

**CITY COUNCIL**  
**STAFF REPORT**

**FILE NO.:** PDC10-011

**Submitted:** 05/17/10

**PROJECT DESCRIPTION:** Conforming Planned Development Rezoning from A(PD) Planned Development Zoning District to CO(PD) Planned Development Zoning District to allow medical office uses in an existing office facility on a 2.36 gross acre site.

**LOCATION:** Northwest side of Saratoga Avenue 900 feet northeasterly of Graves Avenue.

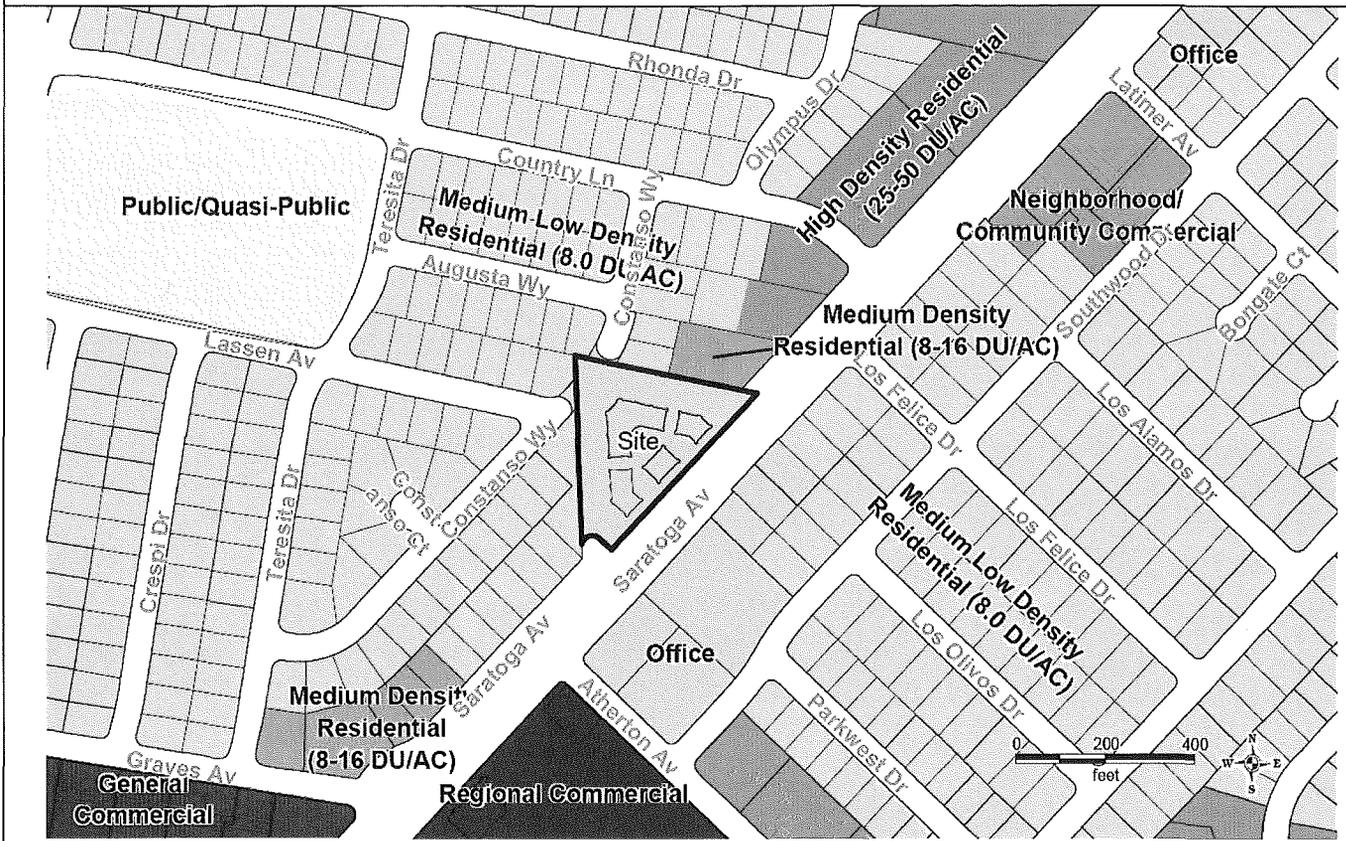
Existing Zoning	A(PD) Planned Development
Proposed Zoning	CO(PD) Planned Development
General Plan	Office
Council District	1
Annexation Date	04/04/1957
SNI	None
Historic Resource	No
Redevelopment Area	No
Specific Plan	N/A

**Aerial Map**

N  
8



### GENERAL PLAN



### ZONING



## **RECOMMENDATION**

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

1. The proposed project is consistent with the San José 2020 General Plan Land Use/Transportation diagram's designation of Office.
2. The proposed zoning is compatible with existing uses on the adjacent properties.
3. The proposed project is in conformance with the Commercial Design Guidelines.

## **BACKGROUND & DESCRIPTION**

This application is for a Conforming Planned Development Rezoning A(PD) Planned Development to CO(PD) Planned Development to allow medical office uses at an existing office facility on a 2.36 gross acre site. Conforming rezonings do not require a recommendation by the Planning Commission prior to City Council consideration. A Planned Development Rezoning, File No. PDC85-019, was approved by City Council on June 19, 1985 to allow an up to 21,080 square foot office facility which has subsequently been built. The permitted uses in the approved General Development Plan are those allowed by right in the CO Commercial Office Zoning District excluding medical offices. The purpose of the current rezoning request is to modify the "Allowed Uses" on the General Development Plan to include medical office. All other development regulations remain unchanged. The current Planned Development Zoning does not allow medical office because the parking requirement for medical offices was 1 space per 200 square feet at the time the original zoning was approved. The parking requirement for medical office uses is now the same as other office uses, 1 space per 250 square feet.

## **ENVIRONMENTAL REVIEW**

The environmental impacts of this project were originally addressed by an Initial Study, and a Mitigated Negative Declaration for the previously approved Planned Development Zoning (File No. PDC85-019). The proposed project of allowing medical office uses at an existing office facility does not result in any new environmental impacts or require any mitigation measures.

## **GENERAL PLAN CONFORMANCE**

The proposed rezoning to CO(PD) Planned Development to allow medical office uses in addition to other office uses allowed in the CO Commercial Office Zoning District is in conformance with the San Jose 2020 General Plan Land Use/Transportation Diagram designation of Office, which is intended to permit a wide range of office uses. The proposed project furthers the General Plan Economic Development Strategy by providing more commercial growth opportunities to improve the balance between jobs and resident workers.

## **ANALYSIS**

Since this rezoning request consist only of a relatively minor modification to the previous approved Planned Development Zoning, the analysis section of this report focuses on those elements of the project that are different from the original proposal. A Planned Development Permit (PD85-053) was approved on September 12, 1985 for a four building office complex. The only change from the current Planned Development Rezoning on the site and the proposed rezoning is the change to allow medical office uses on site. At the time the original zoning was approved, the parking requirement for medical offices was 1 space per 200 square feet. Since the parking requirement for medical office and general office uses is now the same, 1 space per 250 square feet, adding medical office uses will result in no additional requirements.

**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.

**Project Manager:** Lori Moniz

**Approved by:** /s/

**Date:** 09-13-10

<b>Owners:</b>		<b>Applicant</b>	<b>Attachments:</b>
Jack & Wilburta Taylor 77468 Corte Picollo Indian Wells, CA 92210	PBP, LP 1475 Saratoga Ave, Suite 250 San José, CA 95129	Velimir Sulic 2021 The Alameda, Suite 195 San José, CA 95126	Location Map Reduced Plan Set

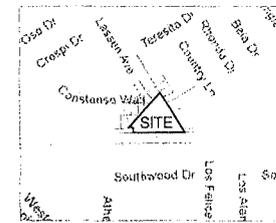
PLANNED DEVELOPMENT REZONING FOR  
**"PINN BROS. OFFICE PARK"**



VICINITY MAP  
SCALE

DESCRIPTION:  
 MODIFICATION OF EXISTING A-(PD) ZONING DISTRICT  
 TO CO-(PD) ZONING DISTRICT  
 TO ALLOW MEDICAL OFFICE USE

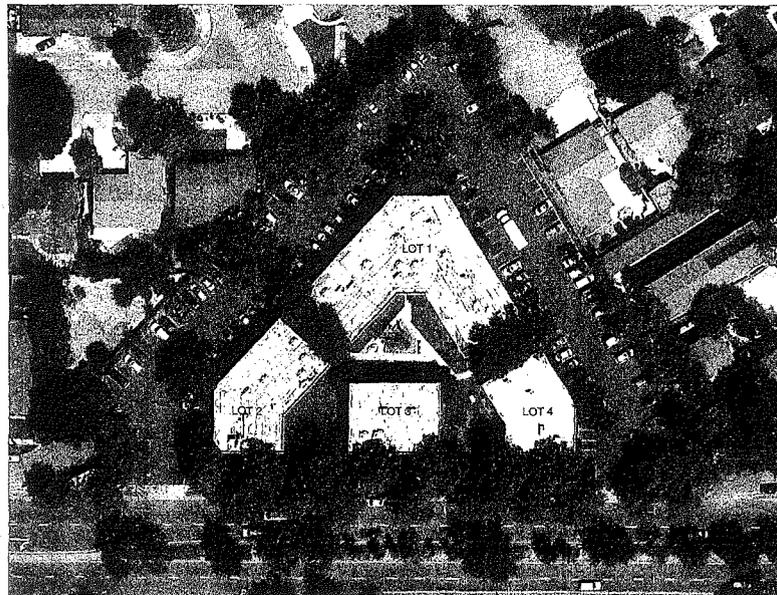
(City File No. PDC10-011)  
 1471, 1475, 1479 & 1485 SARATOGA AVENUE  
 San Jose, California



LOCATION MAP  
SCALE 1"=500'

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LAND USE PLAN
3	APPROVED PD PLAN
4	AS-BUILT SITE PLAN



SARATOGA AVENUE

AERIAL VIEW  
SCALE

**PERMITTED USES:**  
 USES ALLOWED BY RIGHT IN THE CO COMMERCIAL OFFICE ZONING DISTRICT.  
 ALL CONDITIONAL USES OF CO COMMERCIAL OFFICE ZONING DISTRICT ARE  
 ALLOWED WITH THE ISSUANCE OF A PD PERMIT.

**PROJECT NOTES:**  
 TOTAL SITE AREA = 2,287 AC. (59,855 S.F.) NET & OHS55  
 NUMBER OF EXISTING OFFICE BUILDINGS CONSTRUCTED IN 1997 = 4  
 TOTAL AMOUNT OF EXISTING FLOOR SPACE = 40,712 S.F.

EXISTING SURFACE AREAS	TOTAL S.F.	% OF SITE AREA
BUILDING FOOTPRINTS	21,540	52.7%
OFF-STREET PARKING & DRIVEWAY	40,095	40.1%
CONCRETE WALKWAYS	2,861	2.8%
CONCRETE PAVES	195	0.17%
LANDSCAPING	58,074	25.1%

LOT	DENSITY	
	EXISTING GROSS BUILDING SQUARE FOOTAGE	FLOOR AREA RATIO
LOT 1	19,185	12.25%
LOT 2	9,168	9.20%
LOT 3	6,952	8.87%
LOT 4	6,432	6.45%
TOTAL	40,712	40.64%

**PARKING REQUIREMENTS**  
 REQUIRED PARKING IS 1 PARKING SPACE PER 250 S.F. OF FLOOR AREA.  
 (40,712 S.F. EXISTING GROSS FLOOR AREA x 60% ALLOWANCE = 34,008 S.F.)  
 TOTAL PARKING SPACES REQUIRED (24,000 S.F. / 250 S.F.) = 156  
 TOTAL EXISTING OFF-STREET PARKING SPACES = 158  
 (INCLUDED 4 HANDICAPPED PARKING SPACES)

ALL IMPROVEMENTS ARE EXISTING AND WERE CONSTRUCTED IN 1997.  
 THERE WILL BE NO NEW IMPROVEMENTS WITH THIS APPLICATION.

**ADDITIONAL NOTES:**  
 1. THE SITE IS FULLY DEVELOPED. THE SITE IS TO REMAIN AS IS.  
 2. THERE WILL BE NO CHANGE IN THE BUILDING COVERAGE WITH THIS APPLICATION.  
 3. THERE WILL BE NO CHANGE IN THE PARKING COVERAGE WITH THIS APPLICATION.  
 4. THERE WILL BE NO CHANGE IN THE WALKWAY COVERAGE WITH THIS APPLICATION.  
 5. THERE WILL BE NO CHANGE IN THE LANDSCAPE COVERAGE WITH THIS APPLICATION.

GENERAL DEVELOPMENT PLAN  
 EXHIBIT "C"

**MASON-SULIC**  
 CIVIL & DESIGN CONSULTANTS, INC.  
 2022 W. ALVARADO STREET, SUITE 100, SAN JOSE, CA 95131 408/241-4743  
 LICENSE NO. 70111

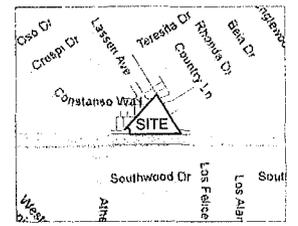
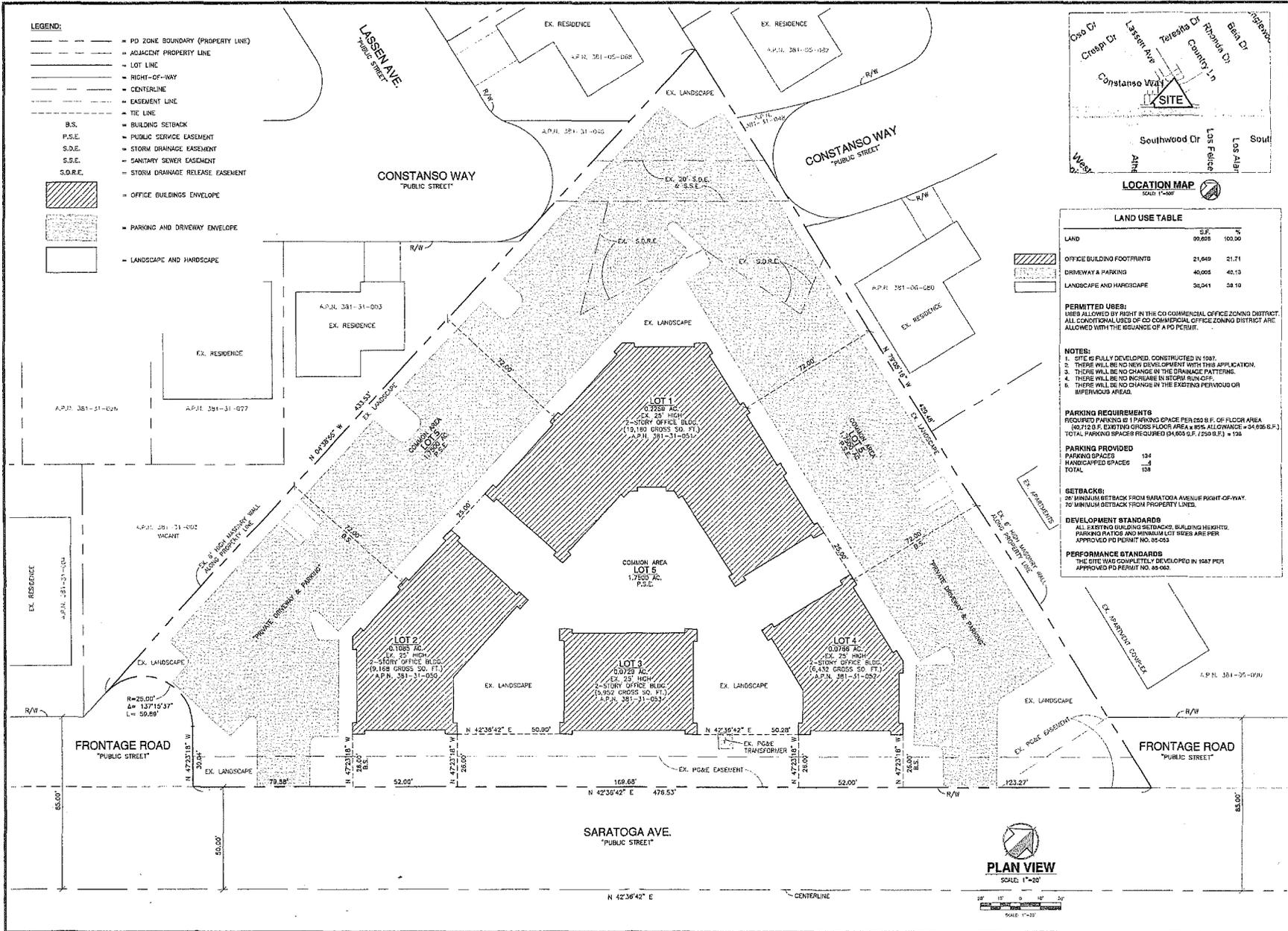
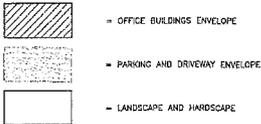
**TITLE SHEET**  
 "PINN BROS. OFFICE PARK"  
 1471, 1475, 1479 & 1485 SARATOGA AVE.  
 SAN JOSE, CALIF. 95128

SHEET NUMBER  
**1**  
 OF 4 SHEETS  
 DRAWING NO.  
 10113-1

**LEGEND:**

- - - PD ZONE BOUNDARY (PROPERTY LINE)
- - - ADJACENT PROPERTY LINE
- - - LOT LINE
- - - RIGHT-OF-WAY
- - - CENTERLINE
- - - EASEMENT LINE
- - - TIE LINE
- - - BUILDING SETBACK
- - - PUBLIC SERVICE EASEMENT
- - - STORM DRAINAGE EASEMENT
- - - SANITARY SEWER EASEMENT
- - - STORM DRAINAGE RELEASE EASEMENT
- - - OFFICE BUILDINGS ENVELOPE
- - - PARKING AND DRIVEWAY ENVELOPE
- - - LANDSCAPE AND HARDSCAPE

- B.S. - BUILDING SETBACK
- P.S.E. - PUBLIC SERVICE EASEMENT
- S.D.E. - STORM DRAINAGE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- S.D.R.E. - STORM DRAINAGE RELEASE EASEMENT



**LAND USE TABLE**

LAND	S.F.	%
LAND	20,000	100.00
OFFICE BUILDING FOOTPRINTS	21,849	21.71
DRIVEWAY & PARKING	40,005	40.13
LANDSCAPE AND HARDSCAPE	38,146	38.16

**PERMITTED USES:**  
 USES ALLOWED BY RIGHT IN THE CO COMMERCIAL OFFICE ZONING DISTRICT.  
 ALL CONDITIONAL USES OF CO COMMERCIAL OFFICE ZONING DISTRICT ARE ALLOWED WITH THE ISSUANCE OF A PD PERMIT.

- NOTES:**
1. SITE IS FULLY DEVELOPED, CONSTRUCTED IN 1987.
  2. THERE WILL BE NO NEW DEVELOPMENT WITH THIS APPLICATION.
  3. THERE WILL BE NO CHANGE IN THE DRAINAGE PATTERNS.
  4. THERE WILL BE NO INCREASE IN STORM RUN-OFF.
  5. THERE WILL BE NO CHANGE IN THE EXISTING PERVIOUS OR IMPERVIOUS AREAS.

**PARKING REQUIREMENTS**  
 REQUIRED PARKING (1 PARKING SPACE PER 200 S.F. OF FLOOR AREA)  
 160/13 S.F. EXISTING GROSS FLOOR AREA @ 85% ALLOWANCE = 64 (80% S.F.)  
 TOTAL PARKING SPACES REQUIRED (4,800 S.F. / 250 S.F.) = 192

**PARKING PROVIDED**  
 PARKING SPACES 194  
 HANDICAPPED SPACES 4  
 TOTAL 198

**SETBACKS:**  
 25' MINIMUM SETBACK FROM SARATOGA AVENUE RIGHT-OF-WAY.  
 70' MINIMUM SETBACK FROM PROPERTY LINES.

**DEVELOPMENT STANDARDS**  
 ALL EXISTING BUILDING SETBACKS, BUILDING HEIGHTS,  
 PARKING PATTERNS AND MINIMUM LOT SIZES ARE PER  
 APPROVED PD PERMIT NO. 85-053

**PERFORMANCE STANDARDS**  
 THE SITE WAS COMPLETELY DEVELOPED IN 1987 PER  
 APPROVED PD PERMIT NO. 85-053.



**GENERAL DEVELOPMENT PLAN  
 EXHIBIT "C"**

NO.	DATE	BY	REVISION
1	10/13/20	AS	ISSUED FOR PERMITTING

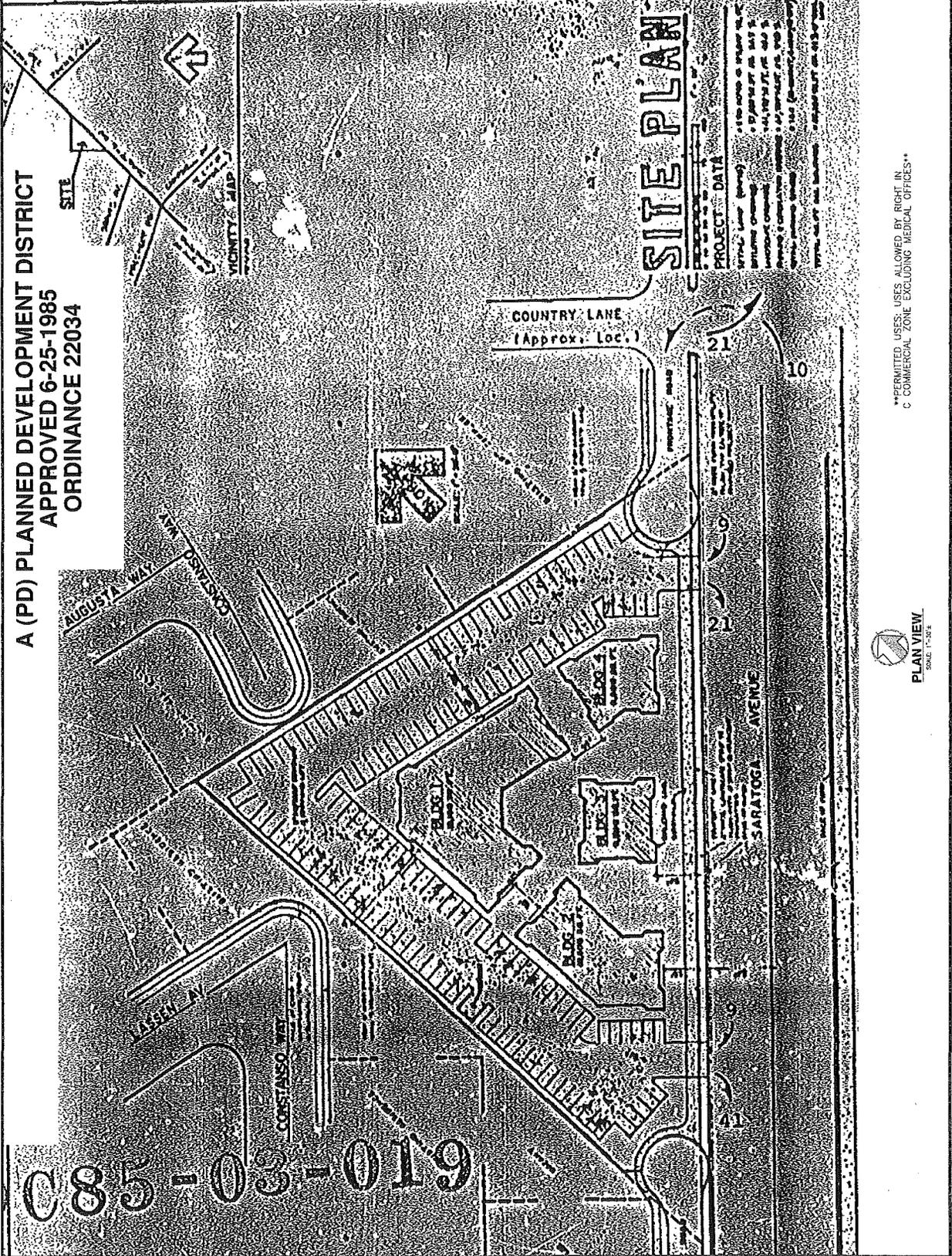
**MASON-SULIC**  
 CIVIL & DESIGN CONSULTANTS, INC.  
 2525 THE ARCADE, SUITE 200, SAN JOSE, CA 95128 (408) 241-1914  
 FAX: (408) 241-1915  
 WWW.MASON-SULIC.COM  
 PREPARED BY: JOAQUIN

**LAND USE PLAN**  
 "PINK BROS. OFFICE PARK"  
 1471, 1473, 1475, 1477, 1479, SARATOGA AVE  
 SAN JOSE, CALIFORNIA

SHEET NUMBER  
**2**  
 OF 4 SHEETS  
 DRAWING NO.  
 10113-2

PROPOSED OFFICE CENTER  
 PINN BROTHERS CONSTRUCTION, INC.  
 1471, 1473, 1475, 1479 & 1483 SARATOGA AVE., SAN JOSE, CALIF. 95128

NO.	DATE	DESCRIPTION
1	06-20-85	PRELIMINARY PLAN
2	06-20-85	FINAL PLAN



**A (PD) PLANNED DEVELOPMENT DISTRICT  
 APPROVED 6-25-1985  
 ORDINANCE 22034**

**PLANVIEW**  
 SCALE: 1"=50'

\*\*PERMITTED USES: USES ALLOWED BY RIGHT IN C COMMERCIAL ZONE EXCLUDING MEDICAL OFFICES\*\*



**AERIAL VIEW**  
1/16"

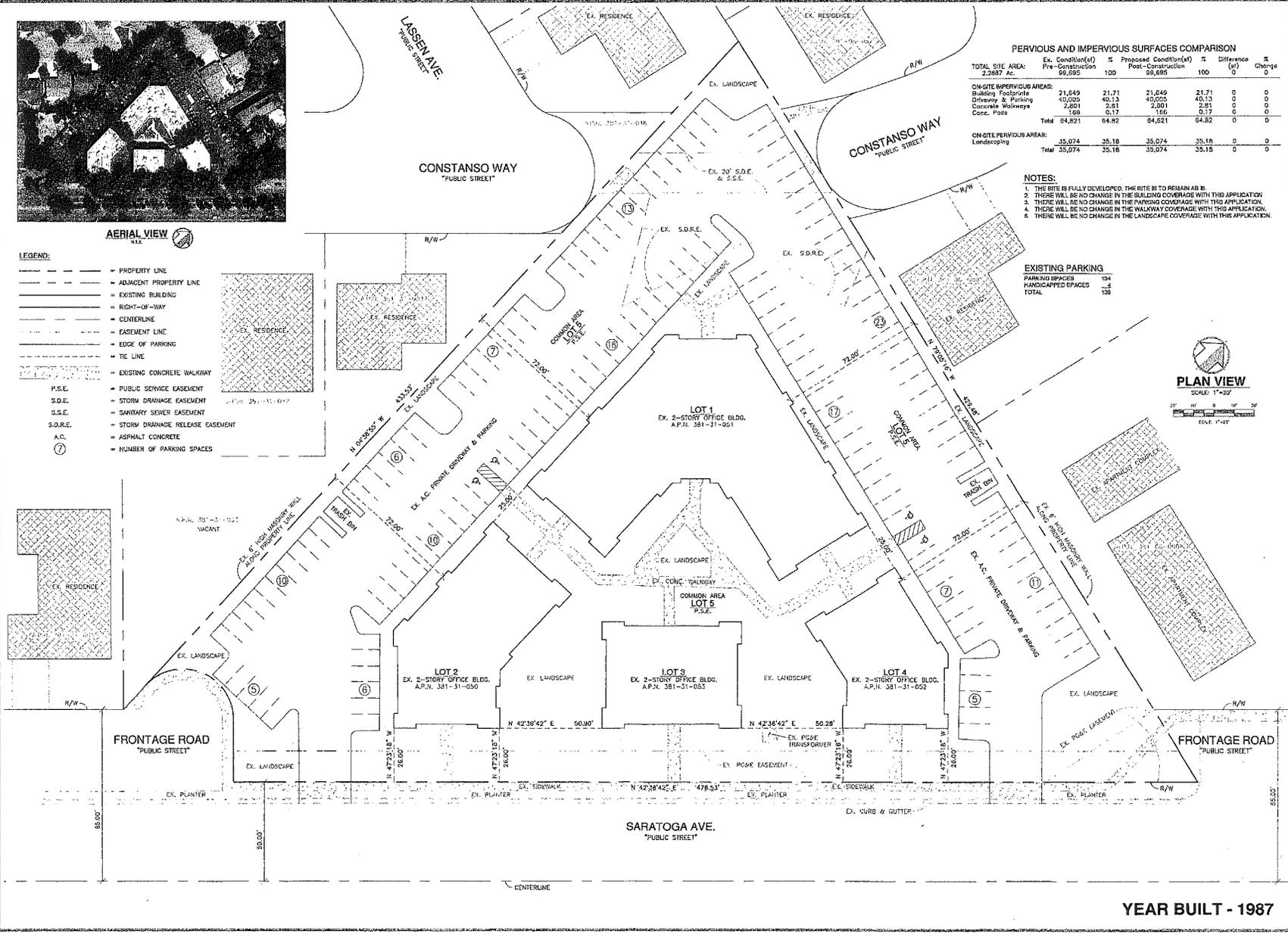
- LEGEND:**
- - - - - PROPERTY LINE
  - - - - - ADJACENT PROPERTY LINE
  - - - - - EXISTING BUILDING
  - - - - - RIGHT-OF-WAY
  - - - - - CENTERLINE
  - - - - - EASEMENT LINE
  - - - - - EDGE OF PARKING
  - - - - - TIE LINE
  - - - - - EXISTING CONCRETE WALKWAY
  - - - - - PUBLIC SERVICE EASEMENT
  - - - - - STORM DRAINAGE EASEMENT
  - - - - - SANITARY SEWER EASEMENT
  - - - - - STORM DRAINAGE RELEASE EASEMENT
  - - - - - ASPHALT CONCRETE
  - ⑦ - - - - NUMBER OF PARKING SPACES

**PERVIOUS AND IMPERVIOUS SURFACES COMPARISON**

TOTAL SITE AREA:	Ex. Condition(s)	%	Proposed Condition(s)	%	Difference	%
2,285.7 AC.	Pre-Construction	100	Post-Construction	100	(%)	Change
<b>ON-SITE IMPERVIOUS AREAS:</b>						
Building Footprints	21,649	21.71	21,649	21.71	0	0
Driveways & Parking	40,000	40.13	40,000	40.13	0	0
Concrete Walkways	2,601	2.81	2,001	2.81	0	0
Conc. Pave.	180	0.17	156	0.17	0	0
<b>Total</b>	<b>64,521</b>	<b>64.82</b>	<b>64,621</b>	<b>64.82</b>	<b>0</b>	<b>0</b>
<b>ON-SITE PERVIOUS AREAS:</b>						
Landscaping	35,074	35.18	35,074	35.18	0	0
<b>Total</b>	<b>35,074</b>	<b>35.18</b>	<b>35,074</b>	<b>35.18</b>	<b>0</b>	<b>0</b>

- NOTES:**
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  2. THERE WILL BE NO CHANGE IN THE BUILDING COVERAGE WITH THIS APPLICATION.
  3. THERE WILL BE NO CHANGE IN THE PARKING COVERAGE WITH THIS APPLICATION.
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  5. THERE WILL BE NO CHANGE IN THE LANDSCAPE COVERAGE WITH THIS APPLICATION.
  6. THERE WILL BE NO CHANGE IN THE LANDSCAPE COVERAGE WITH THIS APPLICATION.

**EXISTING PARKING**  
PARKING SPACES 134  
HANDICAPPED SPACES 13  
TOTAL 147



**GENERAL DEVELOPMENT PLAN  
EXHIBIT "C"**

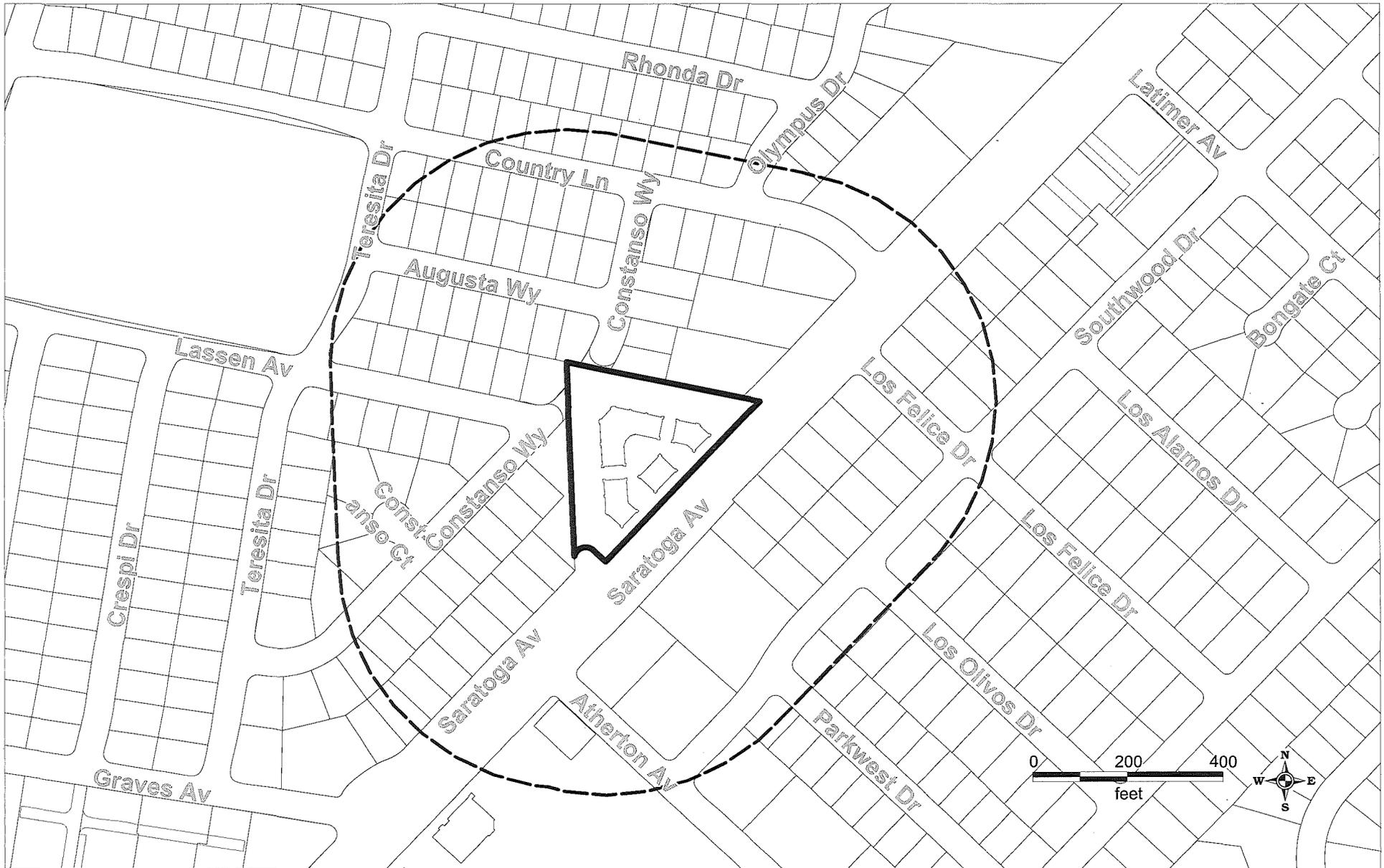
NO.	DATE	BY	FOR
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3	10/11/17	AS	AS SHOWN
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5	10/11/17	AS	AS SHOWN
6	10/11/17	AS	AS SHOWN
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17	10/11/17	AS	AS SHOWN
18	10/11/17	AS	AS SHOWN
19	10/11/17	AS	AS SHOWN
20	10/11/17	AS	AS SHOWN

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200 THE ARCADE, SUITE 200, SAN JOSE, CA 95128  
TEL: 408.298.1000 FAX: 408.298.1001  
WWW.MASON-SULIC.COM

**AS BUILT SITE PLAN**  
(PER APPROVED 85-063 PD PERMIT)  
"PINN BROS. OFFICE PARK"  
1471, 1475, 1479, 1481 SARATOGA AVE  
SAN JOSE, CA 95128

SHEET NUMBER  
**4**  
OF 4 SHEETS  
DRAWING NO.  
10113-4

**YEAR BUILT - 1987**



File No: PDC10-011  
District: 1

Noticing Radius: 500 Feet



Prepared by the Department of Planning,  
Building, and Code Enforcement  
5/14/2010