE AREA
- 18 EXTERIOR LIGHTING FIXTURE



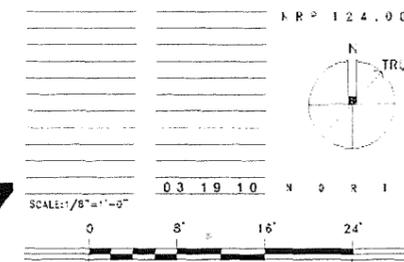
**SOUTH ELEVATION**



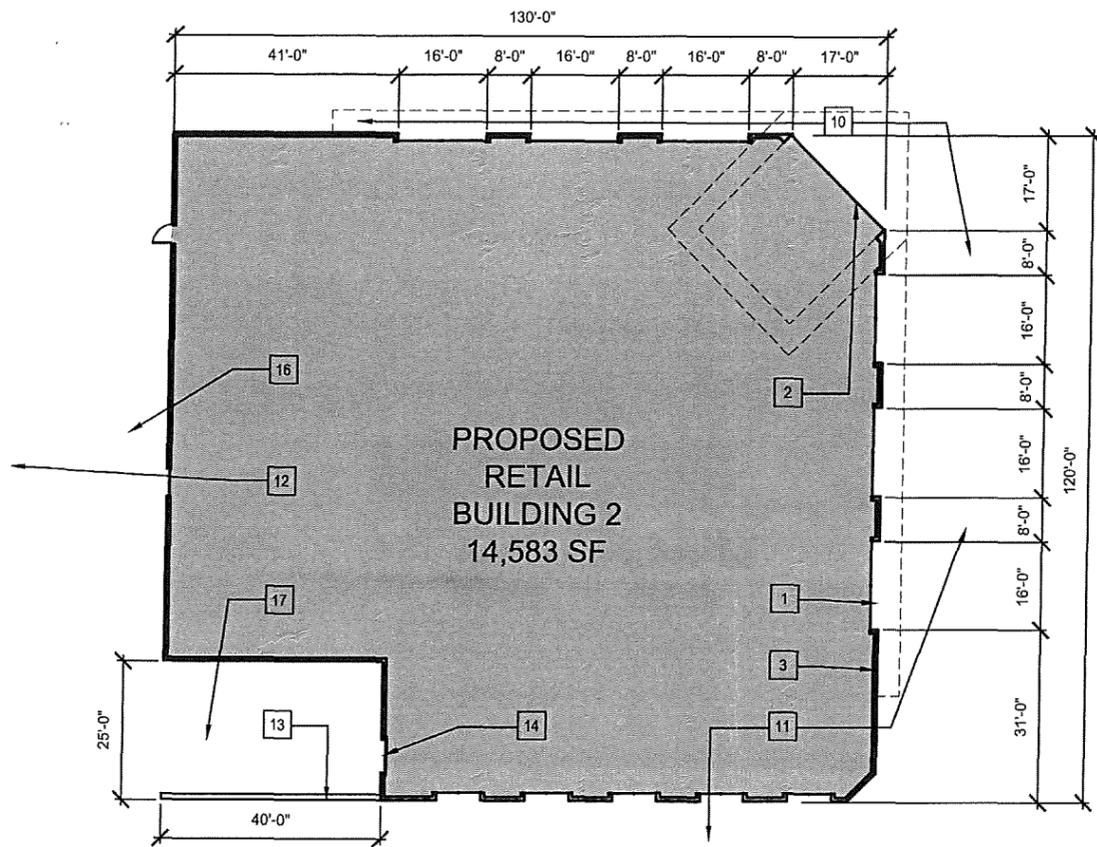
**NORTH ELEVATION**



**ALMADEN EXPRESSWAY @ FOXWORTHY**  
 SAN JOSE, CALIFORNIA  
**BUILDING 3 EXTERIOR ELEVATIONS**  
**(CONCEPTUAL)**



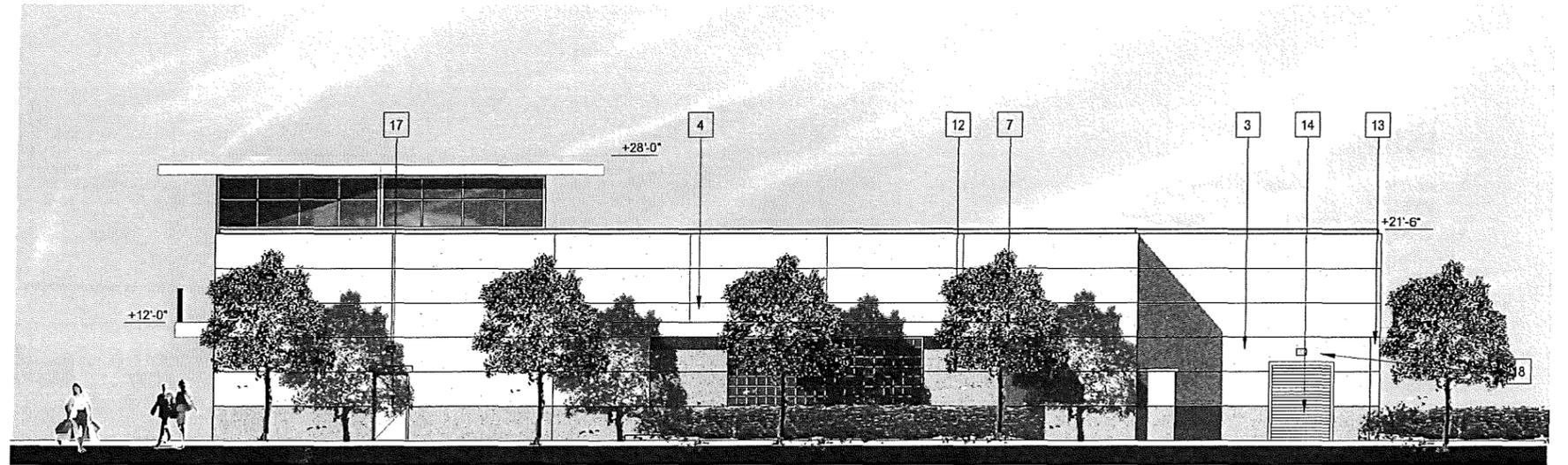
**A7**



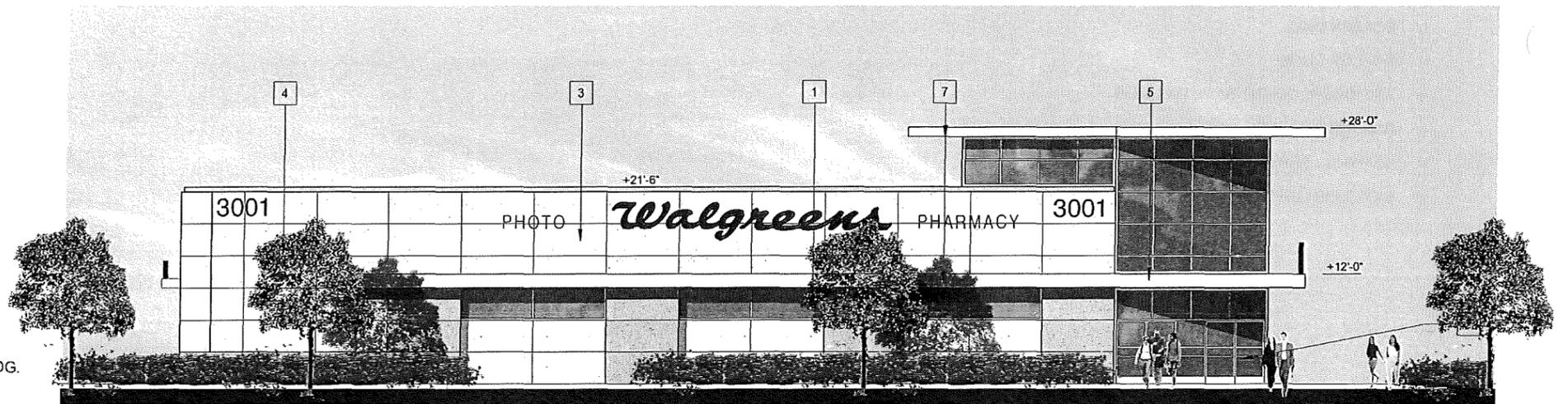
BUILDING 3 FLOOR PLAN (1/16"=1'-0")

LEGEND

- |                                       |                                     |
|---------------------------------------|-------------------------------------|
| 1 GLASS SET IN ALUMINUM WINDOW SYSTEM | 10 CONCRETE HARDSCAPE               |
| 2 GLASS ENTRY DOOR                    | 11 LANDSCAPING                      |
| 3 EXTERIOR PLASTER FINISH, PAINTED    | 12 WOOD TRELLIS WITH VINES          |
| 4 PLASTER REVEAL / JOINT              | 13 SCREEN WALL                      |
| 5 METAL CANOPY WITH SIGNAGE           | 14 ROLL UP DOOR                     |
| 6 CANVAS AWNING                       | 15 3'X7' DOOR, COLOR TO MATCH BLDG. |
| 7 METAL FASCIA                        | 16 DRIVE THRU LANES                 |
| 8 METAL PANELS                        | 17 LOADING / SERVICE AREA           |
| 9 TRASH ENCLOSURE                     | 18 EXTERIOR LIGHTING FIXTURE        |



WEST ELEVATION



EAST ELEVATION



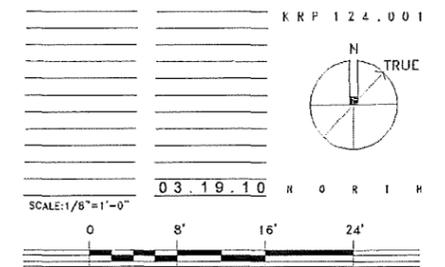
KENNETH RODRIGUES & PARTNERS INC  
445 NORTH WHISMAN RD. SUITE #200  
MOUNTAIN VIEW CA 950.955.0700

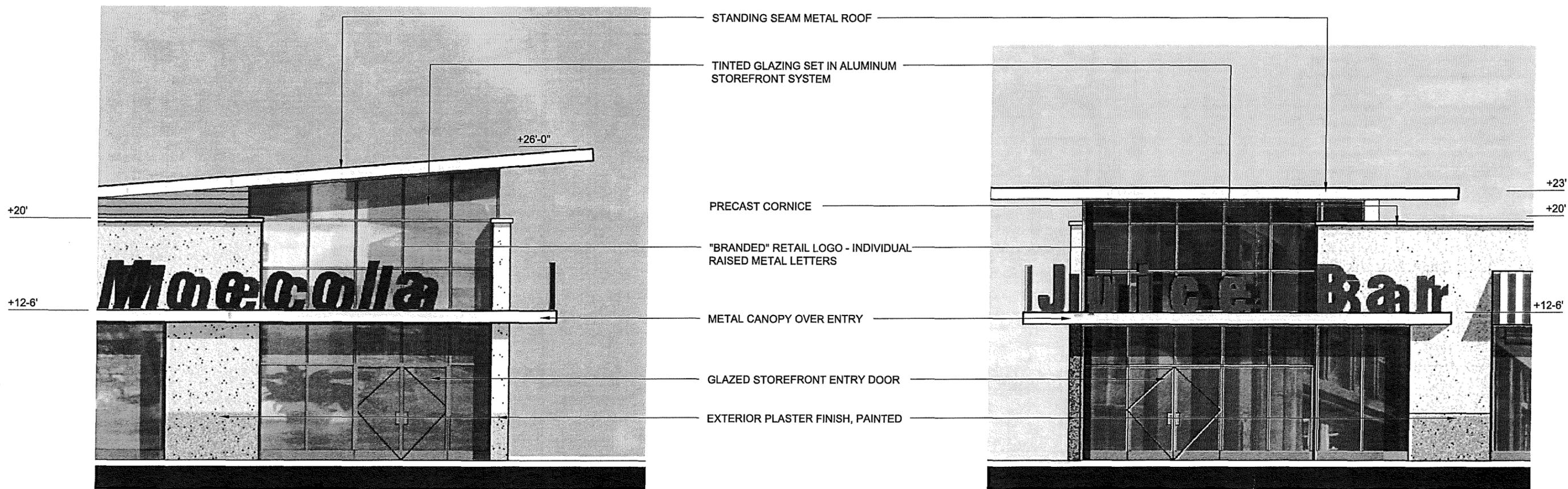
ALMADEN EXPRESSWAY @ FOXWORTHY

SAN JOSE, CALIFORNIA

BUILDING 3 FLOOR PLAN & ELEVATIONS  
(CONCEPTUAL)

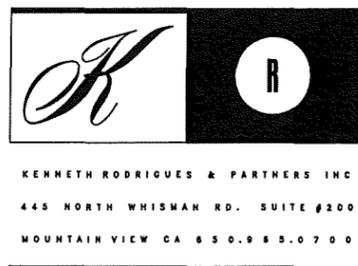
A8





BUILDING 2

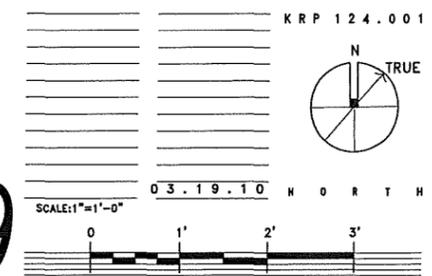
BUILDING 1



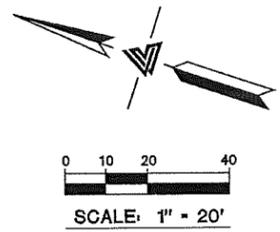
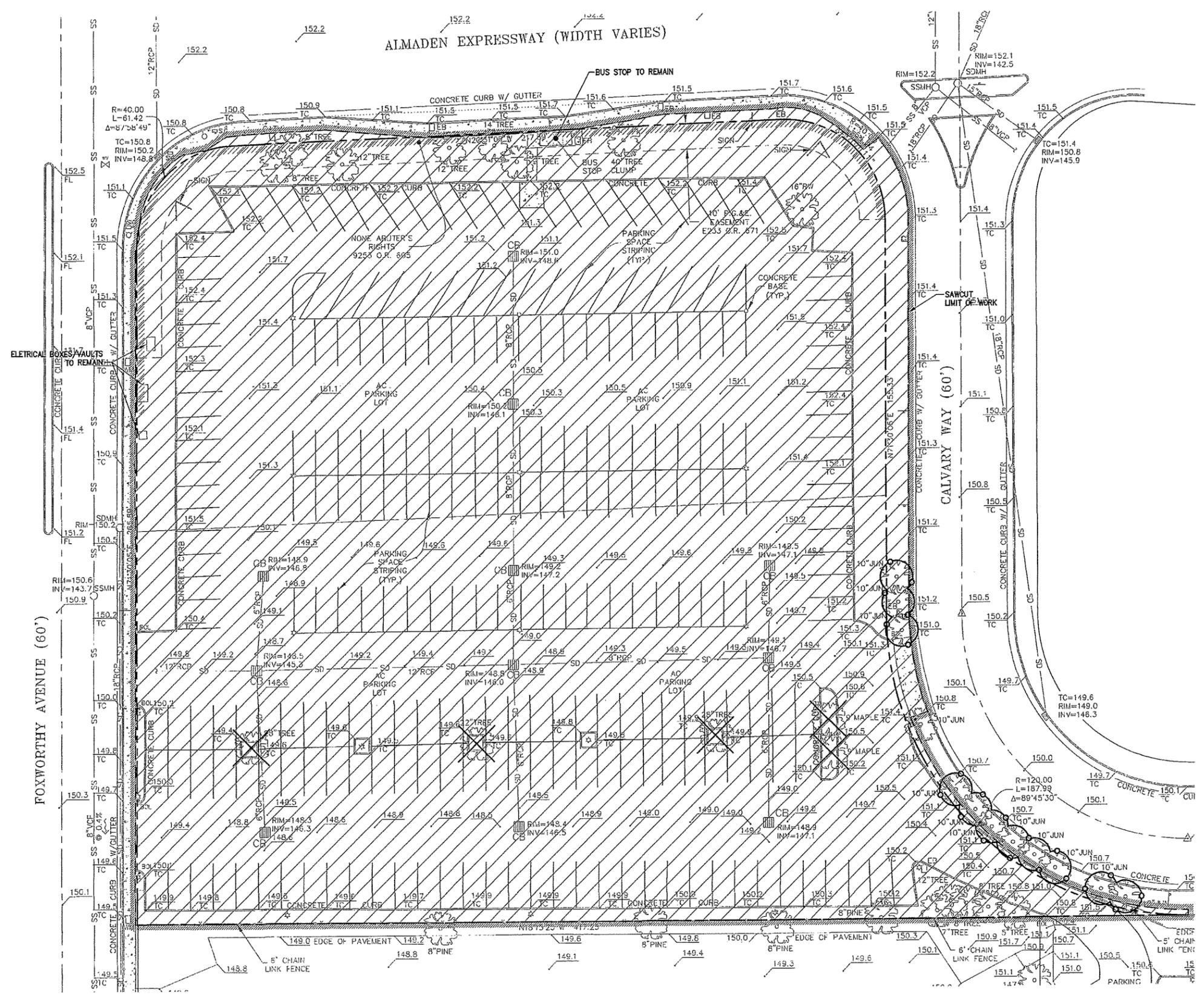
*ALMADEN EXPRESSWAY @ FOXWORTHY*

SAN JOSE, CALIFORNIA

*ENLARGED EXTERIOR ELEVATIONS (CONCEPTUAL) A9*







**DEMOLITION LEGEND**

-  TREE TO BE REMOVED
-  EVERYTHING WITHIN THE SITE AREA TO BE REMOVED. ALL UTILITIES ARE TO BE TAKEN BACK TO THE MAIN AND CAPPED PER CITY STDS.
-  ALL ITEMS WITHIN LIMITS OF DEMOLITION TO BE REMOVED UNLESS OTHERWISE NOTED TO REMAIN ON PLANS. CONTRACTOR IS TO REMOVE ALL TURF, IRRIGATION SYSTEMS, PAVEMENT CONCRETE AND STRUCTURES UNLESS CALLED OUT TO REMAIN
-  TREE PROTECTION TREES TO REMAIN



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 2485 INDUSTRIAL PARKWAY WEST  
 HAYWARD, CALIFORNIA 94545  
 (510) 887-6086  
 FAX (510) 887-3019  
 WWW.LEABRAZE.COM

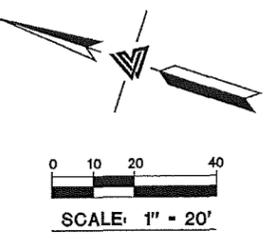
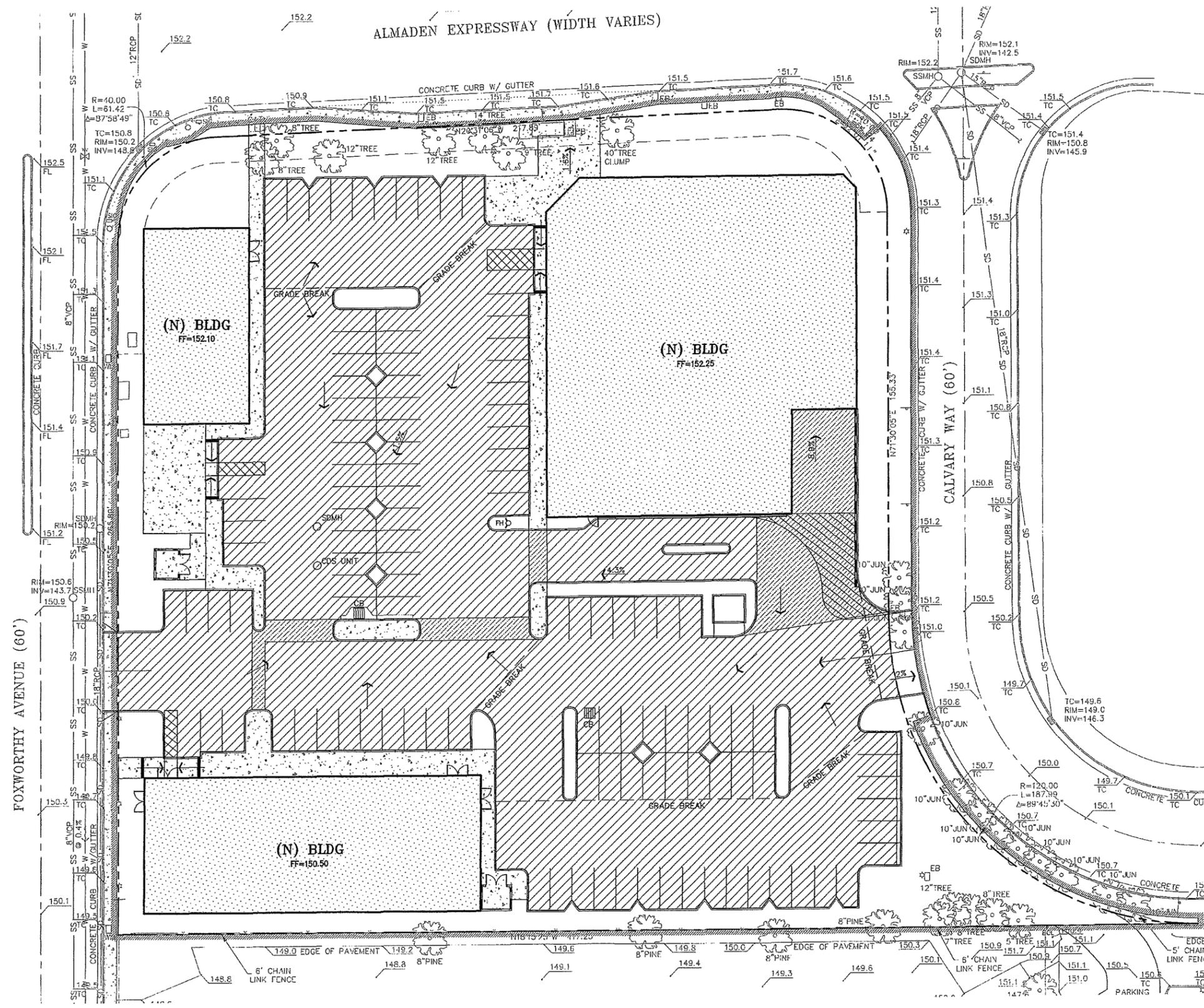
**CALVARY MIXED-USE PROJECT**  
**1175 HILLSDALE AVENUE**  
**SAN JOSE, CALIFORNIA**  
 COUNTY OF SANTA CLARA  
 APR: 451-06-066

**(CONCEPTUAL)**  
**DEMOLITION PLAN**

REVISIONS	BY

JOB NO: 2070495  
 DATE: 1-18-10  
 SCALE: 1" = 20'  
 DESIGN BY: BH  
 DRAIN BY: JU  
 SHEET NO:

**CONCEPTUAL**  
**NOT FOR CONSTRUCTION**



**PAVEMENT LEGEND**

PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER.

CONCRETE PAVEMENT SURFACES TO HAVE 28 DAY COMPRESSIVE STRENGTH OF AT LEAST 3,700 PSI. CONCRETE PAVING IN AUTO/TRUCK AREA TO MEET ADTT (AVERAGE DAILY TRUCK TRAFFIC) OF 1.

EXISTING AC PAVEMENT TO BE GRINDED AND REUSED FOR FILL ON THE SITE.

PROPOSED	DESCRIPTION
	AC PAVING DRIVE AISLE  3" AC PAVING OVER 11" OF CALTRANS CLASS 2 BASE ROCK, OVER 12" NATIVE SOIL COMPACTED TO 95% PER GEOTECHNICAL REPORT
	AUTO/TRUCK CONCRETE PAVING  6" CONCRETE W/ #4 BARS 12" O.C. BOTH DIRECTION OVER 6" CALTRANS CLASS 2 BASE ROCK OVER 12", PER GEOTECHNICAL REPORT. SEE DETAIL
	CONCRETE WALKWAYS  5" CONCRETE W/ #4 BARS 12" O.C. BOTH DIRECTIONS OVER 4" CALTRANS CLASS 2 BASE ROCK OVER 12" NATIVE SOIL COMPACTED TO 95% PER GEOTECHNICAL REPORT. SEE DETAILS



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 FAX (510) 887-3019  
 WWW.LEABRAZE.COM

**CALVARY MIXED-USE PROJECT**  
 1175 HILLSDALE AVENUE  
 SAN JOSE, CALIFORNIA  
 COUNTY OF SANTA CLARA APN: 451-06-086

**(CONCEPTUAL)  
 PAVEMENT PLAN**

REVISIONS	BY

JOB NO: 2070495  
 DATE: 1-18-10  
 SCALE: 1" = 20'  
 DESIGN BY: BH  
 DRAWN BY: JU  
 SHEET NO:

**CONCEPTUAL  
 NOT FOR CONSTRUCTION**



