



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: February 24, 2012

COUNCIL DISTRICT: 3
SNI AREA: University

SUBJECT: FILE NO. PDC11-019. Rezoning from R-M-Multiple Residence and CN-Commercial Neighborhood Zoning Districts to R-M(PD) Planned Development Zoning District to allow a fraternity/sorority use with up to eight (8) bedrooms including an addition of approximately 1,500 square feet to the rear of the existing building and allowing a reduced parking requirement on an approximately .18-gross-acre site located on the east side of South 10th Street approximately 115 feet northerly of East San Carlos Street (284 South 10th Street).

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Cahan absent) to recommend that Council approve the proposed Planned Development Zoning as described above.

OUTCOME

Should the City Council approve the proposed Planned Development Zoning, upon approval of a Planned Development Permit, the applicant would be allowed to develop an approximately 1,500-square-foot addition to an existing residential building with a minimum side setback of three feet (3'-0") on the northerly interior side and a rear setback of twenty feet (20'-0").

As proposed by the applicant, the on-site parking would be two (2) uniform parking spaces plus five (5) nonstandard parking spaces on-site for a total of seven (7) spaces. Five of these spaces would not be allowed in the conventional R-M Multiple Residence Zoning District. Should the staff recommendation be approved, the applicant would be required to provide at least eight (8) parking spaces per regulations in Chapter 20.90 of the San José Municipal Code, including two (2) on-site and six (6) in an off-site alternating parking arrangement.

The subject site consists of one parcel, which is developed with a residence that has most recently been used as a boarding house and an unpermitted fraternity since at least 1990. The proposal includes expansion of the existing residence, including the net addition of two (2) bedrooms for a total of eight (8) as defined by the San José Municipal Code as well as removal of up to four (4) ordinance-size trees from the subject site.

The proposed development and land use standards would allow Permitted Uses of the R-M Multiple Residence Zoning District as-of-right, and Special and Conditional Uses with approval of a Planned Development Permit. More specifically, the proposed standards would allow development of a two-story addition to a historic resource for a fraternity use with a customized parking arrangement with approval of a Planned Development Permit.

BACKGROUND

On February 22, 2012, the Planning Commission opened a public hearing to consider the proposed Planned Development Zoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed Rezoning as conditioned by staff with no reduced parking requirement.

Staff provided introductory comments explaining the primary purpose of the rezoning as described above and the rationale for the staff recommendation for additional parking to address on-site demand that may not be accommodated through on-street parking in the future as neighborhood use of on-street parking increases and future on-street lanes for bicycles eliminate existing on-street parking spaces.

Erik Schoennauer, representing the applicant, stated that he agreed with the analysis of the project in the staff report with the following exceptions:

1. The parking requirement per Chapter 20.90 would be eight (8) parking spaces rather than nine (9), because there is no staff on-site. Therefore, an additional parking space for staff is not needed.
2. Plans have been revised to show two (2) spaces on-site that are in conformance with Chapter 20.90.
3. The applicant's non-conforming parking proposal is viable, because students have used the nonconforming arrangement for decades on the site without incident. Therefore, the nonconforming parking arrangement should be approved in lieu of a requirement for an off-site alternating parking arrangement in order to facilitate the preservation and re-use of the historic resource on-site.

No one from the public spoke on the item.

Commissioner Kamkar asked the Senior Deputy City Attorney if approving the applicant's nonconforming parking arrangement would create liability issues for the City of San José. The Senior Deputy City Attorney stated that it would not. Commissioner Abelite made a motion to allow three of the nonconforming spaces but not the two nonconforming spaces in the front portion of the site, and to require no more than eight (8) spaces. Commissioner Kline proposed an alternate motion to allow the nonconforming parking arrangement of seven (7) on-site parking spaces as proposed by the applicant with no requirement for an off-site alternating parking arrangement. He cited the historic use of the site with the nonconforming parking arrangement, and the adjacency of the University as justification for the applicant's proposal.

The Planning Commission then approved Commissioner Kline's motion 6-0-1, with Commissioner Cahan absent.

ANALYSIS

A complete analysis of the issues regarding this project, including General Plan conformance, is contained in the attached staff report.

EVALUATION AND FOLLOW-UP

A Planned Development Permit will be required to be filed to implement the proposed rezoning.

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 community meeting was held on December 21, 2011, at the project site as discussed in the attached staff report. The property owners and occupants within a 500-foot radius were sent public hearing notices for the Planning Commission and Council hearings. The rezoning was also published in a local newspaper, the Post-Record. This memorandum 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 and the City Attorney.

CEQA

Pursuant to Section 15168 of the CEQA Guidelines, the City of San José has determined that the project is in furtherance of the Final Environmental Impact Report (EIR) for the Envision San José 2040 General Plan entitled, "Envision San José 2040 General Plan," and findings were adopted by City Council Resolution No. 76041 on November 1, 2011. The project does not involve new significant effects beyond those analyzed in this Final EIR. Therefore, the City of San José may take action on the project as being within the scope of the Final EIR.

Additional site-specific environmental analysis has been completed for this project:

- A historical analysis/DPR form dated February 1, 2012 for the proposed rezoning and subsequent development and uses on the subject site was completed by Urban Programmers and concluded that the impacts to the existing development would be less-than-significant.

The technical reports indicate that there would be no new significant impacts beyond those described in the Envision San José 2040 General Plan EIR.

/s/
JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions, please contact Mike Enderby, Senior Planner, at 408-535-7843.

Attachments: Planning Commission Staff Report
Draft General Development Standards
Reduced Plans

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC11-019

Submitted: October 26, 2011

PROJECT DESCRIPTION:

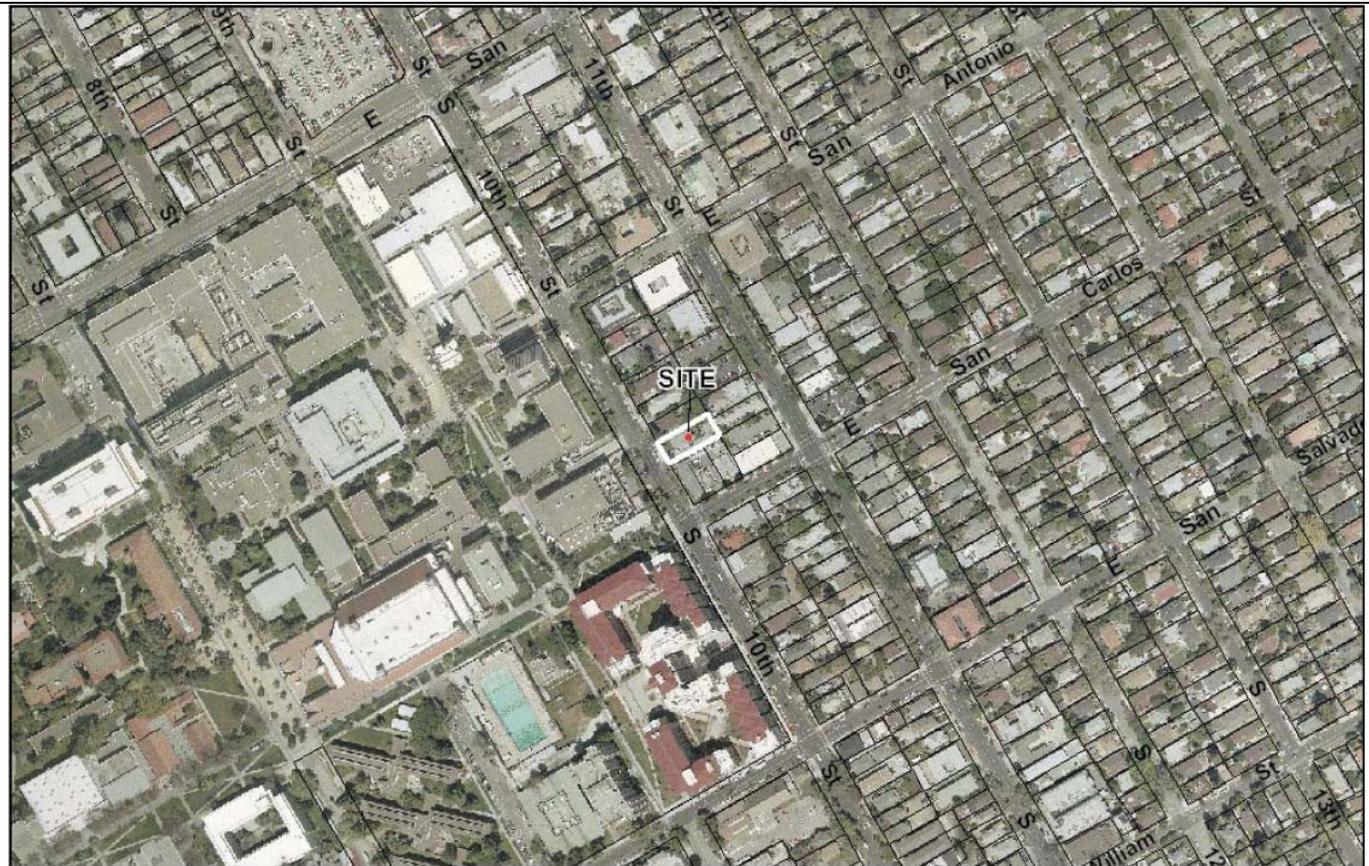
Planned Development Rezoning from R-M-Multiple Residence and CN-Commercial Neighborhood Zoning Districts to R-M(PD) Planned Development Zoning District to allow a fraternity/sorority use in an existing building including an expansion of approximately 1,500 square feet above and below-grade to the rear portion of the existing building, and to allow a reduced on-site parking requirement on a 0.18-gross-acre site.

Existing Zoning	R-M Multiple Residence and CN Commercial Neighborhood
Proposed Zoning	R-M (PD) Planned Development
2040 General Plan	Urban Residential Density: 30-95 DU/AC
Council District	3
Annexation Date	Original City
SNI	University
Historic Resource	Yes – Structure of Merit Eligible for California Register
Redevelopment Area	Yes
Specific Plan	No

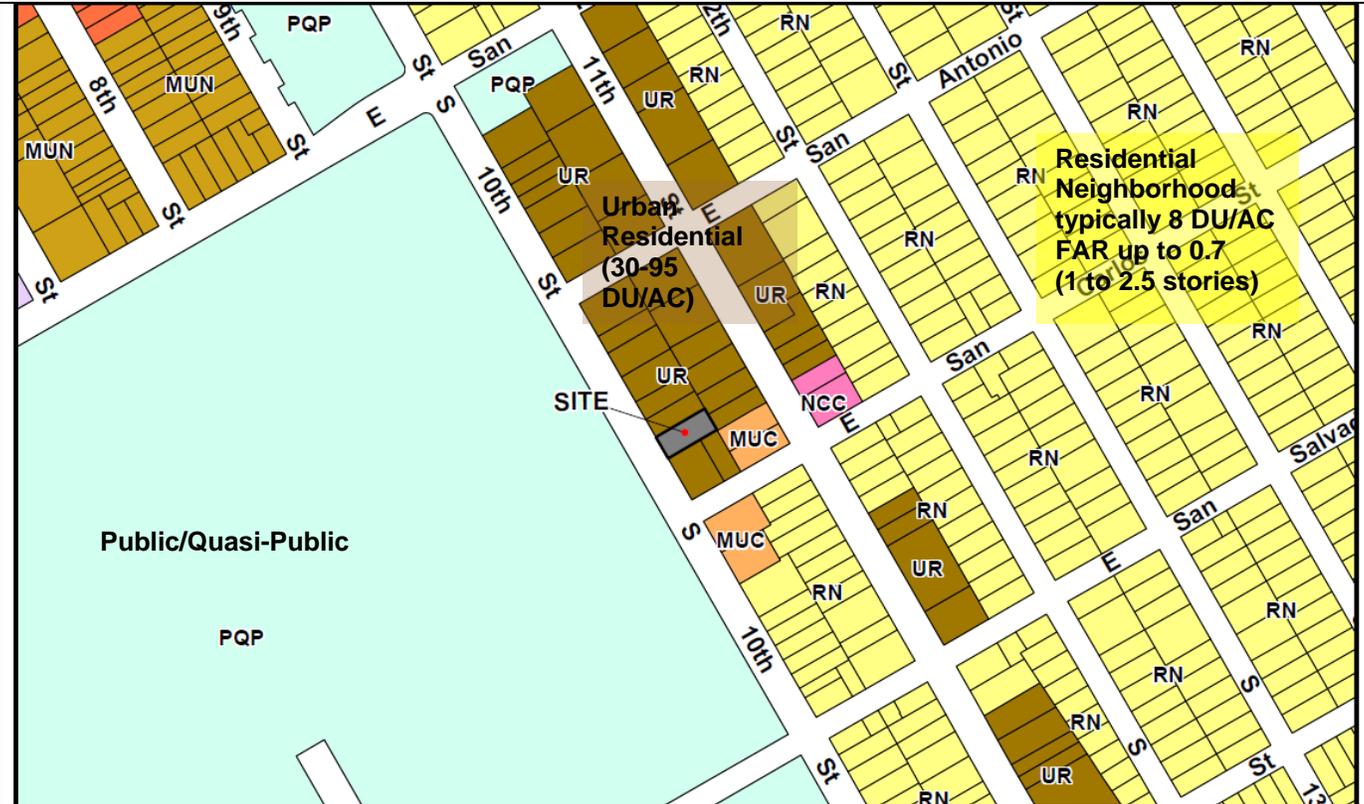
LOCATION:

East side of South 10th Street, 115 feet northerly of San Carlos Street (284 South 10th Street).

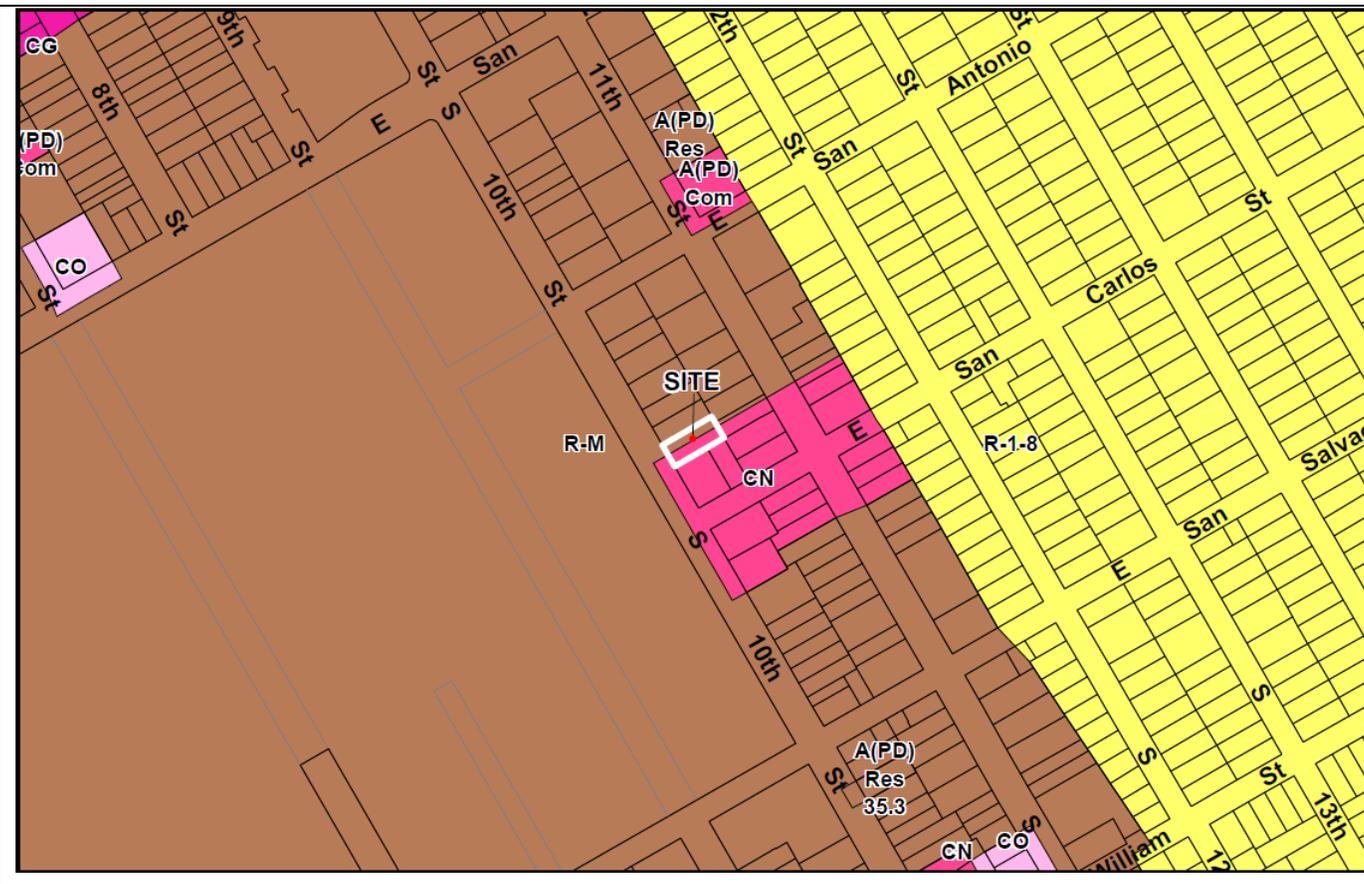
Aerial Map



2040 GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed Planned Development Rezoning to allow for a fraternity/sorority use in an existing building including expansion of approximately 900 square feet above-grade and approximately 460 square feet of basement added to the rear portion of the existing building and to allow a reduced on-site parking requirement on-site as recommended by staff only in conjunction with an alternating off-site parking arrangement for the following reasons:

1. The proposed project is consistent with the Envision San José 2040 General Plan land use designation of Urban Residential Density: 30-95 DU/AC which also specifies a floor area ratio (FAR) of 1.0 to 4.0 and height of 3 to 12 stories.
2. The project is consistent with the Envision San José 2040 General Plan's goals and policies associated with Quality of Life and with Major Strategy No. 9 - Destination Downtown in that the project would support continued growth in the greater Downtown area as a unique and important employment and residential neighborhood where residents have convenient access to urban activities and amenities, and would support the preservation of a historic building with distinctive architecture. The project also supports San José State University.
3. The project is consistent with many of the Envision San José 2040 General Plan Goals and Policies as explained in further detail in the "Analysis" section of this staff report.
 - a. The project is consistent with several of the Vibrant Neighborhoods Goals and Policies.
 - b. The project is consistent with Housing Goal No. 1 – Social Equity and Diversity, and several Housing Policies associated with this Goal.
 - c. The project is consistent with Housing Goal No. 3 – High Quality Housing and Great Places, and several Housing Policies associated with this Goal.
 - d. The project is consistent with Housing Goal No. 4 – Environmental Sustainability, and several Housing Policies associated with this Goal.
 - e. The project is consistent with Land Use Goal No. 14 – Historic Structures of Lesser Significance, and Policies No. 14.1 and 14.2.
4. The project is consistent with *Your Old House Guide for Preserving San José Homes* Design Guidelines that are intended for rehabilitation and additions to historic residences as explained in further detail in the "Analysis" section of this staff report..
5. The project as conditioned provides adequate parking on-site or in nearby off-site facilities (garages) such as those operated by San Jose State University.

BACKGROUND AND DESCRIPTION

The applicant, Thomas Cowan Bell Scholastic Foundation, is requesting to rezone the subject 0.18-gross-acre site on the east side of South 10th Street, 115 feet northerly of East San Carlos Street (284 South 10th Street) from the R-M-Multiple Residence and CN-Commercial Neighborhood Zoning Districts to a R-M(PD) Planned Development Zoning District to allow a fraternity/sorority use in an existing building including an expansion of approximately 1,500 square feet above and below-grade to the rear portion of the existing building and to allow a reduced parking requirement on a 0.18-gross-acre site.

A Planned Development Zoning is required to meet the applicant's objectives of a minimum side setback of 3 feet (3'-0") on the northerly interior side, and a rear setback of twenty feet (20'-0"). Additionally, the applicant is also requesting a reduced on-site parking requirement, but also includes two parking spaces in the front setback and three along side the driveway resulting in a less than standard aisle width. These spaces would not be allowed in the conventional R-M Multiple Residence Zoning District. The R-M Multiple Residence Zoning District allows sororities, fraternities and dormitories occupied exclusively (except for administrators thereof) by students attending college or other educational institutions as a Conditional Use and allows development that would require a minimum five-foot side setback and 25-foot rear setback, and would require at least one parking space for each room and one parking space for each staff person on-site in conformance with San José Municipal Code Title 20 requirements. For these reasons, the applicant has requested to rezone the site to the proposed Planned Development Zoning District.

The subject site consists of one parcel, which is developed with a residence that has most recently been used as a boarding house and an unpermitted fraternity since 1990. The proposal includes expansion of the existing residence including the net addition of two (2) bedrooms for a total of eight (8) as defined by the San José Municipal Code as well as removal of up to four (4) ordinance-size trees from the subject site.

The proposed development and land use standards would allow Permitted Uses of the R-M Multiple Residence Zoning District as-of-right, and Special and Conditional Uses with approval of a Planned Development Permit. More specifically, the proposed standards would allow development of a two-story addition to a historic resource for a fraternity use with a customized parking arrangement with approval of a Planned Development Permit. The project, as recommended by staff, includes up to two on-site parking spaces that conform to Title 20 design regulations.

Site and Surrounding Land Uses

The subject site is located in the greater downtown area. It is comprised of one parcel, with an existing residence dating from 1905 that is classified as a Structure of Merit on the City of San José Historic Resources Inventory and could be eligible for the California Register. Surrounding development to the north of the project site includes fraternity houses and other multi-family residences. To the south are multi-family residences (apartments) and neighborhood commercial uses beyond that serve the university-student population. To the east are a vacant lot with gravel paving surrounded by a chain-link fence, and multi-family residential development. San José State University campus, more specifically the Central Plant building, is located to the west across the street from the subject site.

Previous Development Approvals

City of San José records show approved Building Permits for remodeling of apartments in 1937 (Building Permit file no. 5335) and permits in the 1990s for electrical and plumbing work. There is no Planning permit history documented in City records. If approved, the proposed Planned Development Zoning would require approval of a Planned Development Permit to effectuate the Planned Development Zoning District on the site.

ANALYSIS

The primary issues for this proposed zoning include the following: 1) conformance with the Envision San José 2040 General Plan, 2) site design consistency with the *Your Old House Guide for Preserving San José Homes* Design Guidelines, 3) conformance with parking requirements in the Zoning Ordinance, and related off-site parking proposal, and 4) conformance with the California Environmental Quality Act (CEQA).

Consistency with the Envision San José 2040 General Plan

Land Use Designation

The 0.18-gross-acre site is designated Urban Residential on the Envision San José 2040 General Plan Land Use/Transportation Diagram. Under this designation a density of 30-95 DU/AC is allowed with a floor area ratio (FAR) of 1.0 to 4.0 equating to development that is generally 3 to 12 stories tall. The Envision San José 2040 General Plan land use designations are generally applied to whole areas and not individual properties or small groupings of properties. One prominent exception is in the area in which the subject site is located in the University Neighborhoods surrounding San José State University. Consistent with the University Neighborhoods Strong Neighborhoods Initiative Neighborhood Improvement Plan the majority of the University Neighborhood area is designated Residential Neighborhood to preserve the portions of the neighborhood that contain single-family homes; however, those properties within the neighborhood that contain older high-density residential development are designated Urban Residential to allow and encourage the redevelopment of the properties with new high-density residential development that is compatible with the surrounding neighborhood and single-family homes.

The density range of 30-95 dwelling units per acre would equate to a unit range of 6 to 17 units for a typical multi-family development on the subject site. In this case, the proposed project with eight bedrooms equates to 44.4 DU/AC if each bedroom is considered to be the equivalent of a dwelling unit. The applicant has indicated that they intend to provide two beds per bedroom. The average number of people per household in San José is approximately three. Therefore, if there are two or three students per bedroom, the density from a population perspective would also generally be equivalent to about 6.6 dwelling units consistent with the low end of the 30-95 DU/AC range.

The Urban Residential land use designation allows for medium density residential development and a fairly broad range of commercial uses, including retail, offices, hospitals, and private community gathering facilities, within identified Urban Villages, in other areas within the City that have existing residential development built at this density, within Specific Plan areas, or in areas in close proximity to an Urban Village or transit facility where intensification will support those facilities. Any new residential development at this density should be in Growth Areas or, on a very limited basis, as infill development within areas with characteristics similar to the Urban Village areas (generally developed at high-density and in proximity to transit, jobs, amenities, and other services).

The subject site contains an older high-density residential development, and the proposed addition to the existing development on this site would create a new high-density residential development within the allowable density range that is compatible with the surrounding neighborhood. For these reasons, the proposed project is consistent with the Urban Residential land use designation.

Major Strategies, Goals, and Policies

The project is consistent with the Destination Downtown Major Strategy and several goals and policies in the General Plan.

- The increase in residential development on the existing subject infill site is consistent with the Envision San José 2040 General Plan's goals and policies associated with the Quality of Life guiding principle and with Major Strategy No. 9 - Destination Downtown, in that the project would support continued growth in the greater downtown area as a unique and important employment and residential neighborhood where residents have convenient access to urban activities and amenities, and would support the preservation of a historic building with distinctive architecture. The project also supports Silicon Valley's urban university, San José State.
- Additionally, the project is consistent with the Envision San José 2040 General Plan Vibrant Neighborhoods Goal No. 1, and Policies Nos. 1.6, 1.9, and 1.10 in that the project helps to preserve and enhance an existing neighborhood to be vibrant, attractive, and complete by restoring and expanding an existing building that is designated as a Historic Resource in the original central area of the City. The project would help locate new residents in San José in an area within easy walking distance of existing schools, parks, retail services, and transit, and would encourage pedestrian activity.
- The project is consistent with the Envision San José 2040 General Plan Housing Goal No. 1 – Social Equity and Diversity Goal, and Policies Nos. 1.1, and 1.2 in that the project would rehabilitate existing housing and provide additional housing in a higher-density residential development to address the needs of the City's diverse population.
- The project is consistent with the Envision San José 2040 General Plan Housing Goal No. 3 – High Quality Housing and Great Places, and Policies Nos. 3.3, and 3.4, in that it supports a pleasant pedestrian-oriented environment near transit and services, is integrated with the surrounding neighborhood architecturally, and rehabilitates existing housing.
- The project is consistent with the Envision San José 2040 General Plan Housing Goal No. 4 – Environmental Sustainability, and Policies Nos. 4.1, 4.2, and 4.3 in that rehabilitation and expansion of the existing building in its location in the greater downtown area supports a community that is not reliant on automobile transportation, and minimizes the creation of greenhouse gas emissions.
- The project is consistent with the Envision San José 2040 General Plan Land Use Goal No. 14 – Historic Structures of Lesser Significance, and Policies No. 14.1 and 14.2, in that the project preserves and enhances a historic Structure of Merit and enhances the fabric of a neighborhood with a cohesive historic character.

Site Design

The site layout is generally consistent with the principles contained in *Your Old House Guide for Preserving San José Homes* (Design Guidelines) that are intended for rehabilitation and additions to historic residences that are compatible with the original structure and surrounding neighborhood in San José. Per the Guidelines, the project is an addition to a historic resource in the greater downtown area.

The original building is constructed in the Arts and Crafts / Prairie Style with a low-pitched roof with widely overhanging eaves, and two stories with a one-story porch. Per the Design Guidelines, the overall proposed design of the addition is in keeping with the design of the primary structure, and the size of the addition is minor in relation to the main structure. The addition is located at the rear of the existing structure, and is more than 60 feet from the front property line, which will help minimize its visual impacts to the significant features of the existing building as seen from the street.

The addition relates to the historic residence in terms of mass, scale, and form. It is of the same height as the existing building, with a similar roof form and slope. The addition has greater setbacks from the side property lines than the original building. Further, the addition is proposed to be constructed of materials that are similar in appearance to the original building, and the design of the addition is less embellished than the original structure, which will clarify visually its complementary function. For these reasons, the addition is subordinate to the original building per the intent of the Design Guidelines.

Proposed setbacks of the project are consistent with multi-family two-story residential buildings in the neighborhood in which the site is located. The project intends to maintain the existing front setback and side setbacks established by the existing building. The rear setback would be decreased by the addition, but a minimum of 20 feet from the rear property line to buildings or structures would be maintained, which is generally consistent with other residential development surrounding the subject site. The building design is well-articulated and the roof slopes toward the side property lines to provide light and air between buildings.

Although the existing landscaped setback areas on-site will be maintained, the project proposes the removal of up to four (4) ordinance-size trees on the subject site. Staff will evaluate the disposition of the trees at the Planned Development Permit stage and will seek to preserve trees where possible. The applicant has shown the removal of trees on the adjacent property which can not be considered with this proposal and would need to be evaluated with a separate Tree Removal Permit.

The proposed project is comparable in terms of use, mass, scale, and height with existing surrounding residential development. Maintaining the two-story building and existing building height will enable the project to be more compatible with residential development that borders some portions of the project's perimeter. Landscaping will provide a buffer to between the new project and adjacent properties. The project's building setback lines are consistent with setbacks previously established by the existing building and adjacent development.

Parking

The Zoning Ordinance (Title 20 of the San José Municipal Code) requires that projects provide one parking space per room and one parking space per staff member for a fraternity use in a conventional zoning district. These criteria result in a requirement of at least nine parking spaces for the subject project if it were in a conventional zoning district. However, the applicant's proposed on-site parking includes

only one space that complies with the dimensions required in the Zoning Ordinance. With minor redesign, two spaces on-site that meet code standards are likely feasible. The applicant's plans show five additional on-site parking spaces in a design configuration that does not meet the design standards in the Zoning Ordinance due to narrow driveway aisle width and/or placement in the front setback area.

The applicant submitted a parking study entitled "Sigma Chi Fraternity House Re-Model, On-Street Parking Study," dated January 3, 2012 that documents that there is on-street parking available within the neighborhood to meet the neighborhood's on-street parking demand as of the date of the study. While the study shows that there seems to generally be some surplus curbside parking in the area, clearly many surrounding residents and day-use visitors compete for the use of the same relatively few available spaces at any given time. There is no certainty that the demands for such curbside parking will not change as a result of other development on the San Jose State campus or surrounding area. Staff from the City's Department of Transportation has stated that some of the available on-street parking spaces will likely be removed in the future to install bicycle lanes on the surrounding streets.

For these reasons, staff is recommending that the project provide at least two on-site parking spaces that meet Zoning Ordinance design standards, and seven (7) additional parking spaces in an off-site alternating parking arrangement, for a total of at least nine parking spaces. One possible means of providing required parking in an off-site parking arrangement is through the purchase of parking passes to San Jose State University garages provided by the developer upon request by residents. Staff has drafted a development standard to address this provision.

Environmental Review

Pursuant to Section 15168 of the CE QA Guidelines, the City of San José has determined that the project is in furtherance of the Final Environmental Impact Report (EIR) for the Envision San José 2040 General Plan entitled, "Envision San José 2040 General Plan," and findings were adopted by City Council Resolution No. 76041 on November 1, 2011. The project does not involve new significant effects beyond those analyzed in this Final EIR. Therefore, the City of San José may take action on the project as being within the scope of the Final EIR.

Additional site-specific environmental analysis has been completed for this project:

- A historical analysis/DPR form dated February 1, 2012 for the proposed rezoning and subsequent development and uses on the subject site was completed by Urban Programmers and concluded that the impacts to the existing development would be less-than-significant.

The technical reports indicate that there would be no new significant impacts beyond those described in the Envision San José 2040 General Plan EIR.

Conclusion

The proposed project is in conformance with the Envision San José 2040 General Plan. As recommended by staff, the project will preserve a structure with an architectural character with an addition that is consistent with the principles contained in *Your Old House Guide for Preserving San José Homes* Design Guidelines. With staff's recommendations incorporated into the project, the addition substantially conforms to the development standards of the R-M Multiple Residence Zoning District in terms of setbacks, building mass, scale and separations, along with open space, parking and overall landscaping. The proposal will not create a significant adverse effect upon the environment.

PUBLIC OUTREACH/INTEREST

A community meeting was held on December 21, 2011 at the project site. One community member, a neighbor, attended as well as Council District 3 chief of staff, Planning staff, and the applicant. The neighbor was generally supportive of the proposal, stating that she viewed it as an improvement to existing conditions, and she commented that the site was already used rather intensely by a fraternity. 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. As of the date of the writing of this staff report, staff has not received any additional public correspondence.

Project Manager: Jenny Nusbaum **Approved by:**  **Date:** February 9, 2012

Owner/Applicant: Bill Tamblyn Thomas Cowan Bell Scholastic Foundation PO Box 4753 San José, CA 95150-4753	Attachments: <ul style="list-style-type: none"> ▪ Draft Development Standards ▪ Use of 2040 General Plan EIR document ▪ Draft General Development Plan Set
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DRAFT
FILE NO. PDC11-019
DEVELOPMENT STANDARDS

USE ALLOWANCE: Fraternity and/or Sorority House along with permitted uses of the R-M Zoning District. Special Uses and Conditional Uses of the R-M Zoning District may be considered upon approval of a Planned Development Permit.

DENSITY RANGE:

Fraternity or Sorority House- Up to Eight Bedrooms. Other uses as specified under the use allowances shall conform to the density range identified in the General Plan, as amended.

MAXIMUM BUILDING SQUARE FOOTAGE: 5,600 square feet

SETBACKS FOR BUILDINGS AND STRUCTURES:

- Front – 25 feet
- Side (north side) – 3 feet
- Side (south side) – 10 feet
- Rear – 20 feet

MAXIMUM BUILDING HEIGHT: 45 feet / 3 stories

MINIMUM VEHICLE PARKING REQUIREMENTS:

Vehicle parking shall be provided per Chapter 20.90 of the San José Municipal Code, as amended with at least two on-site parking spaces, and with the remaining required parking spaces provided in an alternating off-site parking arrangement.

MINIMUM MOTORCYCLE PARKING REQUIREMENTS:

Motorcycle parking shall be provided per Chapter 20.90 of the San José Municipal Code, as amended.

MINIMUM BICYCLE PARKING REQUIREMENTS:

Bicycle parking shall be provided per Chapter 20.90 of the San José Municipal Code, as amended, except that one long-term bicycle parking space shall be provided per bedroom.

ARCHITECTURAL DESIGN:

The architectural design of the development shall be consistent with the intent of the *Your Old House Guide for Preserving San José Homes* Design Guidelines.

PERFORMANCE STANDARDS:

Performance standards shall be per Section 20.30.700 of the San José Municipal Code.

SEWAGE TREATMENT DEMAND:

Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a

determination that the cumulative sewage treatment demand of 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 San José-Santa Clara Water Pollution Control Plant 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. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

DRAFT

**USE OF A PROGRAM EIR
ENVISION SAN JOSE 2040 GENERAL PLAN FINAL EIR**

Pursuant to Section 15168 of the CEQA Guidelines, the City of San Jose has determined that the project described below is pursuant to or in furtherance of the Final Environmental Impact Report (EIR) for the Envision San Jose 2040 General Plan and does not involve new significant effects beyond those analyzed in this Final EIR. Therefore, the City of San Jose may take action on the project as being within the scope of the Final EIR.

PROJECT DESCRIPTION AND LOCATION

PDC11-019. Planned Development Zoning request to rezone from R-M-Multiple Residence and CN-Commercial Neighborhood to R-M(PD) Planned Development Zoning District to allow a fraternity/sorority or student dormitory use with up to 8 bedrooms including expansion of approximately 900 square feet above-grade and approximately 460 square feet of basement added to the rear portion of the existing building and allowing a reduced parking requirement on an approximately 0.18-gross-acre site located at/on the east side of South 10th Street approximately 115 feet northerly of East San Carlos Street (284 South 10th Street).
Council District 3. County Assessor's Parcel Number 467-42-042

The environmental impacts of this project were addressed by a Final EIR entitled, "Envision San Jose 2040 General Plan," and findings were adopted by City Council Resolution No. 76041 on November 1, 2011. The Program EIR was prepared for the comprehensive update and revision of all elements of the City of San Jose General Plan, including an extension of the planning timeframe to the year 2035. The following impacts were reviewed and found to be adequately considered by the EIR:

Transportation	Geology and Soils	Noise and Vibration
Population & Housing	Hazardous Materials & Hazards	Land Use
Utilities & Service Systems	Air Quality	Aesthetics
Energy	Public Facilities & Services	Hydrology & Water Quality
Greenhouse Gas Emissions	Biological Resources	Cultural & Paleontological Resources

Additional site-specific environmental analysis has been completed for this project:

- An historical analysis/DPR form dated October, 2011 for the proposed rezoning and subsequent development and uses on the subject site was completed by Urban Programmers and concluded that the impacts to the existing development would be less-than significant.

The City of San Jose may take action on the proposed project as being within the scope of the General Plan and uses of the Program EIR in that (1) the Final EIR is a Program EIR pursuant to CEQA and CEQA Guidelines Section 15168, (2) it is determined that no new significant impacts will occur from this proposed project, and no new mitigation measures would be required beyond those contained in the General Plan and Final EIR pursuant to CEQA Guidelines 15162.

The technical reports indicate that there would be no new significant impacts beyond those described in the GP Update EIR.

Jenny Nusbaum
Project Manager

Joseph Horwedel, Director
Planning, Building and Code Enforcement

2/9/2012

John Randorn

PLANNED DEVELOPMENT REZONING

PDC 11-019

REMODEL AND ADDITION FOR

SIGMA CHI FRATERNITY

SHEET INDEX

- 1 TITLE SHEET
- 2 LAND USE PLAN
- 3 CONCEPTUAL SITE PLAN
- 4 CONCEPTUAL GRADING AND DRAINAGE PLAN
- 5a CONCEPTUAL BUILDING FLOOR PLANS - PROPOSED
- 5b CONCEPTUAL BUILDING FLOOR PLANS - EXISTING
- 5c CONCEPTUAL BUILDING ELEVATIONS - PROPOSED
- 5d CONCEPTUAL BUILDING ELEVATIONS - EXISTING
- 6 CONCEPTUAL LANDSCAPE PLAN

SITE DATA

APN: 467-42-042

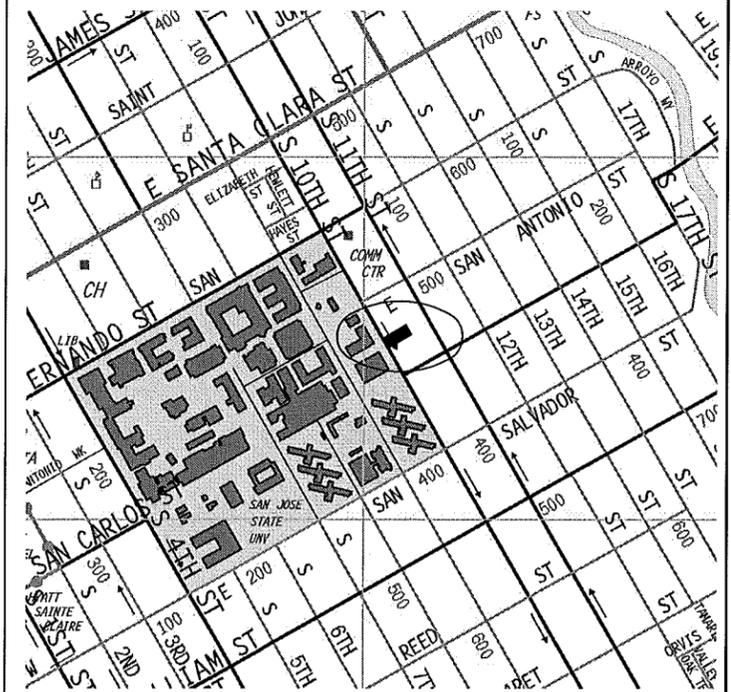
LOT SIZE: 8,276.2 S.F.

DEVELOPMENT SCHEDULE:

COMMENCEMENT: SPRING 2012

COMPLETION: SUMMER 2013

VICINITY MAP



TITLE SHEET

GENERAL DEVELOPMENT PLAN - EXHIBIT C

REVISIONS	BY

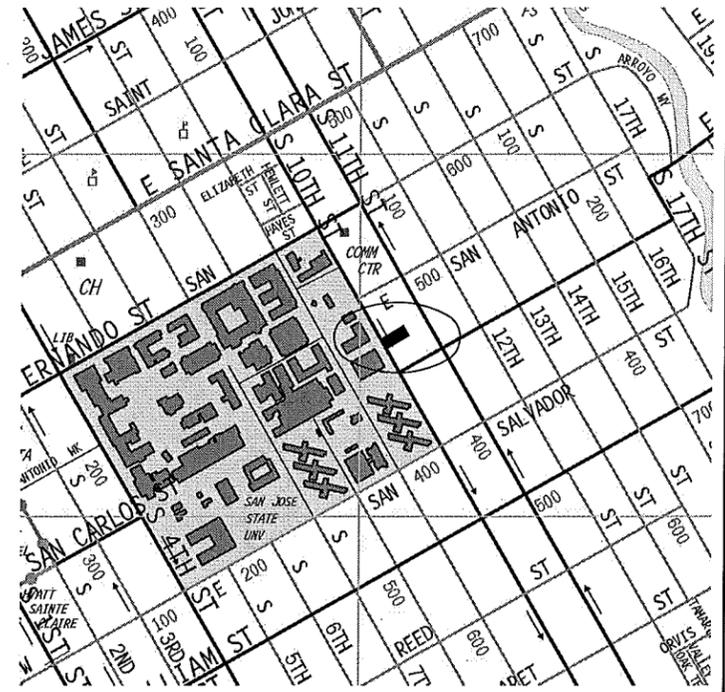
HOMETEC
 ARCHITECTURE, INC.
 619 NORTH FIRST STREET, SAN JOSE, CA 95112
 TEL: 408/955-0495 FAX: 408/955-0498
 RICHARD A. HARTMAN
 A.I.A.

Planned
 Development
 Rezoning

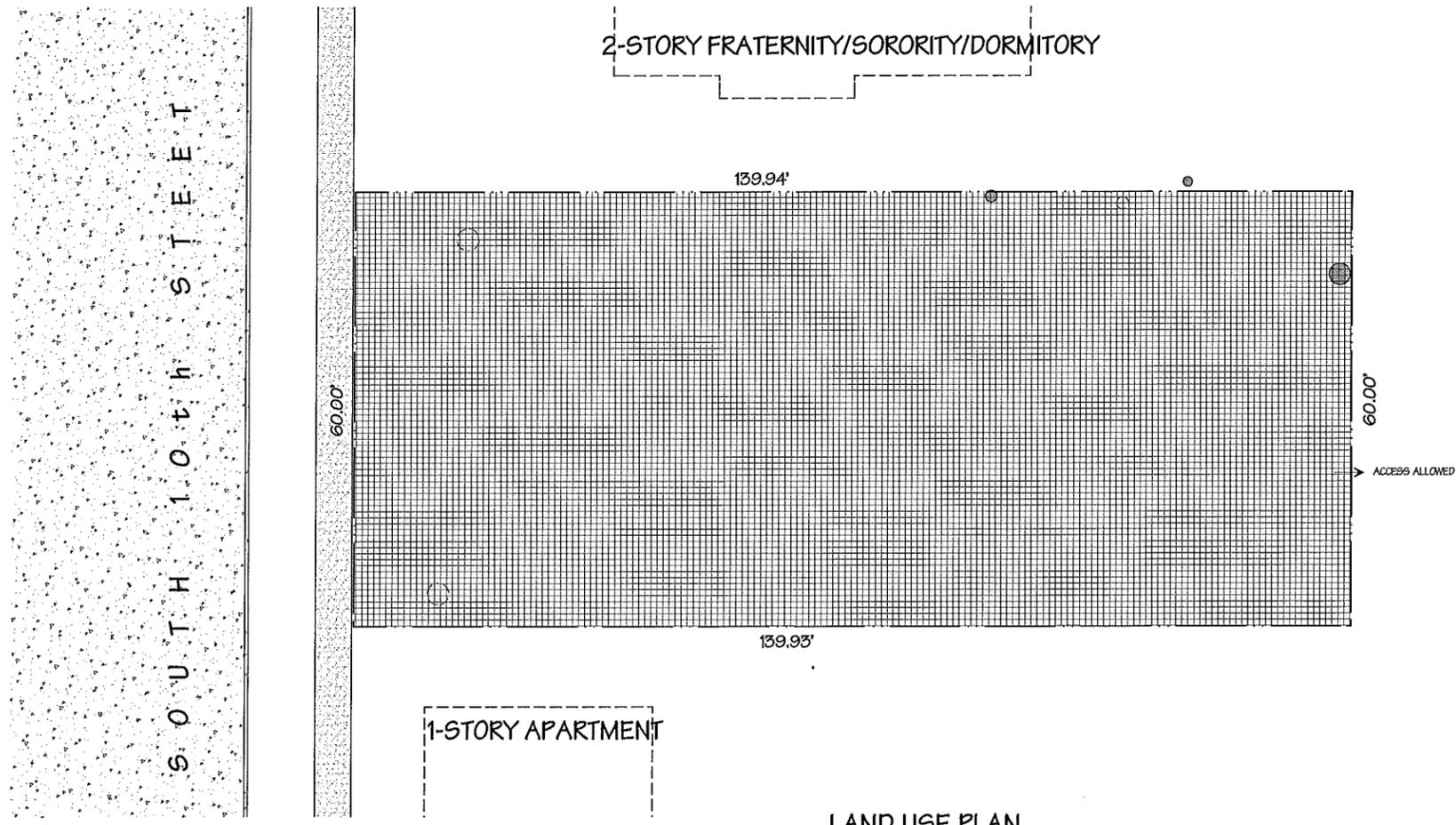
ADDITION & REMODEL FOR:
SIGMA CHI FRATERNITY
 284 SOUTH 10th STREET, SAN JOSE, CA. 95112

Date	2-10-12
Scale	
Drawn	RAH
Job	11-019
Sheet	1
of	Sheets

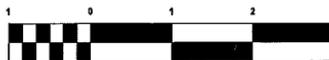
DEVELOPMENT STANDARDS



VICINITY MAP



LAND USE PLAN



GENERAL DEVELOPMENT PLAN - EXHIBIT C

Water Pollution Control Plant Notice
 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 makes a determination that the cumulative sewage treatment demand on the San José - Santa Clara water plant will cause the total sewage treatment demand to meet or exceed the capacity of the San José - Santa Clara water pollution control plant to treat such sewage adequately and within the discharge standards imposed on the city by the state of California regional water control board for the San Francisco Bay region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

-  PD ZONE BOUNDARY
-  R-M, FRATERNITY/SORORITY/DORMITORY



REVISIONS	BY

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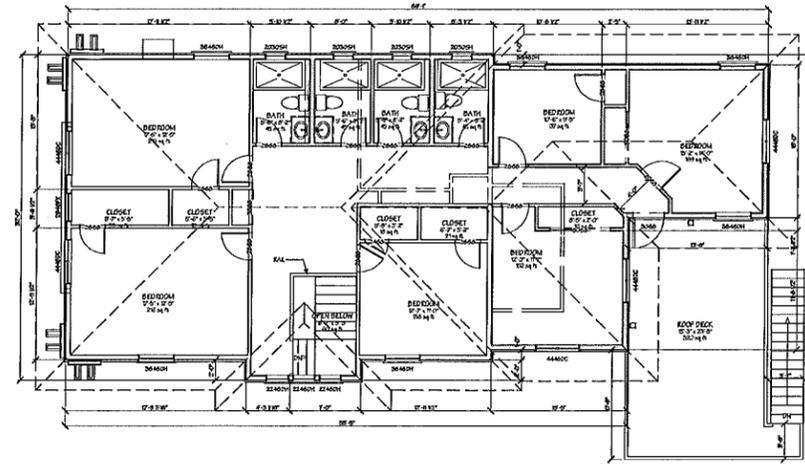
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ADDITION & REMODEL FOR
SIGMA CHI FRATERNITY
 284-SOUTH 10th STREET, SAN JOSE, CA. 95112

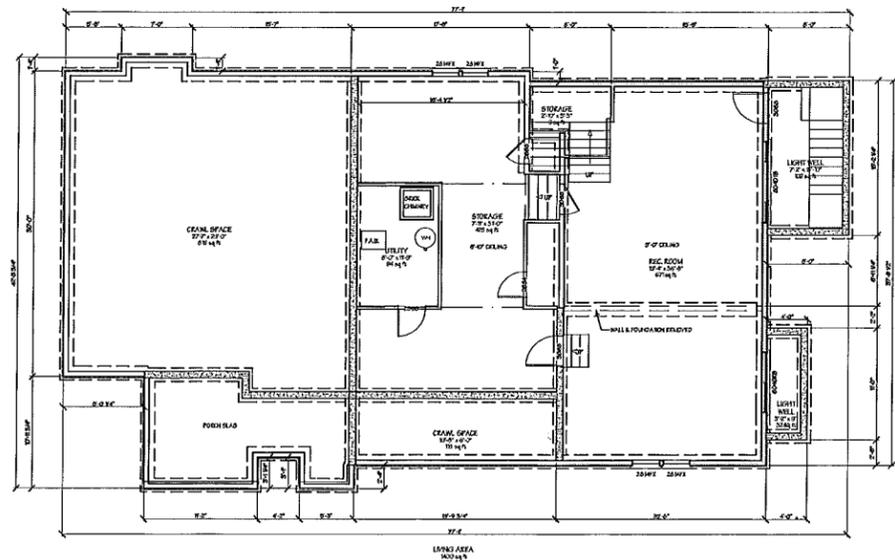
Date	2 - 10 - 12
Scale	1" = 10'-0"
Drawn	RAH
Job	11-019
Sheet	2
of	Sheets

	BASEMENT	FIRST FLOOR	SECOND FLOOR	TOTAL
EXISTING HOUSE:	(962)	1,877	1,300	3,277 S.F.
ADDITION:	(467)	394	493	887 S.F.
TOTAL HOUSE:	(1,409)	2,271	1,793	4,164 S.F.

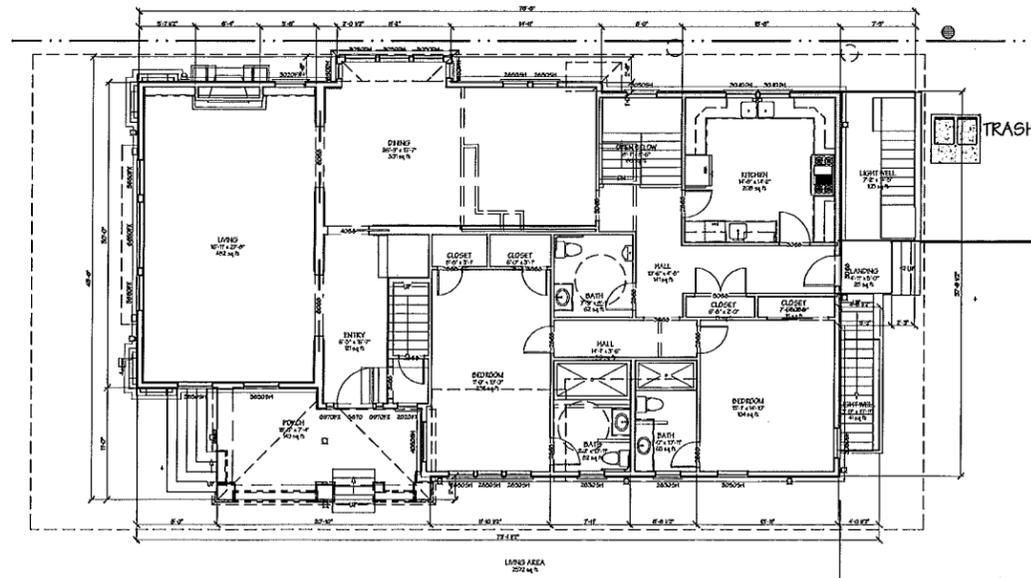


CONCEPTUAL SECOND FLOOR PLAN

SYMBOLS & LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REPLACED
	WALLS TO BE REMOVED
	NEW WALLS
	1-HOUR FIRE WALLS
	AFCI PROTECTED DUPLEX OUTLET
	220V OUTLET
	GFCI PROTECTED OUTLET
	GFCI PROTECTED WEATHERPROOF OUTLET
	WALL SWITCH (FLUORES. ONLY)
	WALL SWITCH, MANUAL ON, AUTO OFF (INCANDES. FIXTURES)
	DIMMER WALL SWITCH (INCANDES.)
	3-WAY WALL SWITCH (FLUORES. ONLY)
	WALL MOUNT LIGHT
	CEILING MOUNT LIGHT
	CEILING MOUNT FLUORES. LIGHT
	UNDER CAB. FLUORES. LIGHT
	RECESSED FLUORES. LIGHT
	HEATER REGISTER
	SMOKE DETECTOR (A/C, D/C) INTERCONNECTED
	CARBON MONOXIDE DETECTOR (A/C, D/C)
	EXHAUST FAN VENTED TO OUTDOORS
	EXHAUST FAN/CFL LIGHT VENTED TO OUTDOORS
	CEILING FAN



CONCEPTUAL BASEMENT FLOOR PLAN



CONCEPTUAL FIRST FLOOR PLAN

CONCEPTUAL FLOOR PLANS - PROPOSED
GENERAL DEVELOPMENT PLAN - EXHIBIT C



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ADDITION & REMODEL FOR:
SIGMA CHI FRATERNITY
284 SOUTH 10th STREET, SAN JOSE, CA. 95112

Date	2-10-12
Scale	1/8" = 1'-0"
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Job	11-019
Sheet	5a
of	Sheets



WEST ELEVATION - EXISTING



SOUTH ELEVATION - EXISTING



EAST ELEVATION - EXISTING



NORTH ELEVATION - EXISTING

EXTERIOR ELEVATIONS - EXISTING

GENERAL DEVELOPMENT PLAN - EXHIBIT C

REVISIONS	BY

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ADDITION & REMODEL FOR:
SIGMA CHI FRATERNITY
 2844 SOUTH 10th STREET, SAN JOSE, CA. 95112

Date	2 - 10 - 12
Scale	1/8" = 1'-0"
Drawn	RAH
Job	11-019
Sheet	5d
of	Sheets

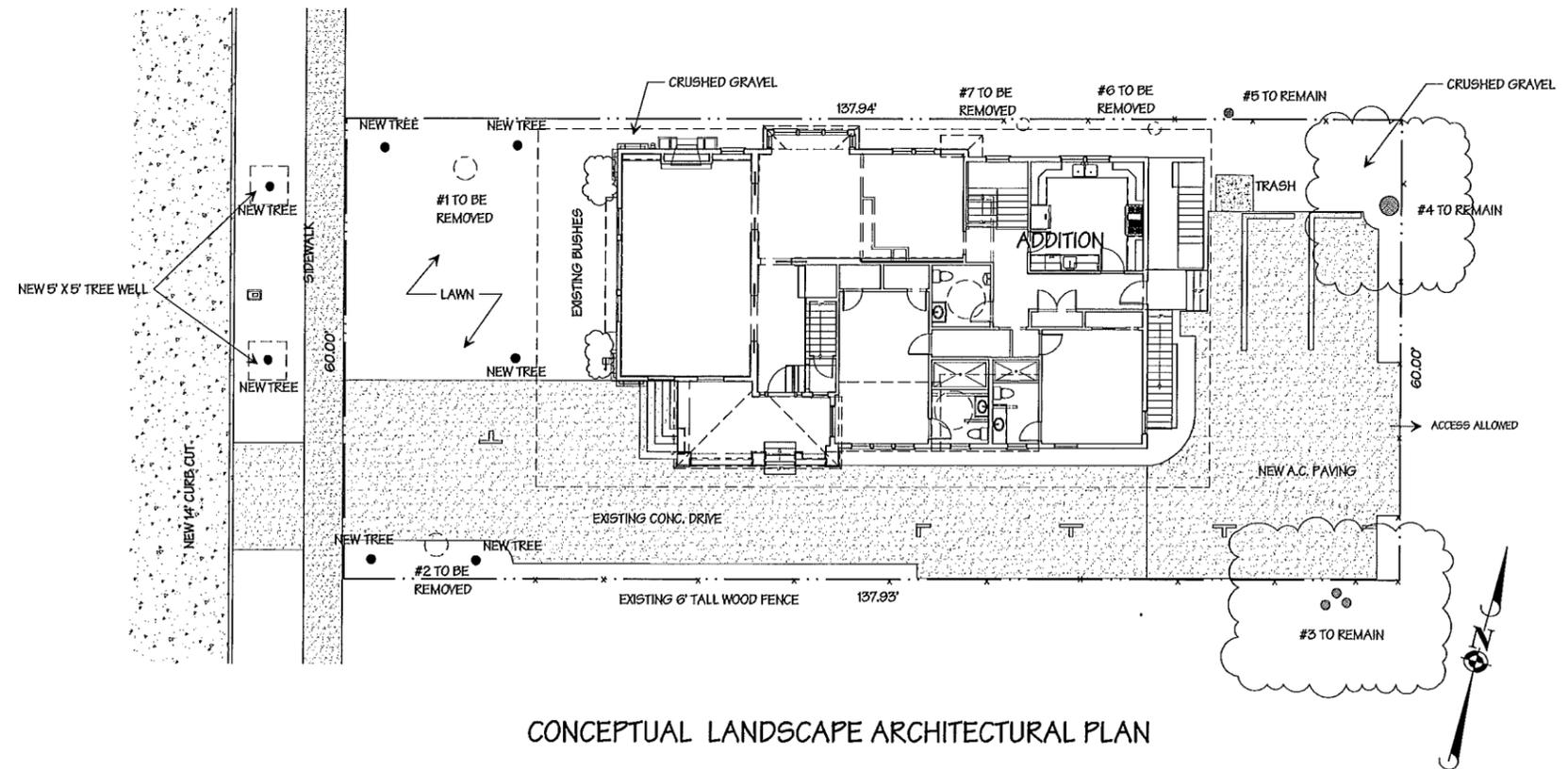
Tree #	Plant Name	Measurements				Condition		Pruning/Cabling Needs				Pest/Disease				Misc.													
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	PRESERVE	PICTURE TAKEN	RECOMMEND REMOVAL	REMOVAL PRIORITY (1-3)	
1	Eucalyptus camaldulensis River Red Gum	37				50	20	2	3																			X	
2	Magnolia grandiflora Southern Magnolia	39				30	20	4	4																			X	
3	Ailanthus altissima Tree of Heaven	20	X	18	18	50	35	1	1																				
4	Sequoia sempervirens Coast Redwood	35				80	20	1	3																				
5	Ailanthus altissima	16				70	25	1	2					X															
6	Ailanthus altissima	18				70	30	1	2					X															
7	Ulmus americana American Elm	19				80	30	1	1																				

Job Name: Sigma Chi Fraternity House
 Job #: 08-11-114
 Date: August 31, 2011

248 S. 10th Street San Jose

1 = Best, 5 = Worst

Page 1 of 1



CONCEPTUAL LANDSCAPE ARCHITECTURAL PLAN

GENERAL DEVELOPMENT PLAN - EXHIBIT C

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Job	11-019
Sheet	6
of	Sheets