

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: June 9, 2011

COUNCIL DISTRICT: 8
SNI AREA: N/A

SUBJECT: FILE NO. PDC07-052, A PLANNED DEVELOPMENT REZONING FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO R-1-8(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW FOR THE DEVELOPMENT OF UP TO TWO (2) SINGLE-FAMILY DETACHED RESIDENCES ON THE SUBJECT 0.32 GROSS ACRE SITE LOCATED AT THE NORTHEAST CORNER OF TOY LANE AND KETTMANN ROAD.

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Platten absent) to recommend that the City Council adopt an ordinance to approve the subject Planned Development Rezoning from A(PD) Planned Development Zoning District to R-1-8(PD) Planned Development Zoning District to allow for the development of up to two (2) single-family detached residences on the subject 0.32 gross acre site located at the northeast corner of Toy Lane and Kettmann Road.

OUTCOME

Should the City Council approve the Planned Development Rezoning, the existing single lot will be able to subdivide into two lots and an additional two-story, single-family detached residence with an attached tandem garage could be developed on the newly created lot.

BACKGROUND

On June 8, 2011, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The project was on the consent calendar and there was no public testimony or Commission discussion on the item. The Commission then voted 6-0-1 (Commissioner Platten absent) to recommend approval of the Planned Development Zoning as recommended by staff.

ANALYSIS

For complete analysis please see the original Staff Report (see attached).

EVALUATION AND FOLLOW-UP

Individual property owners or a group(s) of property owners will be required to secure a Planned Development Permit(s) in order to implement the subject rezoning.

POLICY ALTERNATIVES

Not Applicable.

PUBLIC OUTREACH/INTEREST

- 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.

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.

HONORABLE MAYOR AND CITY COUNCIL

June 9, 2011

Subject: File No. PDC07-052

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CEQA

CEQA: Exempt

/s/

JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Lesley Xavier, Project Manager, at 408-535-7852

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC07-052

Submitted: July 9, 2007

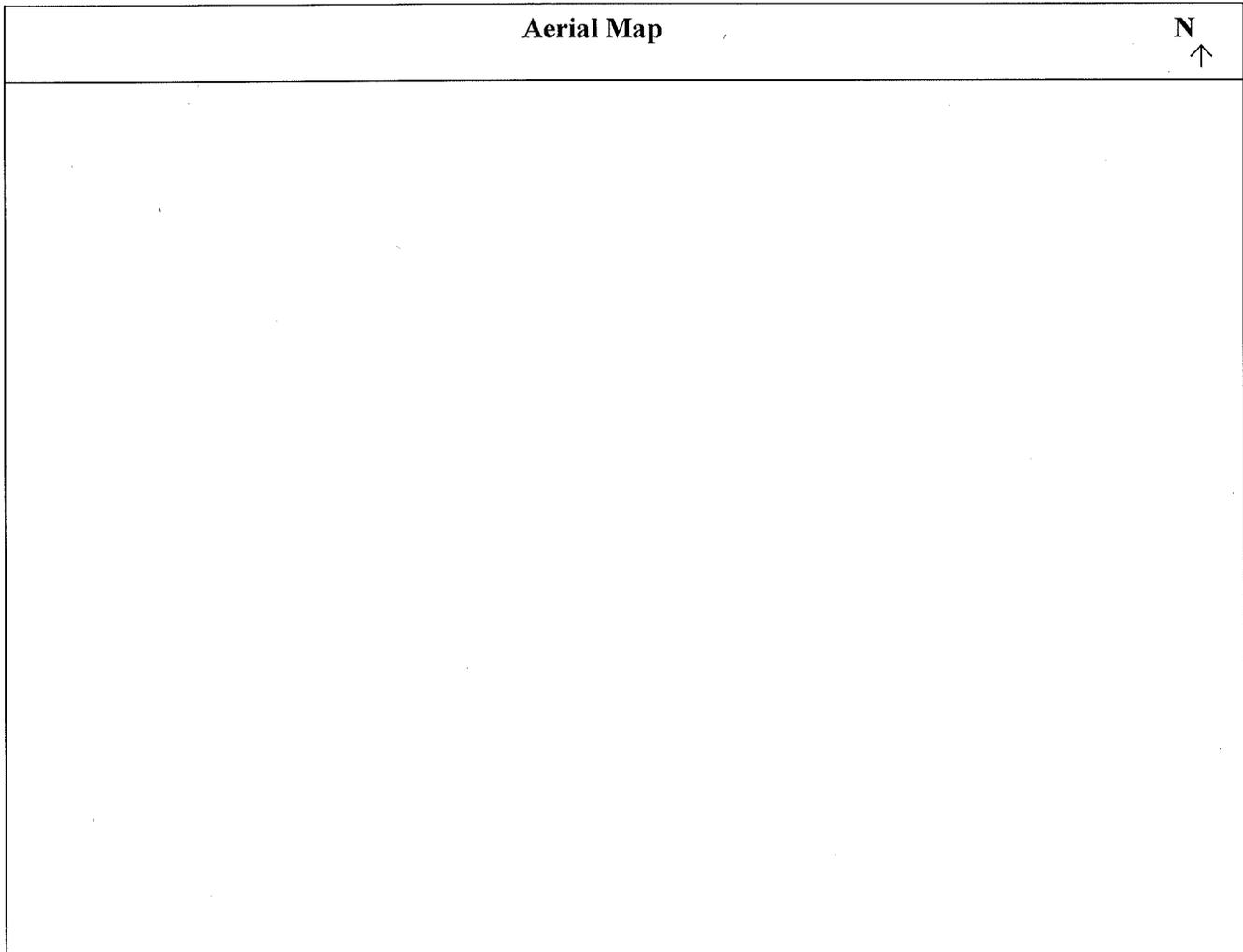
PROJECT DESCRIPTION:

A Planned Development Rezoning from the A(PD) Planned Development Zoning District to R-1-8(PD) Planned Development to allow for the development of up to two (2) single-family detached residences on the subject 0.32 gross acre site.

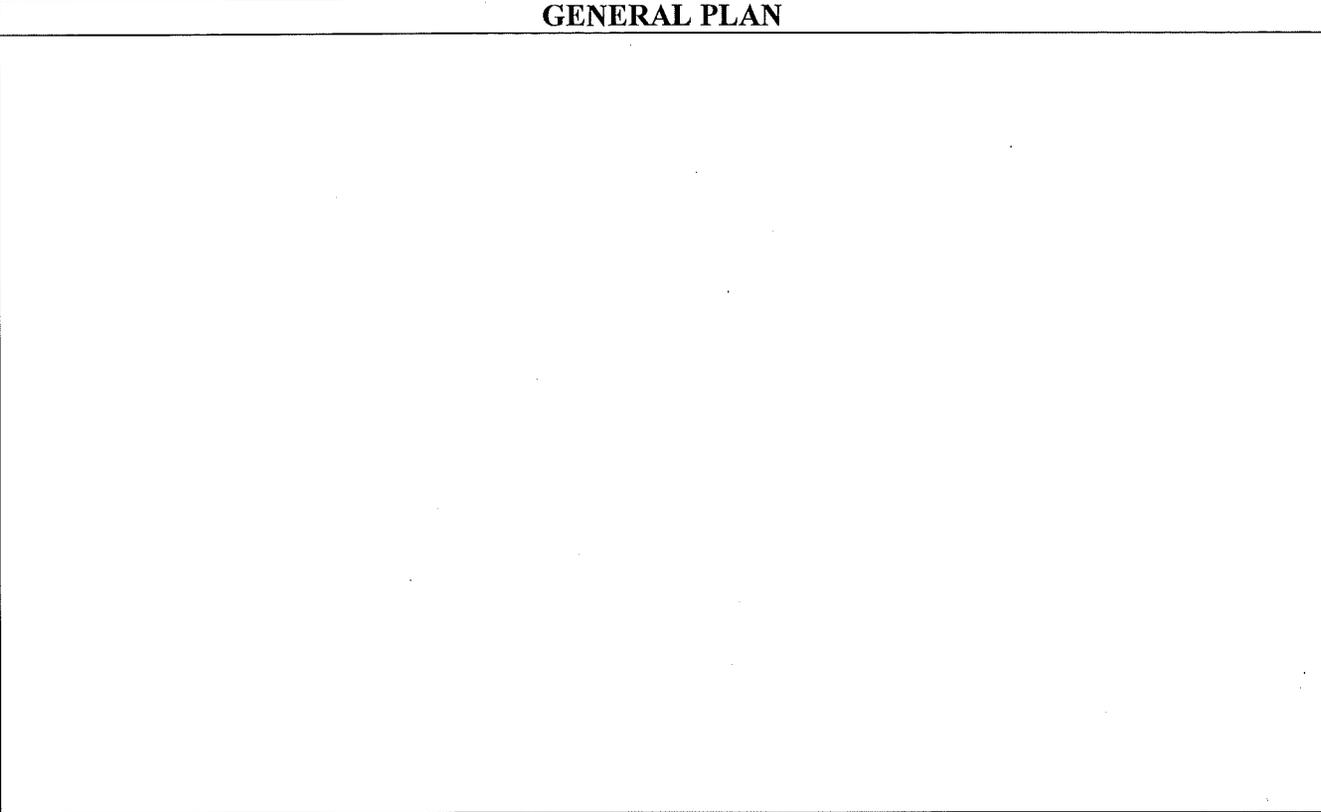
LOCATION:

Northeast corner of Toy Lane and Kettmann Road. (3560 Kettmann Road/2605 Toy Lane)

Zoning	A(PD) Planned Development (File No. PDC82-069)
Proposed Zoning	R-1-8 (PD) Planned Development
General Plan	Medium Low Density Residential (8 DU/AC)
Council District	8
Annexation Date	June 16, 1978 (Evergreen No. 114)
SNI	NA
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	NA



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation to the City Council to approve the proposed Planned Development Rezoning for the following reasons:

1. The proposed Planned Development Rezoning is consistent with the goals and policies of the San Jose 2020 General Plan, specifically:
 - a. The zoning will comply with site's the Land Use/Transportation Diagram land use designation of Medium Low Density Residential (8.0 DU/AC).
 - b. The Housing Major Strategy, as the project will provide housing in a form and intensity that is compatible with the surrounding development pattern.
 - c. The Neighborhood Identity Policy No. 3, in that the proposed lot sizes are compatible with the existing single-family residential development adjacent to the subject site.
2. The project is consistent with the Residential Design Guidelines appropriate for single-family detached houses.
3. The project conforms to the Evergreen-East Hills Development Policy.
4. Under the provisions of Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt.

BACKGROUND & DESCRIPTION

On July 9, 2007, Joe Hernandez, representing the property owners, Himanshu and Anima Desai, applied for a Planned Development Rezoning on the subject site to allow for (1) an existing single lot to be split into two lots, (2) demolition of a detached garage and storage structure, (3) the addition of an attached garage to the existing detached single-family residence, and (4) the construction of a new two-story single-family detached residence with an attached tandem garage on the newly created lot.

The proposed project requires a Planned Development Zoning, as opposed to a conventional zoning, because the newly created lot will not meet the prescribed minimum lot size or width of a conventional residential zoning district. Retention of the existing residence on the site causes the new lot to be slightly smaller and narrower.

Site and Surrounding Uses

The subject site is on relatively flat land and currently developed with a residential structure that is used as a preschool. The site is surrounded by single-family detached residences to the north and to the east, as well as, across Kettmann Road and Toy Lane. These surrounding lots generally average 6,000 square feet in size.

Previous Planning Approvals

In 1982, a Planned Development Rezoning was approved to allow for the existing residential structure on the site to be converted to a preschool with a maximum of 48 children and four teachers. At that time, the subdivision that currently surrounds the site to the north and east was newly constructed and not yet occupied. The residential structure on the subject site was a part of the said subdivision and was the

original house on the larger lot that was retained with the remainder of the lot being subdivided into 75 single-family detached lots.

ANALYSIS

The proposed rezoning was analyzed with respect to conformance with the following: 1) the San Jose 2020 General Plan, 2) the Residential Design Guidelines, and 3) the Evergreen-East Hills Development Policy.

San Jose 2020 General Plan Conformance

The site's Medium Low Density Residential (8.0 DU/AC) land use designation is typified by the 6,000 square foot subdivision lot which is prevalent in San José. It is characteristic of many residential neighborhoods, and is the density at which the majority of San José's single-family housing has been built. The project proposes to retain the existing single-family detached structure on a lot that is slightly larger than typical, and add one (1) new single-family detached residence, which would equate to an overall density of 6.25 DU/AC consistent with the Medium Low Density Residential (8.0 DU/AC) land use designation.

The proposed project on the subject site is also consistent with the following General Plan Policies as discussed in the following:

1. Housing Major Strategy: This strategy seeks to maximize housing opportunities on parcels already served by the City and to consider the addition of new residential lands only when the City is confident that urban services can be provided.

The subject site is surrounded by existing single-family detached residences. The proposed residential project will allow for development within an urbanized area and at the same time be compatible with the surrounding development pattern and density.

2. Urban Design Policy No.6: Proposed structures adjacent to existing residential areas should be architecturally designed and sited to protect the privacy of the existing residences.

The new two-story single-family residence is proposed to have building setbacks that are consistent with adjacent existing residences. Therefore, the new structure is appropriately sited on the newly created lot.

3. Neighborhood Identity Policy No. 3: Public and private development should be designed to improve the character of existing neighborhoods.

The existing neighborhood is comprised of lots ranging from approximately 4,312 square feet to 10,890 square feet with one and two story single-family-detached homes. The subject site, given its size of approximately 13,939 square feet, can accommodate two single-family residences consistent with the varied lotting pattern in the neighborhood. The proposed lot sizes are consistent with existing adjacent development.

Evergreen-East Hills Development Policy

The subject site is located within the Evergreen-East Hills Development Policy (EEHDP) area. A revised Policy was adopted on December 8, 2008 to change the traffic analysis methodology for managing the traffic congestion associated with near term development in the EEHDP area and promote development consistent with the General Plan goals. The updated EEHDP establishes a capacity for the development of up to 500 new residential units within the area. The pool of new residential units is divided up between small projects (35 units or less) and large projects (between 35 and 150 units). Units are withdrawn from the pool with the approval of a rezoning or development permit. The previous policy created a benefit assessment district which allocated units to specific parcels and not every undeveloped or underdeveloped parcel had a unit allocation. Under the old policy the subject site had no additional unit allocation. With the adoption of the new EEHDP the subject site now has the ability to develop an additional residential unit. The approval of the proposed Planned Development rezoning will remove one (1) residential unit from the pool of 500 units. Currently, 287 out of the pool of 500 residential units have been approved by the City Council, so if this rezoning is approved, 288 units will have been allocated out of the pool and 212 units will remain.

The EEHDP requires new projects making use of the development pool capacity must:

- Further the Major Strategies, Goals and Policies of the City of San Jose General Plan. Although development must adhere to all applicable aspects of the General Plan, development policies which are particularly relevant to the topography and environment of the Evergreen-East Hills area include hillside development and riparian corridor protection policies.
- Conform to the City's Design Guidelines for Residential uses.
- Not require modification of the Urban Service Area or Urban Growth Boundary boundaries.
- Not create significant adverse effects upon the environment, including but not limited to; projects that must not require significant grading or other alteration of the natural environment.

As discussed in the General Plan Conformance section of this report above, the project as proposed furthers the Housing Major Strategy and Neighborhood Identity and Urban Design Policies of the City of San Jose General Plan. The project does not require modification to the Urban Service Area or Urban Growth Boundary, and does not create a significant adverse effect upon the environment. The project will not require significant grading. Therefore, the proposed project is in conformance with the Evergreen-East Hills Development Policy.

In addition, under the EEHDP, the applicant will pay a Traffic Impact Fee (TIF) based on a fair-share contribution towards the cost of providing transportation improvements that directly mitigate the traffic impacts associated with the development.

Residential Design Guidelines

This zoning application proposes a maximum of two (2) residential units on the subject site. The project would retain the existing one-story residential structure on an 8,988 square foot lot and add one (1) new two-story single-family detached residence on a newly created 4,827 square foot lot. Each unit will be on their own individual lot with street frontage and private rear yards and will utilize lot sizes, setbacks, and height limits that are comparable to the surrounding residential development.

The intent of the Residential Design Guidelines for single-family detached houses is to restore and reinforce the presence of dwellings along streets by reducing the dominance of garages and automobiles in residential neighborhoods. The Development Standards for the proposed project mirror that of the R-1-8 Single-Family Residence Zoning District, which is consistent with how the surrounding residences were developed. To further the intent of the Guidelines, the new residence includes a tandem garage, which reduces the dominance of garage faces along the street, and in addition to that, the garage is setback from the front face of the residence. The existing single-family residence will include a new attached traditional side by side garage. This new garage will be in front of the front face of the residence; however, the front face of the residence itself dominates the length of the property taking up 35 feet of the street frontage while the garage extends only 19 feet along the street frontage.

The architectural details and final site design will be refined and effectuated through the subsequent Planned Development Permit process. To guide the architectural design of the new unit, the development standards include a provision that the project will meet the architectural policies of the City's Single-Family Design Guidelines.

Finally, the project is consistent with the Residential Design Guidelines in that, the garages are not the dominant feature of the proposed project, the newly created lot is of a compatible size with the exiting neighborhood, and the setbacks and height limits are consistent with the surrounding existing residential development.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under the provisions of Section 15303(a) 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 15303, New Construction or Conversion of Small Structures, consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The proposed project is to allow for the development of one new single-family residence consistent with the previously mentioned section.

PUBLIC OUTREACH/INTEREST

The property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. 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.

Project Manager: Lesley Xavier

Approved by:



Date: 5/27/11

<u>Owner/Applicant:</u>	Attachments:
<u>Owner:</u> Himanshu and Anima Desai, Trustee 4903 Formby Court San Jose, CA 95138 <u>Applicant:</u> Joe G. Hernandez 14938 Camden Avenue, Suite 48 San Jose, CA 95124	Development Standards Plan Set

FILE NO. PDC07-052
DEVELOPMENT STANDARDS

In any cases where the graphic plans and text may differ, this text takes precedence.

ALLOWED USES

- The permitted, special, and conditional uses of the R-1 Single-Family Residence Zoning District, as amended. Conditional and special uses shall require the approval of a Planned Development Permit.

DEVELOPMENT STANDARDS

NUMBER OF UNITS

- Maximum 2 units

MINIMUM LOT SIZE

- 4,827 square feet

SETBACKS

Front:	25 feet
Corner Side:	12.5 feet
Side:	5 feet
Rear:	20 feet

MAXIMUM BUILDING HEIGHT:

- 30 feet and/or 2 stories

PARKING REQUIREMENTS:

- Two covered parking spaces per unit, per Title 20 of the San Jose Municipal Code, as amended.
- Minimum driveway length shall be 23 feet.
- Close unused driveway cut(s). Install driveway cuts for future homes as needed.

MINOR ARCHITECTURAL PROJECTIONS:

- Minor architectural projections such as fireplaces, bay windows, patios and porches may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20% of the building elevation length.

FENCES:

- Permitted as of right, per Title 20 of the San Jose Municipal Code (Chapter 20.30.600, Part 6 Fence Regulations), as amended.

ACCESSORY STRUCTURES/BUILDINGS:

- Permitted as of right, per Title 20 of the San Jose Municipal Code (Chapter 20.30.500, Part 5 Accessory Buildings and Structures), as amended.

ARCHITECTURAL DESIGN:

- The architectural design of the residential development shall conform to the standards of the City's Single-Family Design Guidelines.

STREET TREES:

- Install any missing street trees within public right-of-way along both project street frontages per City standards. Contact the City Arborist at (408) 277-2756 for the designated street tree. Obtain a DOT street tree planting permit for any proposed street tree plantings.

PARKS:

- In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.

GENERAL DEVELOPMENT PLAN FOR

Desai Lot Split & New Residence

3560 Kettmann Road (2605 Toy Lane), San Jose, CA 95121

ORDINANCE NO. _____

DATED _____

Joe G. Hernandez
ARCHITECT AIA
1438 GARDEN AVENUE 4E, SAN JOSE, CA 95128
 408-725-6261 Fax 408-725-2252

CONSULTANTS



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DRAWN BY:

CHECKED: J.G.H.

APPROVED: _____
Joe G. Hernandez - Architect C 09665 No. 2-23-11
 Civil Engineer C 028628 No. 12-31-11

LOCATION MAP

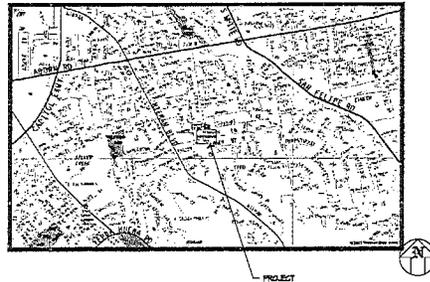


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4. PD-3 CONCEPTUAL SITE PLAN
5. PD-4 CONCEPTUAL FLOOR PLANS
6. PD-4.1 CONCEPTUAL GARAGE PLAN
7. PD-5 CONCEPTUAL EXTERIOR ELEVATIONS

NO.	PDC UPDATE DESCRIPTION	DATE

REVISIONS

PROJECT
 Desai Lot Split & New Residence
 3560 Kettmann Road (2605 Toy Lane)
 San Jose CA 95121

OWNER
 Himanshu Desai
 4903 Formby Court
 San Jose CA 95138
 (408) 891-5325

**"GENERAL DEVELOPMENT
 PLAN EXHIBIT C"**

CONCEPTUAL
 TITLE SHEET

SCALING SCALE
 PROJECT NO. 2207
 DATE: JULY 5, 2007

T-1

PROJECT SCHEDULE

START CONSTRUCTION	SPRING, 2011
COMPLETE CONSTRUCTION	SUMMER, 2011

PARKING

TABLE OF USE AND AREA INFORMATION

NOTES - PROPOSED PROJECT

TOTAL NUMBER OF UNITS	3 SINGLE FAMILY ATTACHED
DENSITY UNITS PER ACRE	0.3 DU/AC
DESIGNATION GENERAL PLAN	HLDR. B.O. DU/AC
PARKING REQUIRED	3 COVERED SPACES - ONE SPACE PER DWELLING
PARKING PROVIDED	(2) 3 CAR GARAGES (1) 2 CAR GARAGE
TOTAL SITE AREA	13,815 S.F. (0.3157 - 0.32 AC)

PROPOSED USE TABLE

LAND USE	AREA SQ. FT.	DESIGNATION ON LAND USE PLAN	%
SINGLE FAMILY ATTACHED RESIDENTIAL	13,815	[Hatched Box]	100.0%

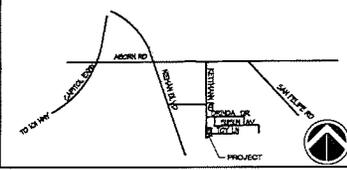
ZONING FILE: PDC07052, PT07056, PD07062

LAND USE	AREA SQ. FT.	DESIGNATION ON LAND USE PLAN	%
SINGLE FAMILY ATTACHED RESIDENTIAL	13,819	R-20	82.0%

LEGEND

ZONING BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING (E) LOT LINE	---
(E) BUILDINGS	
EXISTING (E) BUILDINGS	
EXISTING (E) DRIVEWAY	---

LOCATION MAP



Joe G. Hernandez ARCHITECT AIA
 1428 CAMDEN AVENUE 4E, SAN JOSE, CA 95128
 408-723-6396 Fax 408-723-5981

CONSULTANTS

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PROJECT INFORMATION

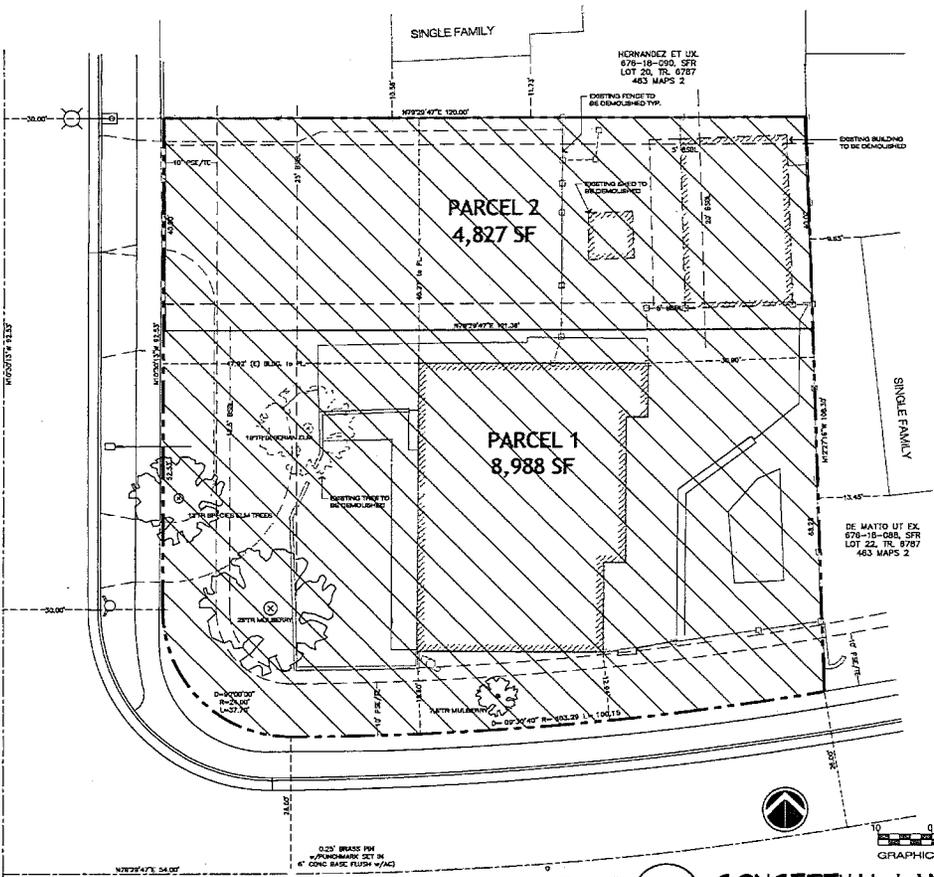
PROJECT OWNER & ADDRESS:	HIMANSHU DESAI, 4903 FORMBY COURT, SAN JOSE, CA 95128
PROJECT LOCATION:	3560 KETTMANN ROAD/2605 TOY LANE, SAN JOSE, CA 95121
ASSASSONS PARCEL NUMBER:	678-19-004
EXISTING ZONING:	APD) SINGLE FAMILY DETACHED OR PRESCHOOL
PROPOSED ZONING:	EXISTING APD) SFR DETACHED / NDI APD) SFR ATTACHED
GENERAL PLAN DESIGNATION:	MEDIUM LOW DENSITY RESIDENTIAL S DUAC
TOTAL SITE AREA:	13,819 S.F. / 0.31 AC.
LOT SPLIT PARCEL 1:	6,988 S.F. / 0.21 AC.
(E) SINGLE FAMILY DETACHED AREA:	2,076 S.F. ONE-STORY EXISTING LIVING AREA
(N) 2-CAR ATTACHED GARAGE AREA:	1,970 S.F. NDI GARAGE AREA
(E) ACCESSORY BLDGS. AREA:	110 S.F. TO BE DEMOLISHED
LOT SPLIT PARCEL 2:	4,827 S.F. / 0.11 AC.
(N) SINGLE FAMILY ATTACHED AREA:	3,500 S.F. NDI LIVING/FLOOR AREA
3RD FLOOR OPEN SPACE AREA:	141 S.F.
(N) 2-CAR ATTACHED GARAGE AREA:	360 S.F.
RELATIONS IDENTIFY:	- 39-107
USE DENSITY:	4.3 NET DWG.
FLOOD ZONE:	NO FLOOD ZONE HAZARD
SEISMIC ZONE:	4 - NO SEISMIC HAZARD ZONE (FAULT AV. 1/4 MI. BY 600)
TYPE OF CONSTRUCTION:	TYPICAL
OCCUPANCY:	R-20 (DUAC) EACH 1 TO OCCUPANTS (U) DEDICATED PRIVATE GARAGE

DRAWN BY: J.G.H.
 CHECKED: J.G.H.
 APPROVED: Joe G. Hernandez, Architect C 20896 Exp. 2-28-17
 Civil Engineer C 02548 Exp. 12-31-11

NOTES - PROPOSED PROJECT

TOTAL NUMBER OF UNITS	2 SINGLE FAMILY ATTACHED
DENSITY UNITS PER ACRE	43 DU/AC
DESIGNATION GENERAL PLAN	MEDIUM LOW DENSITY RESIDENTIAL S DUAC
PARKING REQUIRED	2 COVERED SPACES + ONE SPACE PER DWELLING
PARKING PROVIDED	(E) 2 CAR GARAGES (N) 2 CAR GARAGES
TOTAL SITE AREA	13,819 S.F. / 0.31 AC.

KETTMANN ROAD (WIDTH VARIES)



TOY LANE (52') 1 CONCEPTUAL LANDUSE PLAN
 1"=10'-0"

PROJECT REVISIONS

NO.	DESCRIPTION	DATE
1	FOR UPDATE	4/24/10

PROJECT: Desai Lot Split & New Residence
 3560 Kettmann Road (2605 Toy Lane)
 San Jose CA 95121

OWNER:
 Himanshu Desai
 4903 Formby Court
 San Jose CA 95138
 (408) 891-5325

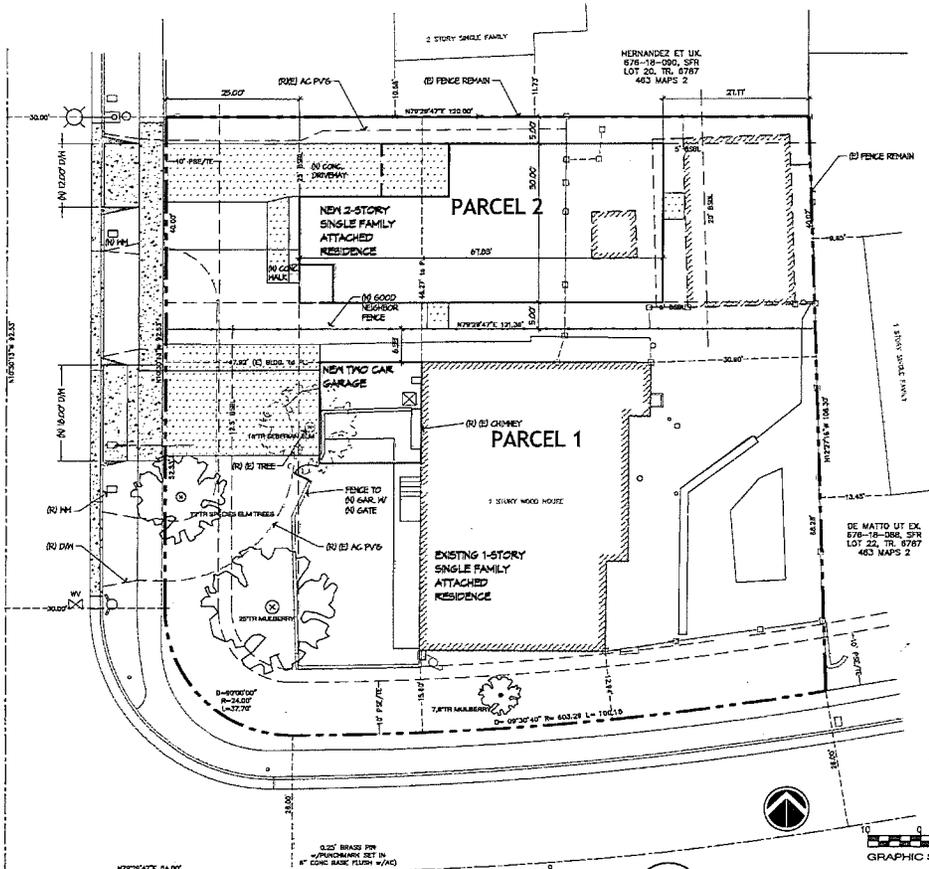
'GENERAL DEVELOPMENT PLAN EXHIBIT C'

LANDUSE PLAN

SCALE: 1"=10'
 PROJECT NO.: 2201
 DATE: JULY 8, 2007

ISSUING NO.: PD-1

KETTMANN ROAD (WIDTH VARIES)



TOY LANE (52') 1 CONCEPTUAL SITE PLAN 1"=10'-0"

GRAPHIC SCALE 1 INCH = 10 FEET (IN FEET)

PROJECT INFORMATION

PROJECT OWNER / ADDRESS:	HIMANSHU DESAI, 4933 FORMBY COURT, SAN JOSE, CA 95131
PROJECT LOCATION:	3560 KETTMANN ROAD/DESAI'S TOY LANE, SAN JOSE, CA 95121
ADJACENT PARCEL NUMBER:	678-18-004
EXISTING ZONING:	APFD SINGLE FAMILY DETACHED OR PRESCHOOL
PROPOSED ZONING:	EXISTING APFD SPLIT DETACHED / NEW APFD SFR ATTACHED
GENERAL PLAN DESIGNATION:	MEDIUM LOW DENSITY RESIDENTIAL, 3 DWGS.
TOTAL SITE AREA:	0.213 G.S.F./A.S.F. = 0.33 AC.
LOT SPLIT PARCEL 1:	0.166 G.S.F./A.S.F. = 0.21 AC.
(R) SINGLE FAMILY DETACHED AREA:	3,378 G.S.F. ONE STORY EXISTING LIVING AREA
(R) 2-CAR ATTACHED GARAGE AREA:	1,000 G.S.F. (NON GARAGE AREA)
(R) ACCESSORY BUILDING AREA:	710 G.S.F. (TO BE DEMOLISHED)
LOT SPLIT PARCEL 2:	4,027 G.S.F./A.S.F. = 0.51 AC.
(R) SINGLE FAMILY ATTACHED AREA:	3,204 G.S.F. NEW LIVING/UPPER FLOOR AREA
2ND FLOOR OPEN DECK AREA:	141 G.S.F.
(R) 2-CAR ATTACHED GARAGE AREA:	200 G.S.F.
PAVING AREA:	1,290 S.F.
UNIT DENSITY:	8.5 NET DWGS.
FLOOD ZONE:	NO FLOOD ZONE HAZARD
SEISMIC ZONE:	4-1 NO SIGNIFICANT HAZARD ZONE (SEMI AT 1/4"=1"=1/4")
TYPE OF CONSTRUCTION:	TYPE V-0
DEVELOPMENT:	R-1 (2011) EACH 1.30 COGREGATED, 1.11 (2011) PRIVATE GARAGE

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THREE CROWN AVENUE 46, SAN JOSE, CA 95128
408-723-8295 F ax 408-723-8282

CONSULTANTS

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Drawn By: _____

Checked: J.G.H.

Approved: _____

Joe G. Hernandez - Architect C 02885 Exp. 2-28-17
Civil Engineer C 02888 Exp. 12-31-14

LEGEND

ZONING BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING (R) LOT LINE	---
(R) BUILDINGS	▨
DEM (R) BUILDINGS	▨
DEM (R) DRIVEWAY	---

ABBREVIATIONS

AC	ASPHALT CONCRETE
DN	DRIVEWAY
ED	EXISTING
GAR	GARAGE
P.U.E.	PUBLIC UTILITY EQUIPMENT
PVD	PAVING
RJ	REMOVE
TR	TREE
UV	UTILITY
PM	WATER METER

NO.	DESCRIPTION	DATE
1	PGC UPDATE	4/24/10

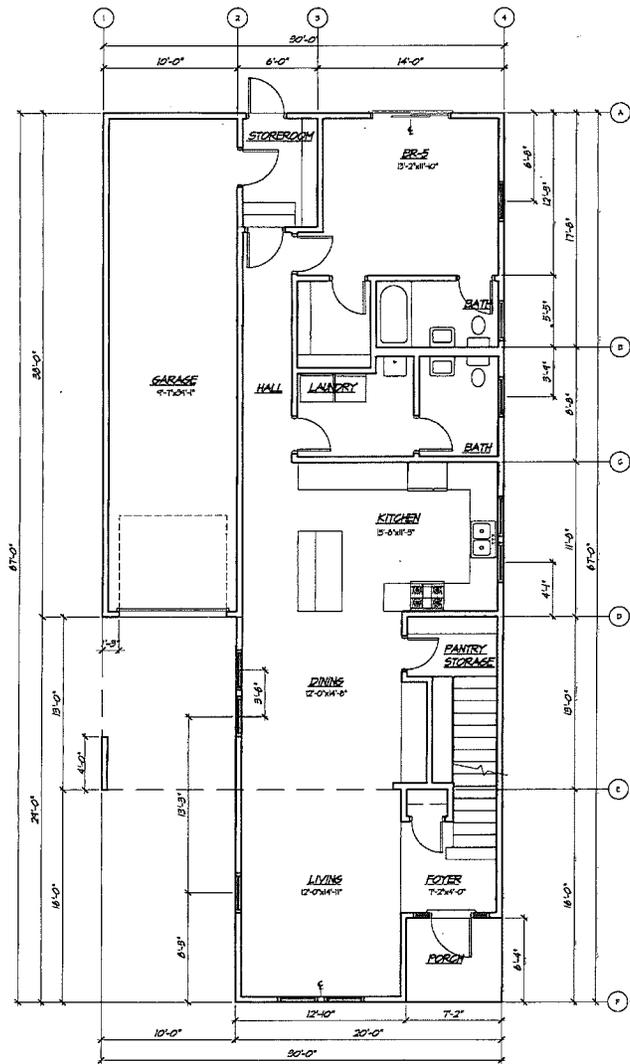
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OWNER
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4933 Formby Court
San Jose CA 95138
(408) 891-8325

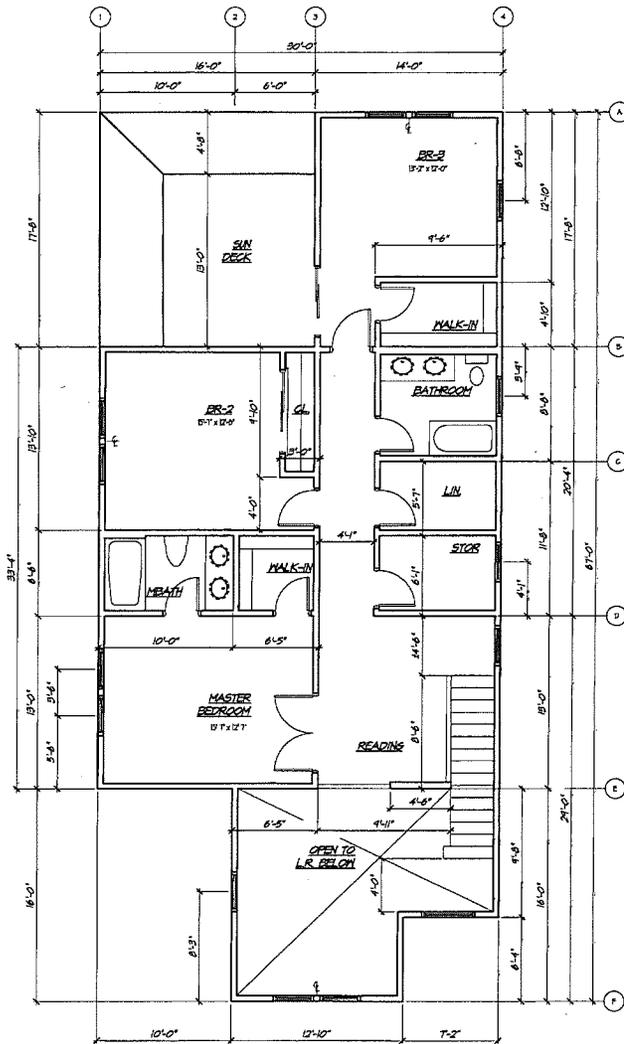
GENERAL DEVELOPMENT
PLAN EXHIBIT C

CONCEPTUAL
SITE PLAN

SOLD: 7/27/07	DRAWING NO.
PROJECT NO. 22071	PD-3
DATE: JULY 8, 2007	



FIRST FLOOR PLAN
CONCEPTUAL



SECOND FLOOR PLAN
CONCEPTUAL

Joe G. Hernandez
ARCHITECT AIA
1824 CALIFORNIA AVENUE, 4E, SAN JOSE, CA 95124
408-723-8265 Fax 408-723-8265



CONTRACT NO.
Copyright © 2007-10 Hernandez Architects AIA
DRAWN BY:
CHECKED: J.G.H.
APPROVED: Joe G. Hernandez, Architect © 2008, No. 2-28-11
CMA Engineer © 2008, No. 12-31-11

REVISIONS
PROJECT: Desai Lot Split & New Residence
3560 Kettmann Road (2605 Toy Lane)
San Jose CA 95121

OWNER:
Himanshu Desai
4903 Formby Court
San Jose CA 95138
(408) 891-5325

GENERAL DEVELOPMENT
PLAN EXHIBIT C

CONCEPTUAL
FLOOR PLANS

SCALE: 1/4" = 1'-0"
PROJECT NO.: 2707
DATE: JULY 6, 2007
DRAWING NO.: PID-4

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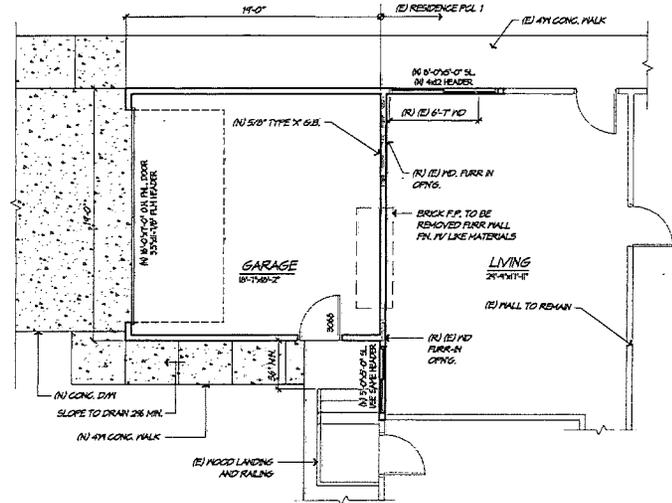
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DRAWN BY:

CHECKED: J.G.H.

APPROVED:

Joe G. Hernandez - Architect C 08606 Reg. 2-26-11
 Civil Engineer C 22048 Reg. 12-31-11



NEW GARAGE FLOOR PLAN
CONCEPTUAL



NO.	DESCRIPTION	DATE
1	PGC UPDATE	9/24/10

REVISIONS

PROJECT
 Desai Lot Split & New Residence
 3560 Kettmann Road (2605 Toy Lane)
 San Jose CA 95121

OWNER
 Himanshu Desai
 4903 Formby Court
 San Jose CA 95138
 (408) 891-5325

'GENERAL DEVELOPMENT
PLAN EXHIBIT C'

CONCEPTUAL
GARAGE PLAN

SCALE: 1/4"=1'-0"	DWGING NO.
PROJECT NO. 2207	PD-41
DATE: JULY 6, 2007	

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REVISIONS

NO.	DESCRIPTION	DATE
1	PSDC UPDATE	9/24/10

PROJECT
 Desai Lot Split & New Residence
 3560 Kettmann Road (2605 Toy Lane)
 San Jose CA 95121

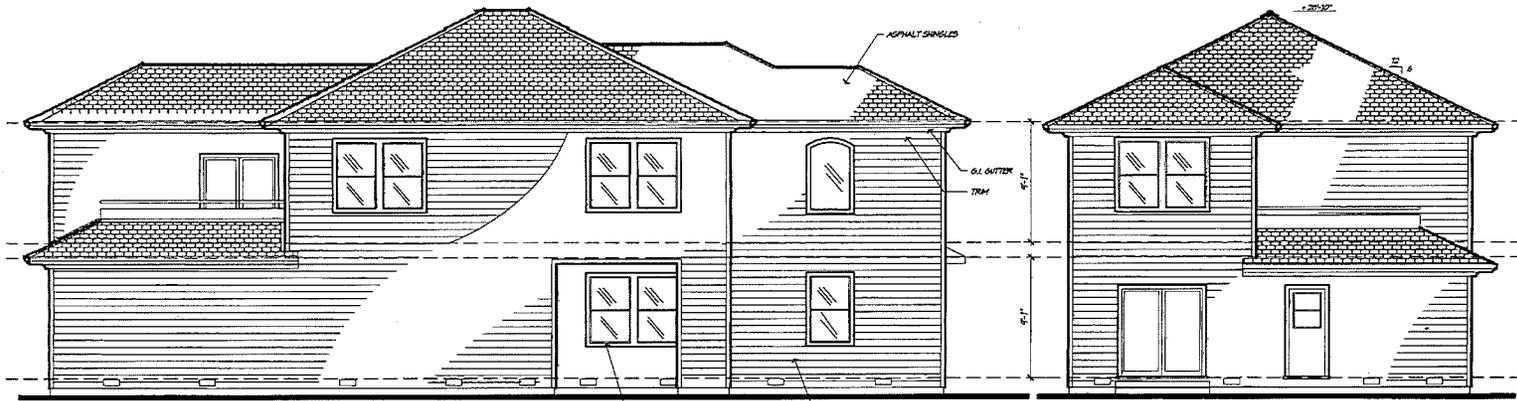
OWNER
 Himanshu Desai
 4803 Formby Court
 San Jose CA 95138
 (408) 891-5325

**GENERAL DEVELOPMENT
 PLAN EXHIBIT C**

CONCEPTUAL
 EXTERIOR ELEVATIONS

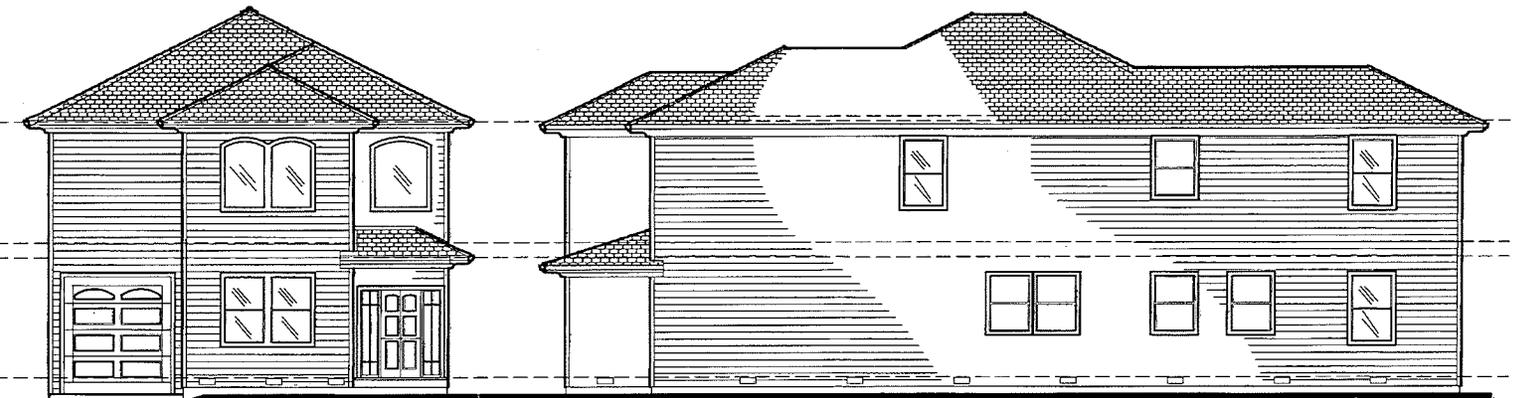
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 PROJECT NO.: 22101
 DATE: JULY 6, 2007

FORMING NO.
PD-5



**NORTH ELEVATION
 CONCEPTUAL**

**EAST ELEVATION
 CONCEPTUAL**



**WEST ELEVATION
 CONCEPTUAL**

**SOUTH ELEVATION
 CONCEPTUAL**