



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** SEE BELOW

**DATE:** May 30, 2012

**COUNCIL DISTRICT:** 10

**SUBJECT: FILE NO. PDC11-020. PLANNED DEVELOPMENT REZONING FROM THE R-1-2 RESIDENTIAL ZONING DISTRICT TO THE R-1-2(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW DEVELOPMENT OF UP TO FOUR (4) SINGLE-FAMILY DETACHED RESIDENCES ON AN APPROXIMATELY 1.035 GROSS ACRE SITE LOCATED ON THE SOUTH SIDE OF BARNES LANE 650 FEET WESTERLY OF ALMADEN ROAD.**

## RECOMMENDATION

The Planning Commission voted 5-0-2 to recommend that the City Council approve the proposed Planned Development Rezoning from the R-1-2 Single-Family Residence Zoning District to the R-1-2(PD) Planned Development Zoning District to allow up to four (4) single-family detached dwelling units on a 1.035 gross acre site located on the south side of Barnes Lane approximately 650 feet westerly of Almaden Road.

## OUTCOME

Should the City Council approve the Planned Development Rezoning, upon approval of a subsequent Planned Development Permit and Tentative Map, the applicant would be allowed to construct up to 4 single-family detached dwelling units on up to 4 lots.

## BACKGROUND

On May 23, 2012, the Planning Commission opened a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed Rezoning.

Staff provided introductory comments describing the project and explaining the reasons staff was recommending approval of the project.

Erik Schoennauer, representing the applicant, described the project and indicated that he has received letters of support from many nearby residents (see attached). He went on to describe

the proposed lot sizes as being consistent with the average in the neighborhood, with house sizes that are moderate and not over-built.

Two members of the public spoke, including one of the neighbors adjacent to the project. The neighbors expressed concern about the number of homes, setbacks, and construction impacts, and asked questions about storm drainage and grading.

Mr. Schoennauer explained how the architecture and setbacks of the proposed homes were designed to respect the existing adjacent single-family residences and how the building massing, placing and detailing could be more effectively regulated for a sensitive design, as proposed, through the Planned Development Zoning process as opposed to under the conventional R-1-2 zoning. Staff responded to the concerns about site grading and drainage, in particular the interface adjacent to the existing downhill lots to the east. Good efforts were made to ensure that the pad elevations for the new houses will be kept as low as possible.

Several Planning Commissioners commented on the excellent plans, demonstrating an extraordinarily high level of care and expertise, noting also that the proposed homes should improve housing values for the whole neighborhood.

A motion was made to recommend that the City Council approve the proposed Planned Development Zoning per staff's recommendation. The Planning Commission approved the motion with a 5-0-2 vote.

### 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

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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 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

Mitigated Negative Declaration.

/s/

JOSEPH HORWEDEL, SECRETARY  
Planning Commission

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

Attachments: Planning Commission Staff Report  
Reduced Plans with Draft General Development Standards  
Public Works Memo  
Letter of Support from Neighbors

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

**FILE NO.:** PDC11-020

**Submitted:** October 28, 2011

**PROJECT DESCRIPTION:**

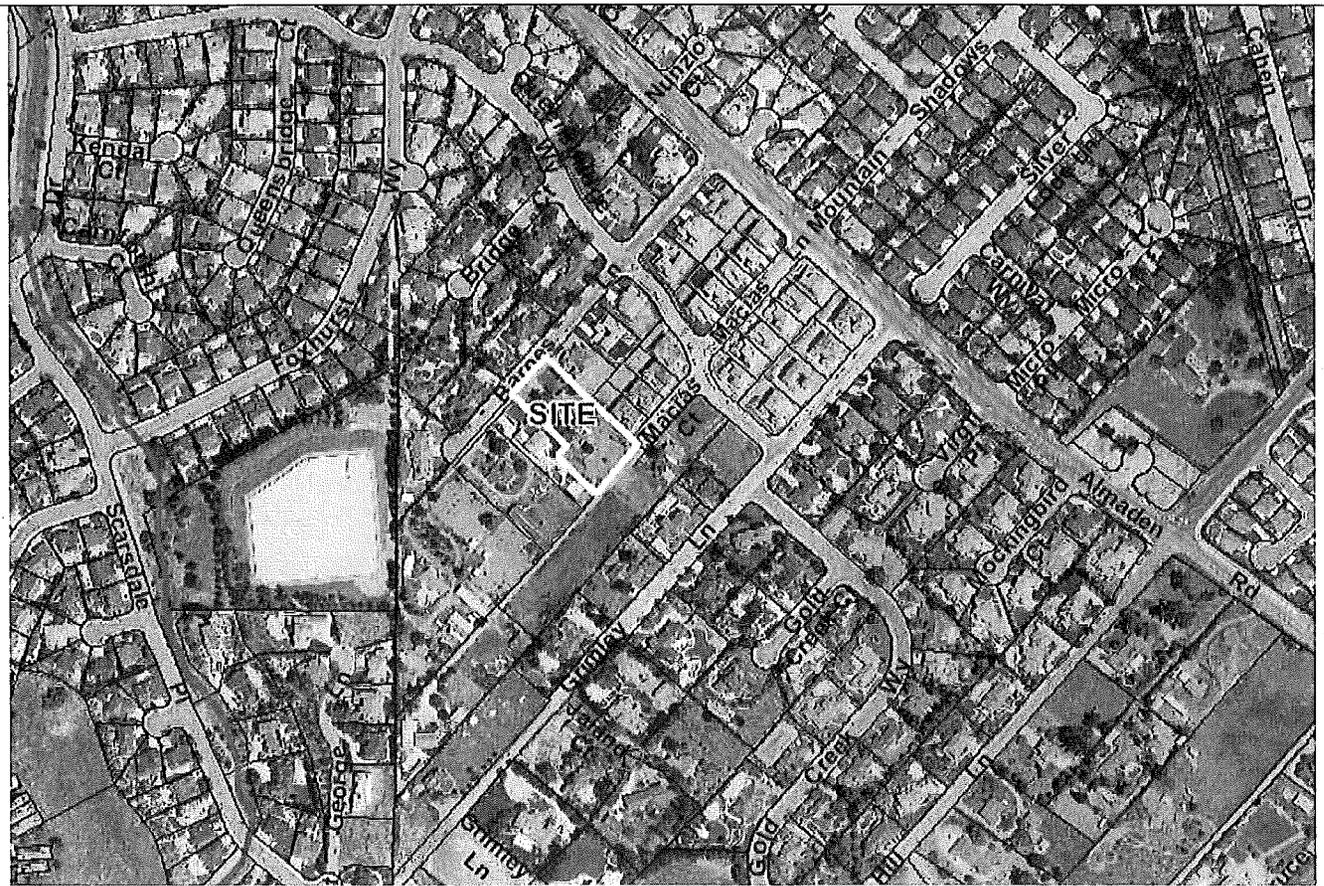
A Planned Development Zoning application to rezone the subject 1.035 gross acre site from the R-1-2 Residential Zoning District to the R-1-2(PD) Planned Development Zoning District to allow development of up to four (4) single-family detached residences.

Zoning	R-1-2 Single-Family Residence
Proposed Zoning	R-1-2(PD) Planned Development
General Plan	Rural Residential
Council District	10
Annexation Date	August 20, 1984 (Ryder No. 48)
SNI	NA
Historic Resource	NA
Specific Plan	NA

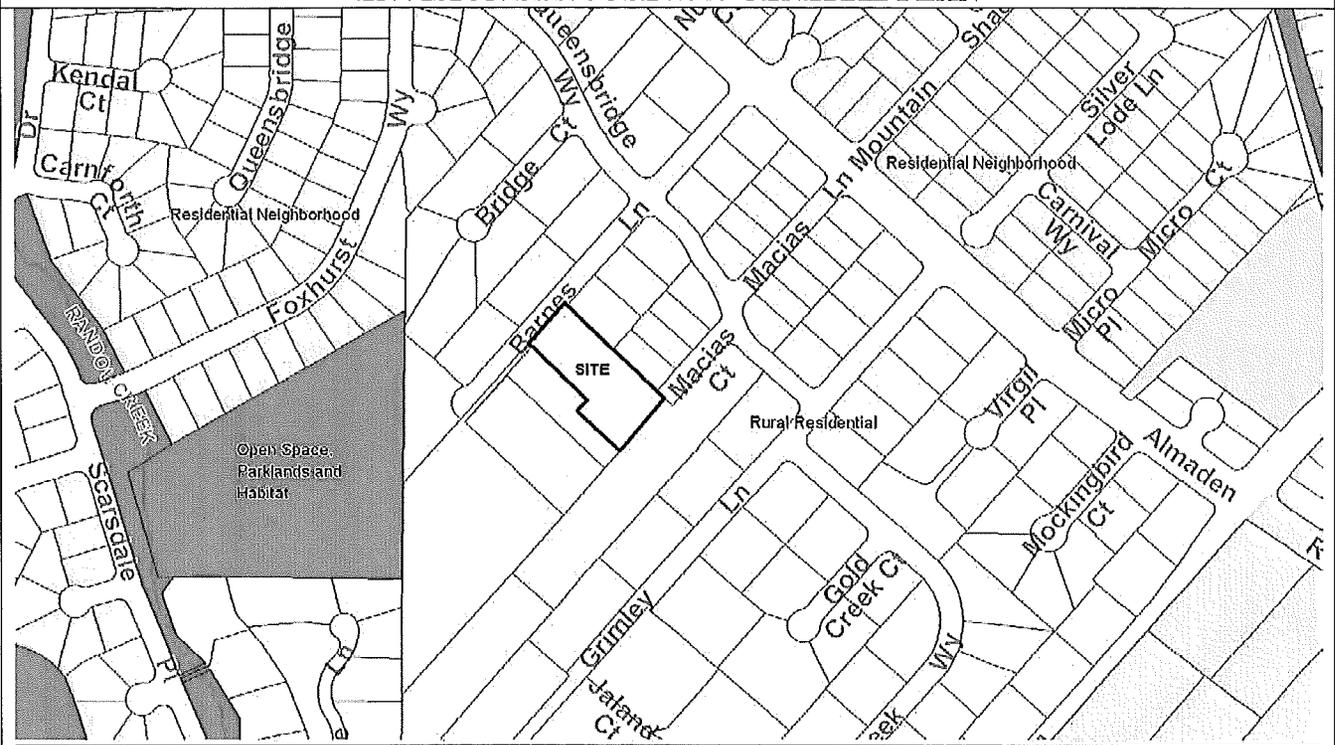
**LOCATION:**

Southside of Barnes Lane approximately 650 feet west of Almaden Road.

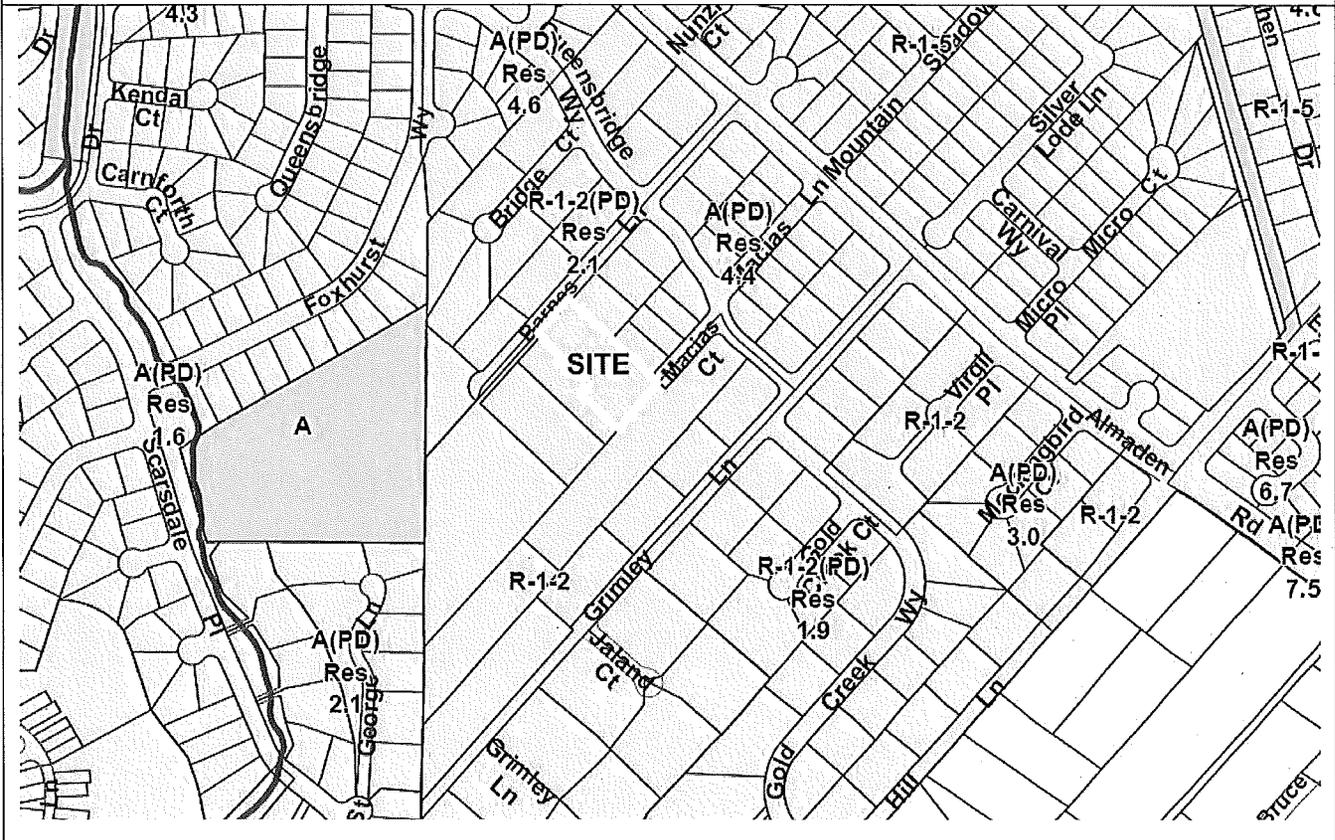
**Aerial Map**



### ENVISION SAN JOSE 2040 GENERAL PLAN



### ZONING



## **RECOMMENDATION**

Planning staff recommends that the Planning Commission find that the project is in conformance with the California Environmental Quality Act (CEQA) and recommend to the City Council approval of the proposed Planned Development Rezoning on the subject site for the following reasons:

1. For a period of up to 18 months following the adoption date of the Envision San José 2040 General Plan, Implementation Policy IP-1.9 allows planned development zonings and development permits to be considered in conformance with the General Plan if the project is for four or fewer residential units on sites with a residential designation on the final adopted version of the Focus on the Future San José 2020 Land Use/Transportation Diagram. The proposed planned development rezoning for up to four residential units was submitted on October 28, 2011 prior to the November 1, 2011 adoption of the Envision 2040 General Plan. The site had a residential designation, Very Low Density Residential, on the San José 2020 Land Use/Transportation Diagram.
2. There is no substantial evidence that the project will have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the proposed project was prepared in conformance with the California Environmental Quality Act (CEQA) and the said document was circulated for public review between April 30, 2012 and May 21, 2012.
3. The project is consistent with the Single-Family Design Guidelines.

## **BACKGROUND**

On October 28, 2011, the applicants, Fred Egelston and Jill Amen, applied for a Planned Development Rezoning of the subject site to allow development of up to four single-family detached residences on four new lots. The subject site is currently developed with one (1) single-family residence, garage, and various accessory structures. Single-family detached residences are adjacent to the property to the east, west and south and to the north across Barnes Lane.

The conceptual site plan shows two lots fronting onto Barnes Lane and two lots fronting onto an extension of Macias Court. After street dedication the proposed new lots are roughly 10,000 square feet each.

A Planned Development Zoning is proposed in order to take advantage of the "Pipeline" provisions of the General Plan. See analysis sections for additional discussion on this matter.

Staff is recommending that the property retain the existing R-1-2 zoning designation for the base zoning district, so that in the event that the developer or property owner later decides not to pursue a Planned Development Permit, they will retain the development opportunities provided under the current R-1-2 Zoning.

## **ANALYSIS**

The proposed rezoning was analyzed with respect to: 1) conformance with the Envision San José 2040 General Plan, 2) conformance with the Single-Family Design Guidelines, 3) sustainability, and 4) conformance with the California Environmental Quality Act (CEQA).

## **Envision San Jose 2040 General Plan Conformance**

Although the proposed four homes on the 0.92 net acre site (4.35 DU/AC) exceeds the maximum allowable density of 2 DU/AC under the Rural Residential General Plan land use designation, the project can be found to be in conformance with the General Plan under the "Pipeline" application provisions described in General Plan Implementation Policy IP-1.9. See below for full text of Policy IP-1.9.

Since the proposed rezoning application was submitted to the City with full payment of initial fees on October 28, 2011, which was prior to the adoption of the General Plan on November 1, 2011, the application is considered a "Pipeline" application.

Implementation Policy IP-1 allows "Pipeline" projects of four or fewer units to be considered in conformance with the General Plan if the previous San José 2020 General Plan land use designation for the property was residential. Since the San José 2020 General Plan land use designation for the property was Very Low Density Residential, this proposed four unit "Pipeline" project is considered in conformance with the General Plan.

### *Text from Implementation Policy IP-1.9*

*For a period of up to 18 months following the adoption date of the Envision San José General Plan, planned development zonings and discretionary development permits (including use permits and subdivision maps) may be considered for General Plan conformance to the land use designations as shown on the final adopted version of the Focus on the Future San José 2020 Land Use/Transportation Diagram. In addition, during the same 18 month period, planned development zonings and development permits for residential projects of four units or less on sites with a residential designation on the final adopted version of the Focus on the Future San Jose 2020 Land Use/Transportation Diagram may be considered in conformance with the General Plan. All of the "Pipeline" applications benefiting from this policy must have been submitted to the City, including full payment of initial application fees, prior to adoption of this General Plan and their review must be completed within this same 18-month period.*

## **Single-Family Design Guidelines**

This zoning application proposes a maximum of four (4) single-family detached residences designed to be consistent with the Single-Family Design Guidelines. The Guidelines focus on Neighborhood Patterns, Elements of Building Design, and Relationships to Adjacent Properties.

### Neighborhood Patterns

In order to evaluate proposed new single-family homes for consistency with the surrounding existing neighborhood patterns, the Single-Family Design Guidelines provide an outline of important components of a project to evaluate. These components are setbacks, height, entries and porches, garages and parking, building design/architectural style, and parkstrips and street trees.

*Setbacks.* The Guidelines suggest that front setbacks should be similar to the average existing front setbacks on the block or on adjacent properties. The project is proposing 25-foot front setbacks on both Macias Court and Barnes Lane. This setback matches the 25-foot setback of the recently built houses on Macias Court and the 25-foot setback of the existing house across the future extension/completion of Macias Court. The proposed 25-foot setback for the lots fronting onto Barnes Lane is similar to the average of existing houses on the same block, which generally range from 25-feet to 30-feet, with the exception of the adjacent lot to the southwest, which has an unusually large front setback of approximately 50-feet.

*Height.* The proposal would allow a maximum height of 30-feet, which meets the Guideline that states that new houses should be limited to 30 feet in height. The conceptual architecture shows heights ranging from 25-feet to 27-feet.

*Entries and Porches.* The proposed rezoning includes conceptual architecture that shows covered front porches with entries oriented to the street, which is consistent with the predominant pattern of the residential subdivision to the northeast that was completed around 2006.

*Garages and Parking.* The conceptual site plan shows the front of the proposed garages set back from the front of the house, a distance ranging between approximately 8 and 30 feet of additional setback. This matches the general pattern of the adjacent subdivision. Also, consistent with the Guidelines, the width of the garages is no wider than one half the widths of the houses and the two proposed three car garages are designed with a split and offset to look like two distinct garages (a two car garage and a one car garage). Additionally the width of the paved driveways on the lots as well as the driveway curb cuts has been minimized to the width required for access to the garages.

*Building Design/Architecture.* The conceptual elevations for the proposed new homes show a combination of one and two-story elements, that together result in a building profile similar to the adjacent single-family residences, which also have both one and two-story elements. The second-story elements on the proposed houses are shown generally set back from the front and/or sides of the first story with hipped roofs on first and second story elements to reduce the apparent overall scale of the homes and minimize visual impact on adjacent houses. The conceptual architectural styles and building materials is consistent with the mix of styles in the surrounding neighborhood.

*Parkstrips and Street Trees.* The proposed project will dedicate and build new portions of Barnes Lane and Macias Court in front of the proposed lots, complete with new sidewalk, parkstrip, and street trees.

*Grading.* While not a specific topic addressed with the Single-Family Design Guidelines, the project does a good job to minimize grade differences next to existing adjacent houses. From the southeast property lines the existing site slopes approximately 10 to 12 feet downhill to the northeast property line. The conceptual grading conforms to the existing natural slope and minimizes grading at adjacent property lines through a combination of split level foundation design with garage slabs set lower than living area pads and small retaining walls between the proposed lots.

### **Sustainability**

This project is subject to the City of San Jose Green Building Ordinance for Private Development. A future Planned Development Permit for this project will be conditioned to provide a GreenPoint or LEED checklist prior to issuance of a building permit. The project's specific green building measures have not been established at this stage of the process, but will be further evaluated at the Planned Development Permit stage.

### **California Environmental Quality Act (CEQA)**

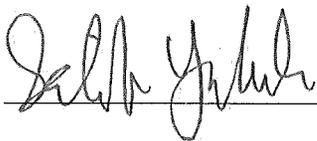
An Initial Study (IS) and MND were prepared by the Director of Planning, Building and Code Enforcement for the subject rezoning. The documents were circulated for public review between April 30, 2011 and May 20, 2012.

The MND states that the proposed Planned Development Rezoning will not have a significant effect on the environment. The primary environmental issues addressed in the Initial Study include the potential

impacts of the physical development of the site on biologic resources. 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 project in the form of development standards for the Planned Development Zoning, as well as, in a Mitigation Monitoring Program. 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)

**PUBLIC OUTREACH/INTEREST**

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:** John W. Baty, AICP **Approved by:**  **Date:** 5/14/12

Owner/Applicant:	Attachments:
	Development Standards

**FILE NO. PDC11-020**  
**1126 BARNES LN**  
**DEVELOPMENT STANDARDS**  
**5-10-12**

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

**ALLOWED USES**

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- Single-Family Detached Residential Dwellings

**DEVELOPMENT STANDARDS**

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NUMBER OF DWELLING UNITS

- Up to 4 dwelling units. All units shall be configured as single-family houses (as defined by Title 20 and shall front onto a public street).

SETBACKS

The front, side and rear building setbacks shall conform to those identified for the R-1-5 Zoning District per SJMC Chapter 20.30 Part 3 & 4, as amended.

Exceptions:

1. For property lines adjacent to existing single-family residences to the northeast on Lots 6 and 7 of Tract 9614, the side setback shall be 10 feet. For the proposed parcel adjacent to Lot 6, second story living space within 20-feet of the northeast property line shall be limited to no more than 150 square feet. For the proposed parcel adjacent to Lot 7, second story living space shall have a minimum 30-foot side setback from the northeast property line.
2. The side setback for the two proposed lots that share property lines with the adjacent single-family residential lot to the southwest shall be 8 feet.

MAXIMUM BUILDING HEIGHT:

- 30 feet and/or 2 stories

PARKING REQUIREMENTS

- Two covered parking spaces per unit.

ACCESSORY BUILDINGS/STRUCTURES

- The size and setbacks for accessory buildings and structures shall comply with SJMC Chapter 20.30, Part 5, as amended.

FENCE REGULATIONS

- Fences shall conform to SJMC Chapter 20.30, Part 6, as amended.

**PUBLIC WORKS – <PLACEHOLDER TEXT>**

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Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes 15 units of Single Family detached or less.
3. **Grading/Geology:**
  - a) A grading permit is required prior to the issuance of a Public Works Clearance. The construction operation shall control the discharge of pollutants (sediments) to the storm drain system from the site. An erosion control plan may be required with the grading application.
  - b) All on-site storm drainage conveyance facilities and earth retaining structures shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the 2010 California Plumbing Code or submit a stamped and signed alternate engineered design for Public Works discretionary approval.
  - c) The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.
4. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) that include site design measures, source controls, and stormwater treatment controls to minimize stormwater pollutant discharges. Post-construction treatment control measures, shown on the project's Stormwater Control Plan, shall meet the numeric sizing design criteria specified in City Policy 6-29.

- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations will be reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations.
  - b) Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.
5. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
  6. **Parks:** This residential project is subject to the payment of park fees in-lieu of land dedication under either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code).
  7. **Street Improvements:**
  8. **Electrical:**
  9. **Street Trees:**

## ENVIRONMENTAL MITIGATION

### **I. BIOLOGICAL RESOURCES.**

#### *Raptors and Other Migratory Birds*

If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys shall be conducted no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City's Environmental Principal Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning prior to the issuance of any grading or building permit.

### *Bats*

A detailed bat survey shall be conducted to determine if bats are roosting or breeding in the onsite buildings prior to demolition. A qualified bat specialist shall look for individuals, guano, staining, and/or vocalization by direct observation and potential waiting for nighttime emergence. The survey shall be conducted during the time of year when bats are active, between April 1 and September 15. If demolition is planned within this timeframe, the survey shall be conducted within 30 days of demolition. An initial survey could be conducted to provide early warning if bats are present, but a follow-up survey will be necessary within 30 days. If demolition is planned outside of this timeframe (September 16 through March 31), the survey shall be conducted in September prior to demolition. If no bats are observed to be roosting or breeding in these structures, then no further action would be required, and demolition can proceed.

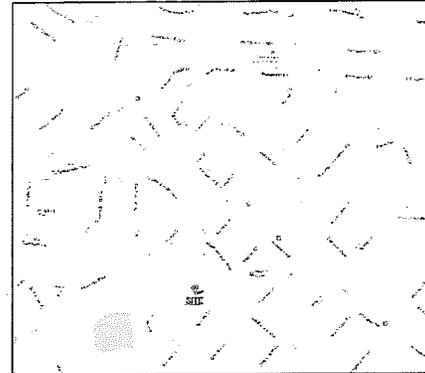
If a non-breeding bat colony is found in the buildings to be demolished, the individuals will be humanely evicted via the partial dismantlement of the buildings prior to demolition under the direction of a qualified bat specialist to ensure that no harm or "take" would occur to any bats as a result of demolition activities. If a maternity colony is detected in the buildings, then a construction-free buffer shall be established around the structure and remain in place until it has been determined by a qualified bat specialist that the nursery is no longer active. Demolition will preferably be done between March 1 and April 15 or August 15 and October 15 to avoid interfering with an active nursery. A biologist report outlining the results of pre-construction bat surveys and any recommended buffer zones or other mitigation shall be submitted and approved to the satisfaction of the Director of Planning, Building and Code Enforcement prior to the issuance of any grading, building, or tree removal permit.

# PLANNED DEVELOPMENT ZONING APPLICATION

FOR PROPOSED 4 LOT SUBDIVISION ON 1.035 ACRE PARCEL LOCATED AT 1126 BARNES LN.



AERIAL PHOTO OF SITE



SITE LOCATION MAP



AERIAL VIEW OF LOCATION MAP

## SCOPE OF PROJECT

THIS PROJECT PROPOSES A PLANNED DEVELOPMENT ZONING OF A 1.035 ACRE PARCEL AT 1126 BARNES LN. TO CHANGE FROM CURRENT ZONING R-1-2 WHICH ALLOWS TWO LOTS PER ACRE, TO A PD ZONING THAT IS CONSISTENT WITH THE R-1-2 ZONING TO MATCH THE LAND USE PATTERN AND DENSITY OF THE EXISTING ADJACENT SUBDIVISION.

THE REASON FOR THE PROPOSAL IS SO THAT THE PARCEL CAN BE SUBDIVIDED INTO 4 APPROXIMATELY 10,000 S.F. LOTS AND DEVELOPED WITH HIGH QUALITY CUSTOM RESIDENCES.

EXCEPTIONAL DESIGN IS A CRITERIA FOR USING THE TWO ACRE RULE TO INCREASE DENSITY. THIS DEVELOPMENT PROPOSES FOUR HIGH QUALITY AMAR WINNING HOMES WITH GREAT CARE TAKEN TO SET THE GARAGES WELL BACK FROM THE STREET AND TO PRESERVE ALL EXISTING OAK TREES ON THE SITE. CARE HAS ALSO BEEN TAKEN TO LOCATE THE HOUSES ON SITE SO AS TO HAVE MINIMUM IMPACT ON THE NEIGHBORS. HOUSE DESIGNS ARE INSPIRED BY SPANISH COLONIAL AND CRAFTSMAN STYLE AND ARE CONSISTENT WITH THE VARIETY OF STYLES FOUND IN THE ADJACENT SUBDIVISION. THE ARCHITECTURE AND MATERIALS USED WILL RESULT IN FOUR EXCEPTIONAL HOUSES.

THE NEW ZONING WILL BE CONSISTENT WITH THE LAND USE DENSITY ON THE ADJACENT SUBDIVISION AND WILL COMPLETE THE NEIGHBORHOOD ON BOTH BARNES LN. AND ALAMEDA CT. LOT SIZES WITHIN THE ADJACENT SUBDIVISION RANGE FROM APPROX. 7,000 S.F. TO 13,000 S.F. LOTS SO THE PROPOSED 10,000 S.F. LOT SIZES ARE WITHIN THAT RANGE.

CURRENT R-1-2 ZONING ALLOWS ONLY FOR TWO LOTS TO BE CREATED SO THE PROPOSAL IS INCREASING DENSITY BY ONLY TWO HOUSES OVER WHAT WOULD BE ALLOWED UNDER CURRENT ZONING.

THE PROPOSED PROJECT WILL ENHANCE THE NEIGHBORHOOD AND ELIMINATE A BRIGHT CONDITION. CURRENTLY THE SITE IS OCCUPIED WITH AN OLD HOUSE THAT WAS BUILT TO THE SITE BETWEEN 1936 AND 1965. THERE ARE ALSO A GARAGE, HORSE BARN AND A STABLE. HERDS ARE ON THE PROPERTY NOW.

THE CURRENT CONDITION IS NEIGHBORHOOD BLIGHT WITH CLUTTER ON THE SITE AND A HOUSE IN DISREPAIR.

THE HOUSE IS OF NO HISTORICAL SIGNIFICANCE (SEE REPORT) AND THE SITE IS ENVIRONMENTALLY CLEAN (SEE PHASE 1 REPORT).

FOR THIS REASON AT THIS LOCATION THE PLANNED DEVELOPMENT ZONING MAKES SENSE AND WILL BE A BIG IMPROVEMENT TO THE QUALITY OF THE ENVIRONMENT, NEIGHBORHOOD AND ELIMINATES BLIGHT.

## SITE DATA

DETAILED SITE DATA FOR PROPOSED DEVELOPMENT IS GIVEN ON SHEET #13 CONCEPTUAL SITE PLAN

## DEVELOPMENT SCHEDULE

PROJECT COMPLETION ANTICIPATED WITHIN 24 MONTHS OF RECEIVING PD PERMIT APPROVAL.

## INDEX OF DRAWINGS:

1. TITLE SHEET
2. LAND USE PLAN
3. CONCEPTUAL SITE PLAN
4. CONCEPTUAL GRADING AND DRAINAGE PLAN
- 4a. CONCEPTUAL STORMWATER CONTROL PLAN
- 5.1. PARCEL 1 CONCEPTUAL BUILDING ELEVATIONS
- 5.1a. PARCEL 1 CONCEPTUAL FLOOR PLANS
- 5.2. PARCEL 2 CONCEPTUAL BUILDING ELEVATIONS
- 5.2a. PARCEL 2 CONCEPTUAL FLOOR PLANS
- 5.3. PARCEL 3 CONCEPTUAL BUILDING ELEVATIONS
- 5.3a. PARCEL 3 CONCEPTUAL FLOOR PLANS
- 5.4. PARCEL 4 CONCEPTUAL BUILDING ELEVATIONS
- 5.4a. PARCEL 4 CONCEPTUAL FLOOR PLANS
- 6.0. PARCELS 1 & 2 CONCEPTUAL LANDSCAPE PLAN
- 6.1. PARCELS 3 & 4 CONCEPTUAL LANDSCAPE PLAN

## PRIOR DEVELOPMENT PERMIT

PLANNING FILE NO.: 2006 004283 SB  
 TYPE: SUBDIVISION  
 SUB-TYPE: LOT LINE ADJUSTMENT  
 STATUS: APPROVED JUNE 2006  
 DESCRIPTION: LOT LINE ADJUSTMENT TO RECONFIGURE THREE PARCELS INTO TWO LOTS ON A 3.85 GROSS ACRE SITE

## PROJECT DIRECTORY:

### PRIMARY CONTACT

ERIC SCHOENMAUER  
 THE SCHOENMAUER CO.  
 80 HAWTHORNE WAY  
 SAN JOSE, CA 95110  
 (408) 947-1234

### DEVELOPER

FRED DEELSTON  
 22170 ALAMITOS RD.  
 SAN JOSE, CA 95120

### ARCHITECT

GARCIA TEAGUE ARCHITECTURE + INTERIORS  
 1998 THE ALAMEDA, SUITE 1  
 SAN JOSE, CA 95126

### LAND SURVEYOR

GARNES & ASSOCIATES  
 303 SUGAR BARK DR.  
 GILROY, CA 95020

### CIVIL ENGINEER

RJ ENGINEERING, INC.  
 303 PORTER ST. SUITE 42-202  
 SANTA CRUZ, CA 95060

### LANDSCAPE ARCHITECT

ATZEN ASSOCIATES LANDSCAPE ARCHITECTS  
 3075 HEDDEN PASS HWY.  
 GILROY, CA 95020



1998 the Alameda #1, San Jose, ca 95126

## BARNES LANE - 4 LOTS

1126 BARNES LN.  
 SAN JOSE, CA 95120

## GENERAL DEVELOPMENT PLAN - EXHIBIT C

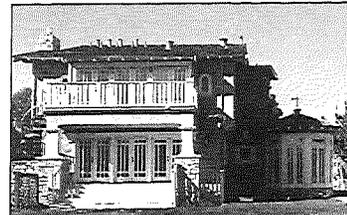
### General Development Plan - Exhibit C

THIS GENERAL DEVELOPMENT PLAN (GDP) IS A PRELIMINARY PLAN AND IS NOT A FINAL PLAN. IT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CRUZ. THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CRUZ SHALL BE NOTIFIED OF ANY CHANGES TO THIS PLAN. THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CRUZ SHALL BE NOTIFIED OF ANY CHANGES TO THIS PLAN. THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CRUZ SHALL BE NOTIFIED OF ANY CHANGES TO THIS PLAN.

### PROPERTY TITLE

### TITLE SHEET

OWNER	• GAO
DEVELOPER	• GAO
SCALE	• NONE
DATE	• 9-20-06
JOB	• "
HEET	• "



CRAFTSMAN DESIGN REAR



CRAFTSMAN DESIGN FRONT



SPANISH DESIGN REAR

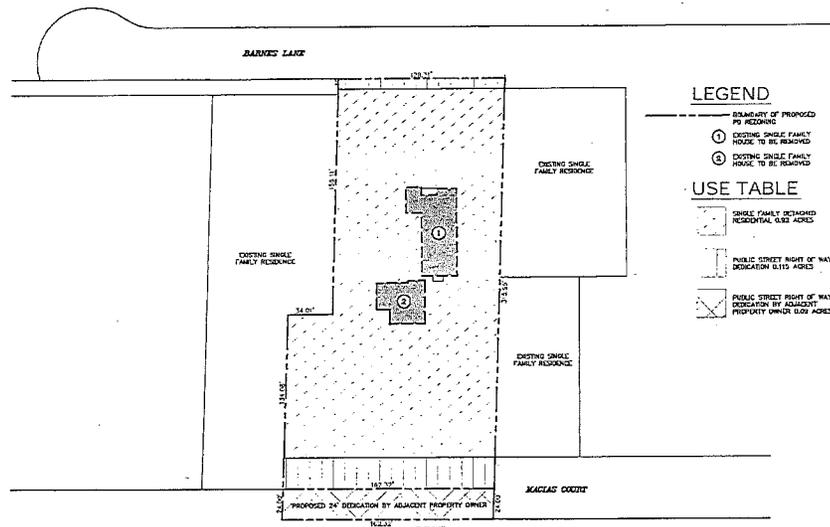


SPANISH DESIGN FRONT

PROPOSED ARCHITECTURE BASED UPON EXCEPTIONAL GARCIA TEAGUE HOUSE DESIGNS

General Development Plan - Exhibit C

# DEVELOPMENT STANDARDS



## LAND USE PLAN



SITE LOCATION MAP

General Development Plan - Exhibit C



1998 The Alameda #1, San Jose, CA 95120

### BARNES LAKE - 4 LOTS

1128 BARNES LN.  
SAN JOSE, CA. 95120

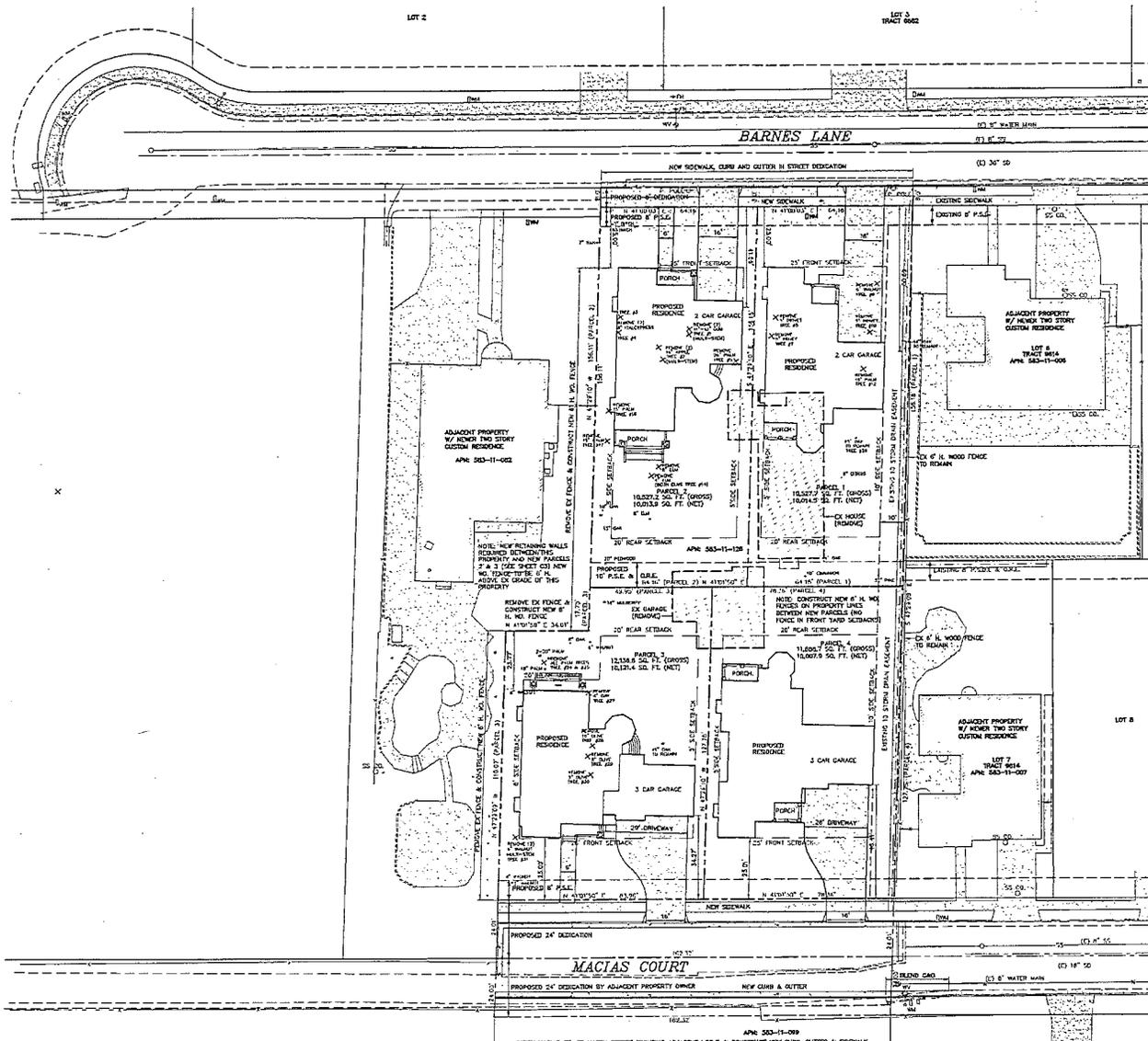
REVISIONS

General Development Plan - Exhibit C  
This drawing has been prepared by the undersigned professional engineer and is based on information furnished by the applicant. The engineer does not warrant the accuracy of the information furnished by the applicant. The engineer does not warrant the accuracy of the information furnished by the applicant. The engineer does not warrant the accuracy of the information furnished by the applicant.

DATE: 01/11/11

### LAND USE PLAN

DESIGNED	DMC
CHECKED	DMC
SCALE	1"=40'
DATE	01-23-11
JOB	
SHEET	



**SITE DATA**

PROPERTY ADDRESS: 1126 BARNES LN.  
 ASSESSOR'S PARCEL NUMBER: 583-11-126  
 CURRENT ZONING: R-1-2 SINGLE FAMILY DETACHED  
 CURRENT DENSITY ALLOWED: 2 DWELLING UNITS PER ACRE  
 PROPOSED PD ZONING: TO MEET R-1-5 ZONING REQUIREMENTS  
 PROPOSED DENSITY: 4 DWELLING UNITS PER ACRE (5 D.U./ACRE)  
 ALLOWED BY R-1-5  
 R-1-5 MINIMUM LOT SIZE: 8,000 S.F.  
 GROSS SITE AREA (EXISTING): 1.035 ACRES (45,078.97 S.F.)  
 BARNES LN. STREET DEDICATION: 1,026.49 S.F.  
 MACIAS CT. STREET DEDICATION: 3,895.87 S.F.  
 MACIAS CT. STREET DEDICATION BY ADJACENT PROPERTY: 3,895.68 S.F.  
 NET SITE AREA (PROPOSED): .92 ACRE (40,157.61 S.F.) SUBDIVIDED INTO 4 PARCELS AS FOLLOWS:

- PARCEL 1**  
 SITE AREA: 10,014.5 S.F.  
 BUILDING FOOTPRINT: 2,376 S.F.  
 LOT COVERAGE: 24%  
 DRIVEWAY, HARDSCAPE, PORCH AND PATIO: 1,164 S.F.  
 LANDSCAPED AREA: 6,474 S.F. (65%)  
 FIRST FLOOR AREA: 1,812 S.F.  
 SECOND FLOOR AREA: 1,814 S.F.  
 TOTAL PARCEL 1 HOUSE AREA: 3,626 S.F.  
 FLOOR AREA RATIO: 36%  
 GARAGE: 543 S.F. TWO CAR
- PARCEL 2**  
 SITE AREA: 10,013.9 S.F.  
 BUILDING FOOTPRINT: 2,555 S.F.  
 LOT COVERAGE: 25%  
 DRIVEWAY, HARDSCAPE, PORCH AND PATIO: 1,064 S.F.  
 LANDSCAPED AREA: 6,295 S.F. (64%)  
 FIRST FLOOR AREA: 2,033 S.F.  
 SECOND FLOOR AREA: 1,563 S.F.  
 TOTAL PARCEL 2 HOUSE AREA: 3,596 S.F.  
 FLOOR AREA RATIO: 36%  
 GARAGE: 508 S.F. TWO CAR
- PARCEL 3**  
 SITE AREA: 10,121.4 S.F.  
 BUILDING FOOTPRINT: 2,871 S.F.  
 LOT COVERAGE: 28%  
 DRIVEWAY, HARDSCAPE, PORCH AND PATIO: 1,249 S.F.  
 LANDSCAPED AREA: 6,001 S.F. (59%)  
 FIRST FLOOR AREA: 3,287 S.F.  
 SECOND FLOOR AREA: 1,663 S.F.  
 TOTAL PARCEL 3 HOUSE AREA: 3,750 S.F.  
 FLOOR AREA RATIO: 37%  
 GARAGE: 771 S.F. THREE CAR
- PARCEL 4**  
 SITE AREA: 10,007.9 S.F.  
 BUILDING FOOTPRINT: 2,764 S.F.  
 LOT COVERAGE: 28%  
 DRIVEWAY, HARDSCAPE, PORCH AND PATIO: 1,271 S.F.  
 LANDSCAPED AREA: 5,973 S.F. (60%)  
 FIRST FLOOR AREA: 2,004 S.F.  
 SECOND FLOOR AREA: 1,487 S.F.  
 TOTAL PARCEL 4 HOUSE AREA: 3,601 S.F.  
 FLOOR AREA RATIO: 36%  
 GARAGE: 709 S.F. THREE CAR



**BARNES LANE - 4 LOTS**  
 1126 BARNES LN.  
 SAN JOSE, CA 95120

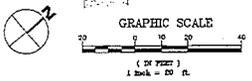
**General Development Plan - Exhibit C**  
THIS DEVELOPMENT PLAN IS A PRELIMINARY CONCEPTUAL DEVELOPMENT PLAN AND IS NOT A FINAL DEVELOPMENT PLAN. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF SAN JOSE AND THE SAN JOSE PLANNING DEPARTMENT. THE PLAN IS SUBJECT TO THE CITY OF SAN JOSE'S FINAL REVIEW AND APPROVAL. THE PLAN IS SUBJECT TO THE CITY OF SAN JOSE'S FINAL REVIEW AND APPROVAL. THE PLAN IS SUBJECT TO THE CITY OF SAN JOSE'S FINAL REVIEW AND APPROVAL.

DATE: 11/11/2021

**CONCEPTUAL SITE PLAN**

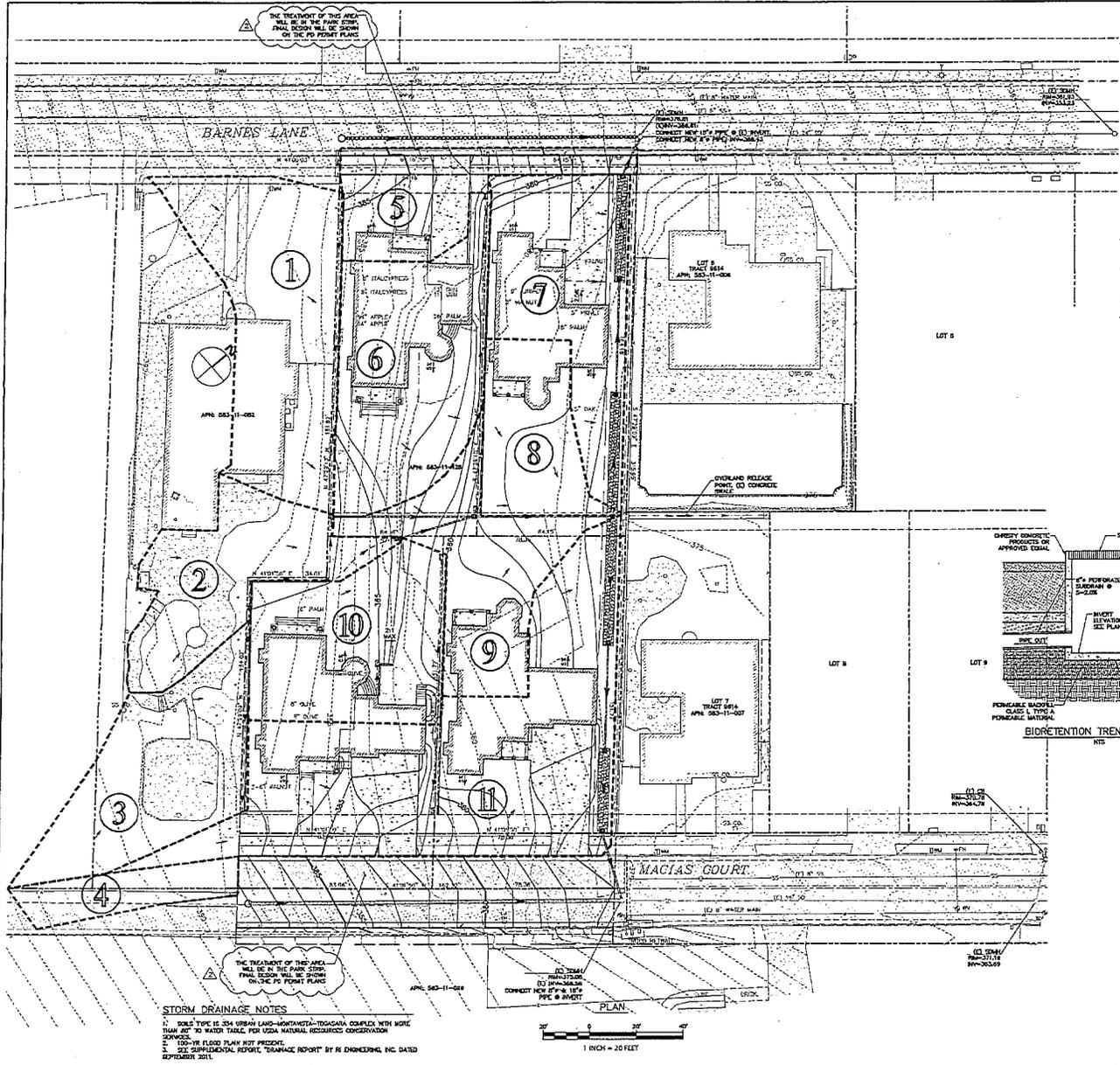
DESIGNER	GAK
CHECKED	GAK
SCALE	1"=20'
DATE	3-23-22
JOB	-
SHEET	-

**CONCEPTUAL SITE PLAN**



**General Development Plan - Exhibit C**





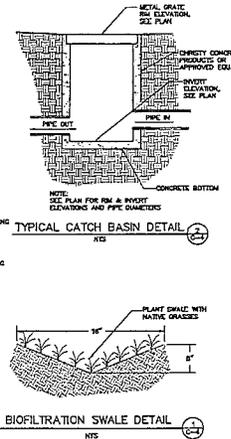
- LEGEND**
- (1) GRAVEL
  - (2) AC
  - (3) CONCRETE
  - (4) FLOWLINE
  - (5) RETAINING WALL
  - PROPOSED 3.0" TYPE 9 AC
  - PROPOSED CONCRETE
  - PROPERTY LINE
  - PROPOSED SETBACK
  - PROPOSED RETAINING WALL
  - PROPOSED PERMANENT SO
  - PROPOSED SO
  - PROPOSED BIO-FILTRATION SWALE
  - PROPOSED CO

- ABBREVIATIONS**
- RF OF BOTTOM OF WALL
  - OR GUTTER BASH
  - CONST CONSTRUCT
  - COSE CITY OF SAN JOSE
  - DIA # DRAINAGE
  - DIA DCA
  - DPT DRIVEWAY
  - EL ELEVATION
  - EL DATE OF FINISH
  - FRESH FLOOR FRESH GRADE
  - FRESH GRADE AT BASE OF WALL
  - FRS FRESH GRADE
  - LF LEAKY FEET
  - LAB LABORATORY WASTE
  - MBX MASONRY
  - KTS NOT TO SCALE
  - RETAINING WALL
  - REDUCED WATER LINE
  - RM ERM ELEVATION
  - SFR SINGLE FAMILY RESIDENCE
  - SDO SANITARY SEWER CLEANOUT
  - SDO STORM DRAIN CLEANOUT
  - TO TOP OF CURB
  - TV TYPICAL
  - WV TOP OF WALL
  - WV WATER SERVICE

THE TREATMENT OF THIS AREA WILL BE IN THE PARK STRIP. FINAL DESIGN WILL BE SHOWN ON THE PD PERMIT PLANS.

**STORM DRAINAGE NOTES**

1. SOLE TYPE IS 304 UPRAN LAND-MANUFACTURED-TODIGANA COMPLEX WITH MORE THAN 80% TO WATER SWALE. PER USDA NATURAL RESOURCES CONSERVATION SERVICE.
2. 100-YR FLOOD PLAN NOT PRESENT.
3. SEE SUPPLEMENTAL REPORT, "DRAINAGE REPORT" BY R.I. ENGINEERING, INC. DATED SEPTEMBER 2011.



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

	PROJECT PHASE NUMBER (N/A, 1, 2, 3, 4)	
	1,2	1,32
TOTAL SITE (ACRES)	1.32	1.32
TOTAL AREA OF SITE (SCHEDULED ACRES)	1.32	1.32
IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA (ACRES)	PROPOSED CONDITION OF SITE AREA (ACRES)
ROOF AREA	3,117 s.f.	10,268 s.f.
PARKING	2,809 s.f.	4,053 s.f.
SEWAGE/PAVING, PATHS, ETC.	433 s.f.	2,333 s.f.
STREETS (PUBLIC)	2,137 s.f.	2,644 s.f.
STREETS (PRIVATE)	---	---
TOTAL IMPERVIOUS SURFACES:	7,496 s.f.	22,498 s.f.
PERVIOUS SURFACES	41,062 s.f.	24,321 s.f.
LANDSCAPED AREAS	---	---
PERVIOUS PAVING	---	---
OTHER PERVIOUS SURFACES	---	---
TOTAL PERVIOUS SURFACES:	41,062 s.f.	24,321 s.f.
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:	---	22,444 s.f.
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:	---	24,321 s.f.

GENERAL DEVELOPMENT PLAN - EXHIBIT C

CITY OF SAN JOSE PLANNING COMMENTS, 12/6/11  
CITY OF SAN JOSE CIVILS COMMENTS, 5/7/12

**R.I. Engineering, Inc.**  
303 Petersen St., Suite 402-202, Santa Cruz, CA 95060  
831-425-3931 www.riengineering.com

4107 MINOR LAND DIVISION  
FOR  
FRED & JILL BEGLISTON  
303 PETERSEN ST., SUITE 402-202  
SANTA CRUZ, CALIFORNIA  
APR 083-11-008

**CONCEPTUAL STORMWATER CONTROL PLAN**

PROJECT NO. 11-023-1  
DATE MAY 2012  
SCALE AS SHOWN  
DWG NAME CIVIL2 PLANNING.DWG

4A

**BARNES LANE - 4 LOTS**

1126 BARNES LN.  
SAN JOSE, CA. 95120

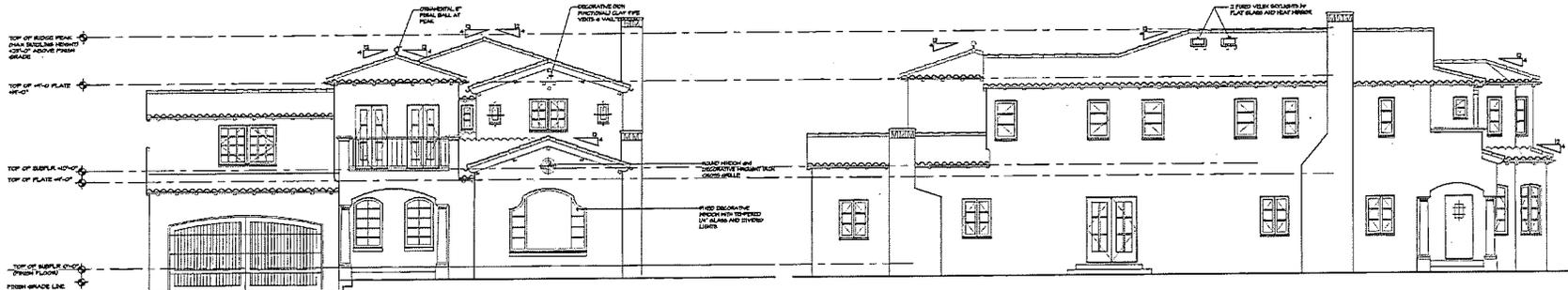
REVISED

General Development Plan - Exhibit C  
NO CHANGE TO BE MADE. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE CITY OF SAN JOSE. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE CITY OF SAN JOSE. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE CITY OF SAN JOSE.

**PARCEL 1 CONCEPTUAL BUILDING ELEVATIONS**

DATE	03-12-12
SCALE	3/16" = 1'-0"
CHECKED	GMO
DESIGNED	GMO
DRAWN	GMO

**5.1**



FRONT ELEVATION (NORTHWEST)

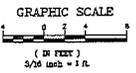
RIGHT SIDE ELEVATION (SOUTHWEST)



REAR ELEVATION (SOUTHEAST)

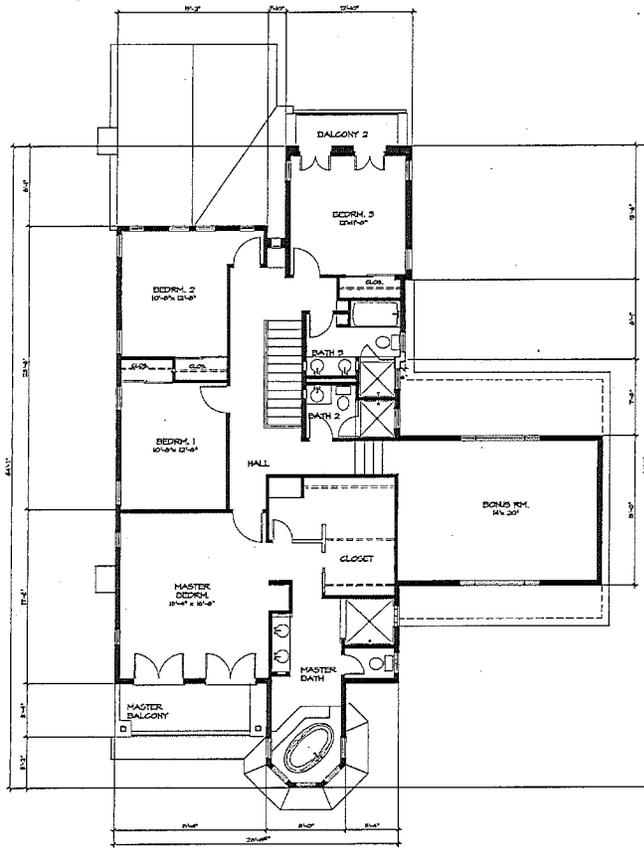
LEFT SIDE ELEVATION (NORTHEAST)

**TYPICAL ELEVATION NOTES**  
ROOFING: MICHON CLAY TILE OVER 2X6 PLY  
EXTERIOR WALLS: 1/2" EXTERIOR PLASTER OVER DOUBLE PLY 5/8" GYP BOARD  
FLOORING: 1/2" HARDWOOD FLOORING AS SELECTED BY ARCHITECT AND APPROVED IN THE FIELD. FINISH AND PAINT TO BE DETERMINED.  
KITCHEN: GLAZED WOOD IN STANDARD DIVIDED LITES PATTERN  
BATHS: GLAZED WOOD IN STANDARD DIVIDED LITES PATTERN  
HALLS: BLACK PAINTED WOOD TRIM  
WOOD AT SAVED AND GABLE ENDS: STAIN DARK BROWN  
GARAGE DOOR: DECORATIVE WOOD PANELED EXTERIOR DOOR STAINED DARK BROWN

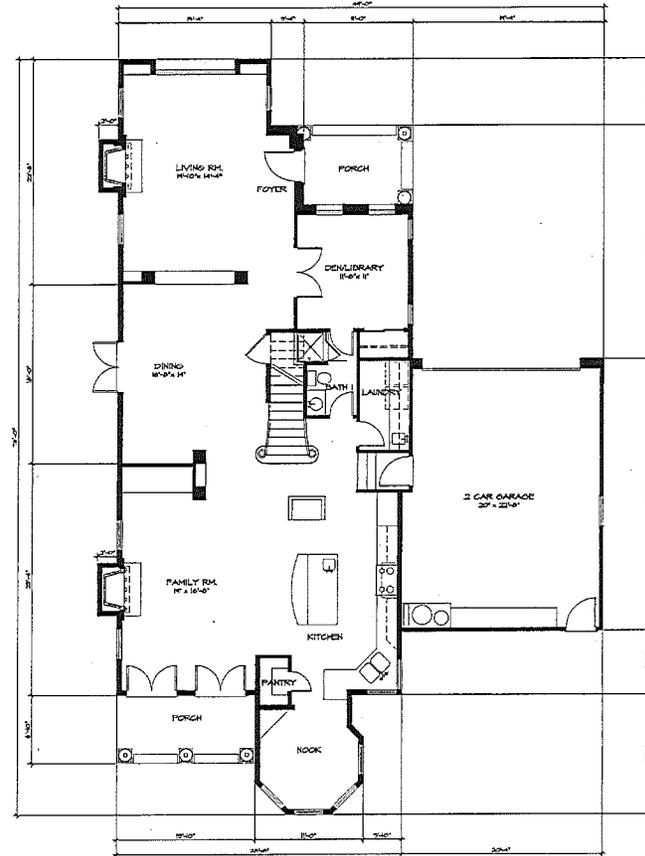


HOUSE DESIGN + COLOR AND MATERIALS REFERENCE

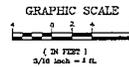
**BARNES LANE PARCEL 1**  
**CONCEPTUAL BUILDING ELEVATIONS 3/16" = 1'-0"**



SECOND FLOOR  
GROSS FLOOR AREA: 1,014 S.F.



GROUND FLOOR  
GROSS FLOOR AREA: 1,012 S.F.  
GARAGE AREA: 545 S.F.



BARNES LANE PARCEL 1 4 BEDRM/4 BATH HOUSE 3620 S.F.  
w/ 2 CAR GARAGE  
CONCEPTUAL FLOOR PLANS 3/16" = 1'-0"



408 244 8368

203 the alameda #1, san jose, ca 95128

BARNES LANE - 4 LOTS  
1126 BARNES LN.  
SAN JOSE, CA 95120

General Development Plan - Exhibit C  
THIS PLAN IS A CONCEPTUAL DEVELOPMENT PLAN AND IS NOT A FINAL DEVELOPMENT PLAN. IT IS SUBJECT TO THE APPROVAL OF THE CITY OF SAN JOSE AND SHALL BE SUBJECT TO THE CITY'S DEVELOPMENT ORDINANCES AND THE CITY'S DEVELOPMENT ORDINANCES. THE CITY OF SAN JOSE SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THIS PLAN. THE CITY OF SAN JOSE SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THIS PLAN. THE CITY OF SAN JOSE SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THIS PLAN.

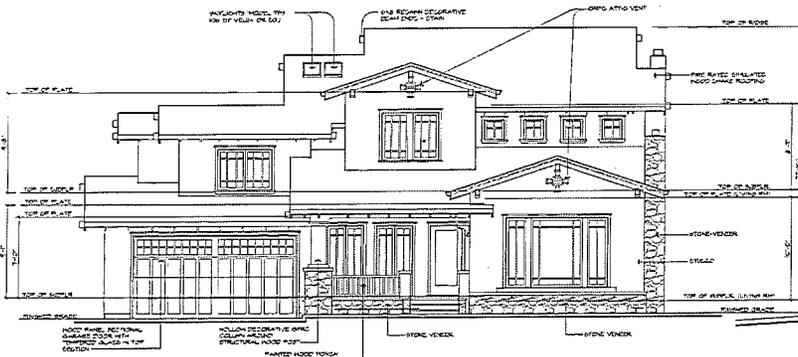
PARCEL 1 CONCEPTUAL FLOOR PLANS

DESIGN	+ GAK
CHECKED	+ GAK
SCALE	+ NOTED
DATE	+ 3-22-12
JOB	+ "
SHEET	+ "

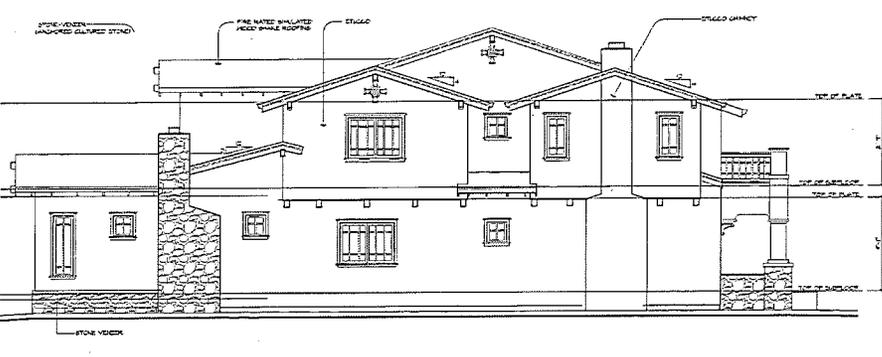
5.1a

**BARNES LANE - 4 LOTS**

1126 BARNES LN.  
 SAN JOSE, CA. 95120



FRONT ELEVATION (NORTHWEST)



RIGHT SIDE ELEVATION (SOUTHWEST)



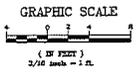
REAR ELEVATION (SOUTHEAST)



LEFT SIDE ELEVATION (NORTHEAST)

**TYPICAL ELEVATION NOTES**  
 ROOFING: FIRE RATED EMERALD HOOD SHALE OVER TOP FELT  
 EXTERIOR WALLS: 1/2" EXTERIOR PLASTER OVER DOUBLE PAPER  
 LAGGED WIRE LATH; PROVIDE TERRAZZO TILE TEXTURE AS  
 SELECTED BY ARCHITECT AND APPROVED IN THE FIELD; PRIME PAINT  
 PAINT THE COATS COLOR.  
 WINDOWS: GLAZED WOOD W/ PRANKIE STYLE DIVIDED LITE PATTERN  
 FRESH COLORED GLAZ WOOD W/ PRANKIE STYLE DIVIDED LITE PATTERN  
 AND DIVIDING TYP  
 DOOR: WOOD W/ REGANIAN CORNER W/ FINE GEOMETRIC PANEL.

**BARNES LANE PARCEL 2**  
**CONCEPTUAL BUILDING ELEVATIONS 3/16" = 1'-0"**



HOUSE DESIGN + COLOR & MATERIAL REFERENCE  
 General Development Plan - Exhibit C

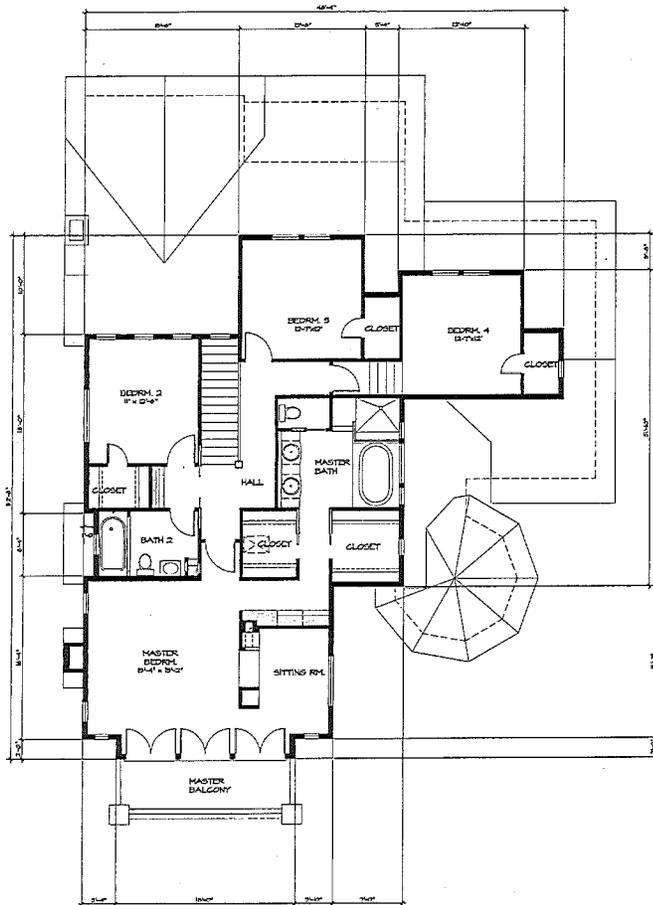
**General Development Plan - Exhibit C**

THE DRAFTER OF THIS PLAN WARRANTS TO PROVIDE SUCH AS ALL  
 OTHER INFORMATION, CONDITIONS AND SPECIFICATIONS AS MAY  
 BE NECESSARY FOR THE PROPER CONSTRUCTION OF THE WORK  
 HEREON. NO PART OF THIS PLAN SHALL BE REPRODUCED,  
 COPIED, SOLD, OR OTHERWISE USED IN ANY MANNER WITHOUT  
 THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT  
 IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION  
 PROVIDED BY OTHER SOURCES. THE ARCHITECT'S LIABILITY IS  
 LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK  
 HEREON.

SHEET TITLE

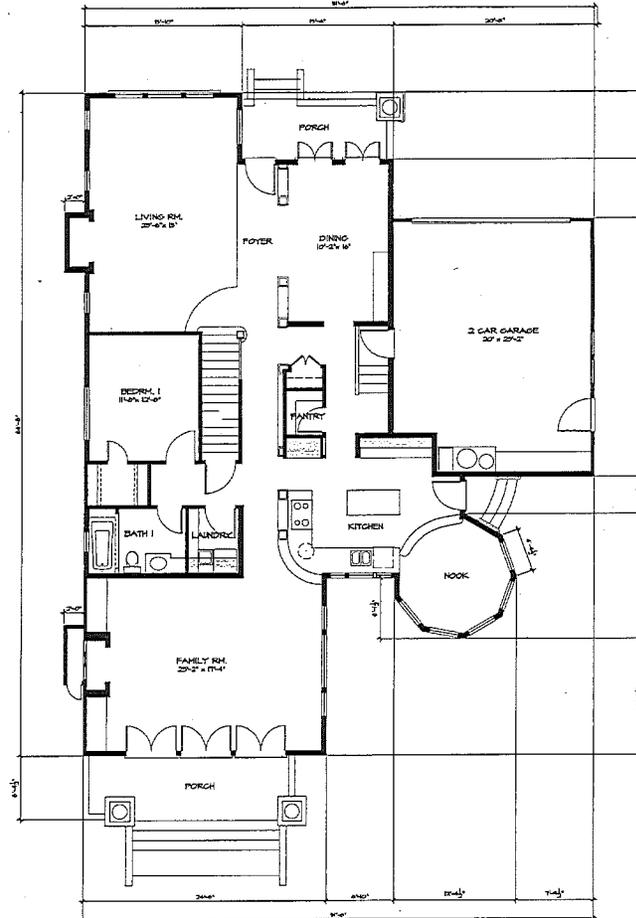
**PARCEL 2 CONCEPTUAL  
 BUILDING ELEVATIONS**

DRAWN	by CAD
CHECKED	by CAD
SCALE	NOTED
DATE	3-22-12
JOB	
SHEET	



SECOND FLOOR

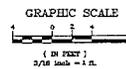
GROSS FLOOR AREA: 1360 S.F.



GROUND FLOOR

GROSS FLOOR AREA: 2,033 S.F.  
GARAGE AREA: 500 S.F.

**BARNES LANE PARCEL 2** 4 BEDRM/4 BATH HOUSE 5246 S.F.  
W/ 2 CAR GARAGE  
CONCEPTUAL FLOOR PLANS 3/16" = 1'-0"



1008 The Alameda #1, San Jose, CA 95126

**BARNES LANE - 4 LOTS**

1126 BARNES LN.  
SAN JOSE, CA 95120

**General Development Plan - Exhibit C**

THE DRAWING IS TO BE USED IN CONNECTION WITH THE GENERAL DEVELOPMENT PLAN FOR THE BARNES LANE PARCEL 2. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GARCIA TEAGUE ARCHITECTURE INTERIORS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GARCIA TEAGUE ARCHITECTURE INTERIORS. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF GARCIA TEAGUE ARCHITECTURE INTERIORS.

NO SCALE

**PARCEL 2 CONCEPTUAL FLOOR PLANS**

DRAWN	= GAC
CHECKED	= GAO
SCALE	= NOTED
DATE	= 3-20-12
JOB	=
SHEET	=

**5.2a**



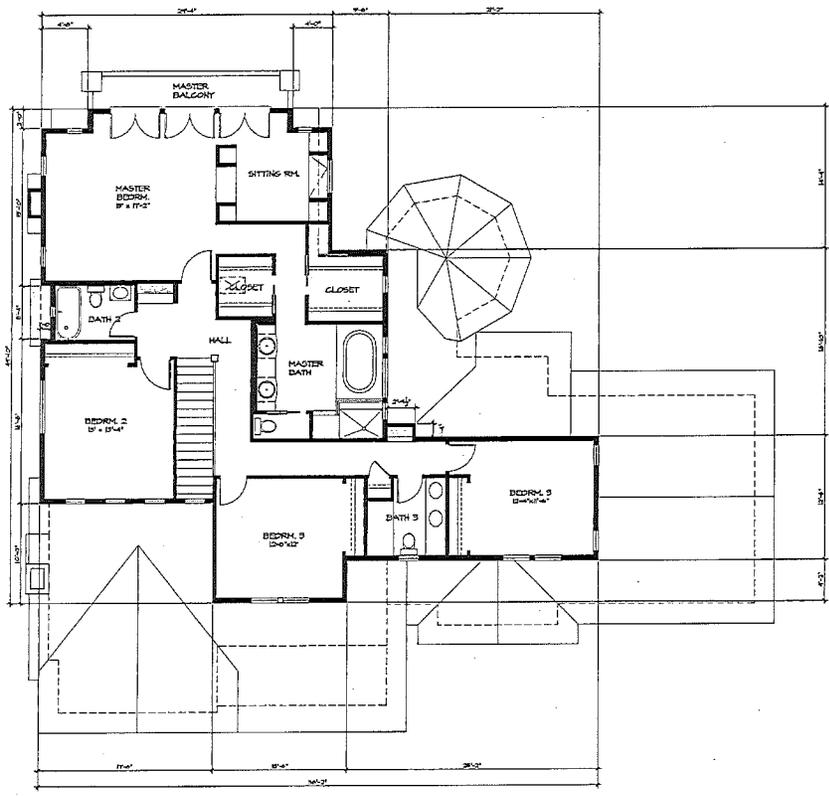
**BARNES LANE - 4 LOTS**  
1128 BARNES LN.  
SAN JOSE, CA. 95120

General Development Plan - Exhibit C  
CONCEPTUAL FLOOR DEVELOPMENT PLAN. ALL DIMENSIONS SHOWN ARE APPROXIMATE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

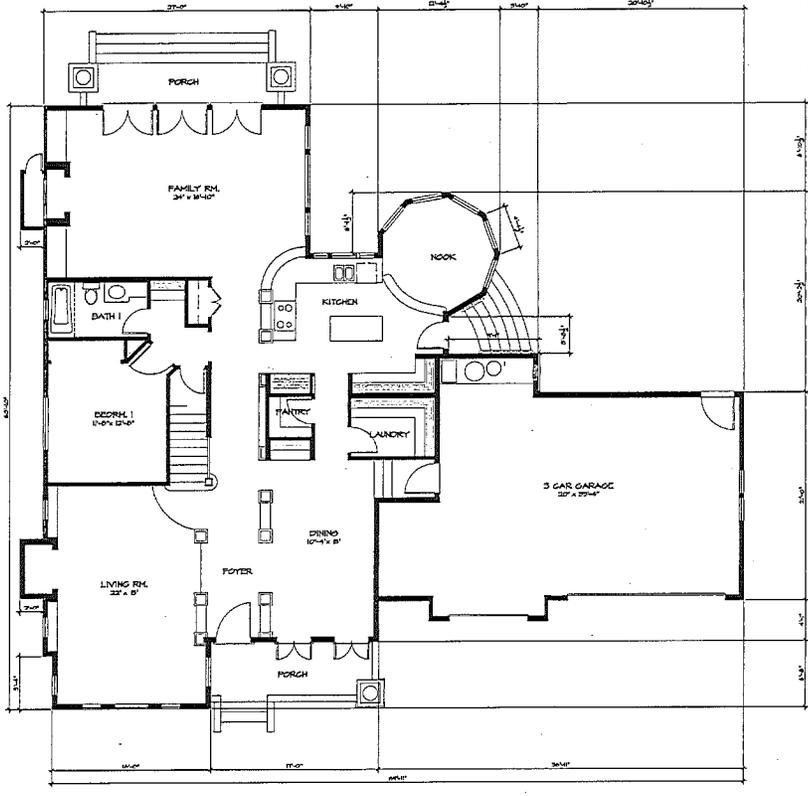
PROJECT TITLE  
**PARCEL 3 CONCEPTUAL FLOOR PLANS**

DESIGN	• GMS
CHECKED	• GMS
SCALE	• NOTED
DATE	• 2-23-12
JOB	• "
SHEET	• "

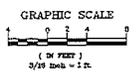
**5.3a**



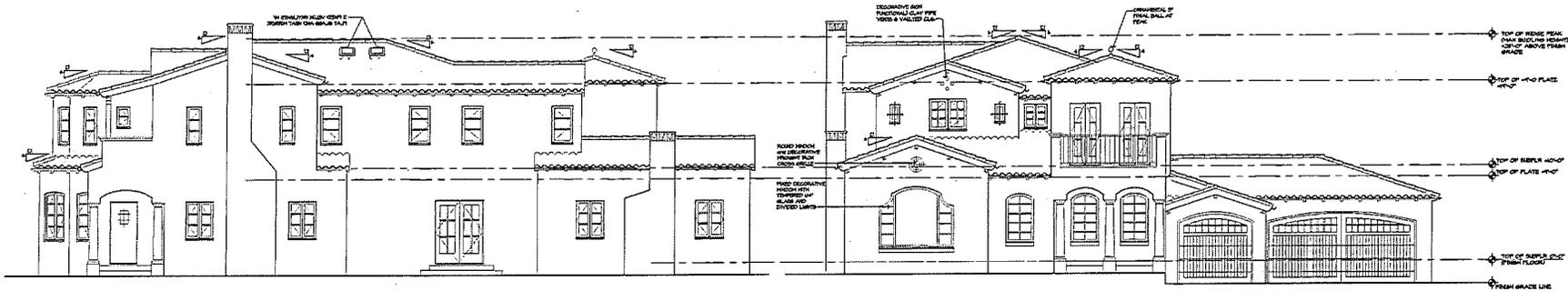
**SECOND FLOOR**  
GROSS FLOOR AREA: 1663 S.F.



**GROUND FLOOR**  
GROSS FLOOR AREA: 2087 S.F.  
GARAGE AREA: 771 S.F.

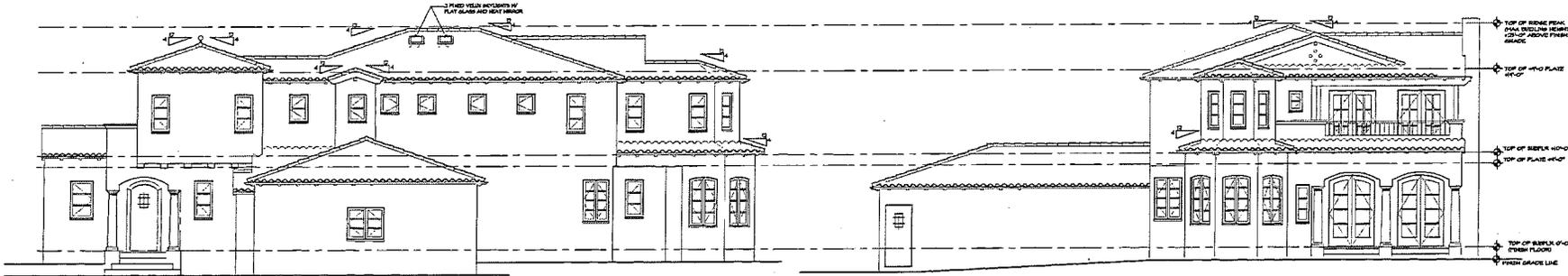


**MACIAS CT. PARCEL 3** 3 BEDRM/4 BATH HOUSE 3150 S.F. W/ 3 GAR GARAGE  
**CONCEPTUAL FLOOR PLANS** 3/16" = 1'-0"



LEFT SIDE ELEVATION (SOUTHWEST)

FRONT ELEVATION (SOUTHEAST)



LEFT SIDE ELEVATION (NORTHEAST)

REAR ELEVATION (NORTHWEST)

**TYPICAL ELEVATION NOTES**

ROOFING: MASON CLAY TILE OVER 2X6 RAFTERS  
 EXTERIOR WALLS: 7.5\"/>

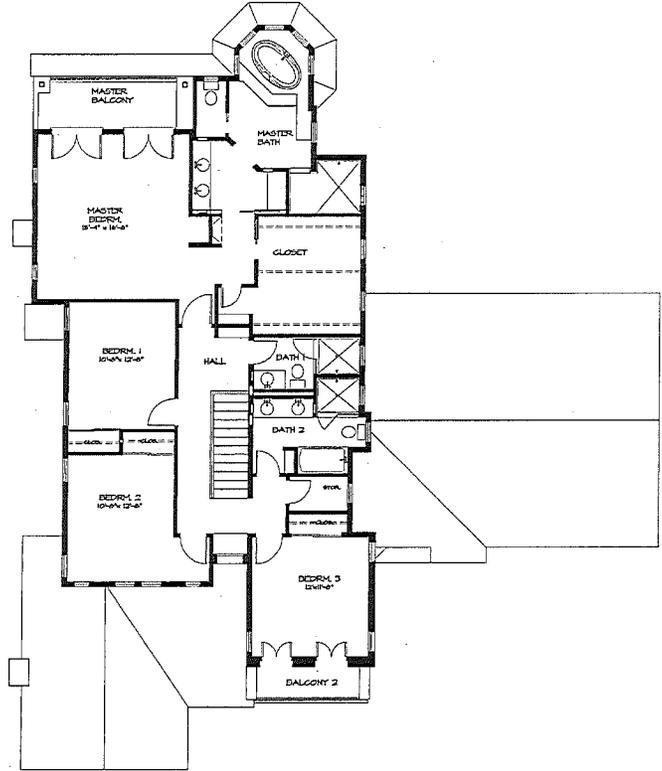


HOUSE DESIGN + COLOR AND MATERIALS REFERENCE

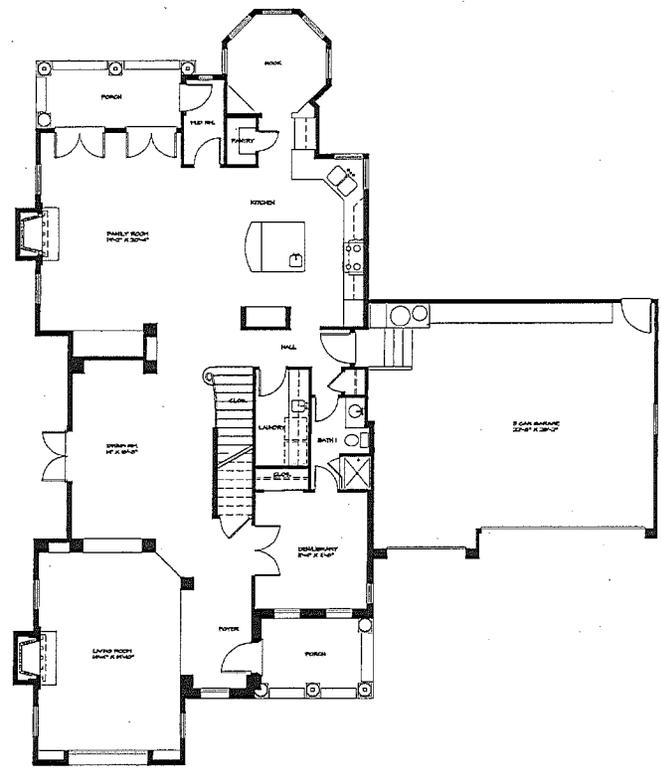
MACIAS CT. PARCEL 4

EXTERIOR ELEVATIONS

3/16" = 1'-0"



**SECOND FLOOR**  
GROSS FLOOR AREA: 1241 SF.



**GROUND FLOOR**  
GROSS FLOOR AREA: 3,204 SF.  
GARAGE AREA: 109 SF.

**MACIAS CT. PARCEL 4** 4 BEDRM/4 BATH HOUSE 5601 SF.  
W/ 3 CAR GARAGE  
**FLOOR PLANS** 3/16" = 1'-0"

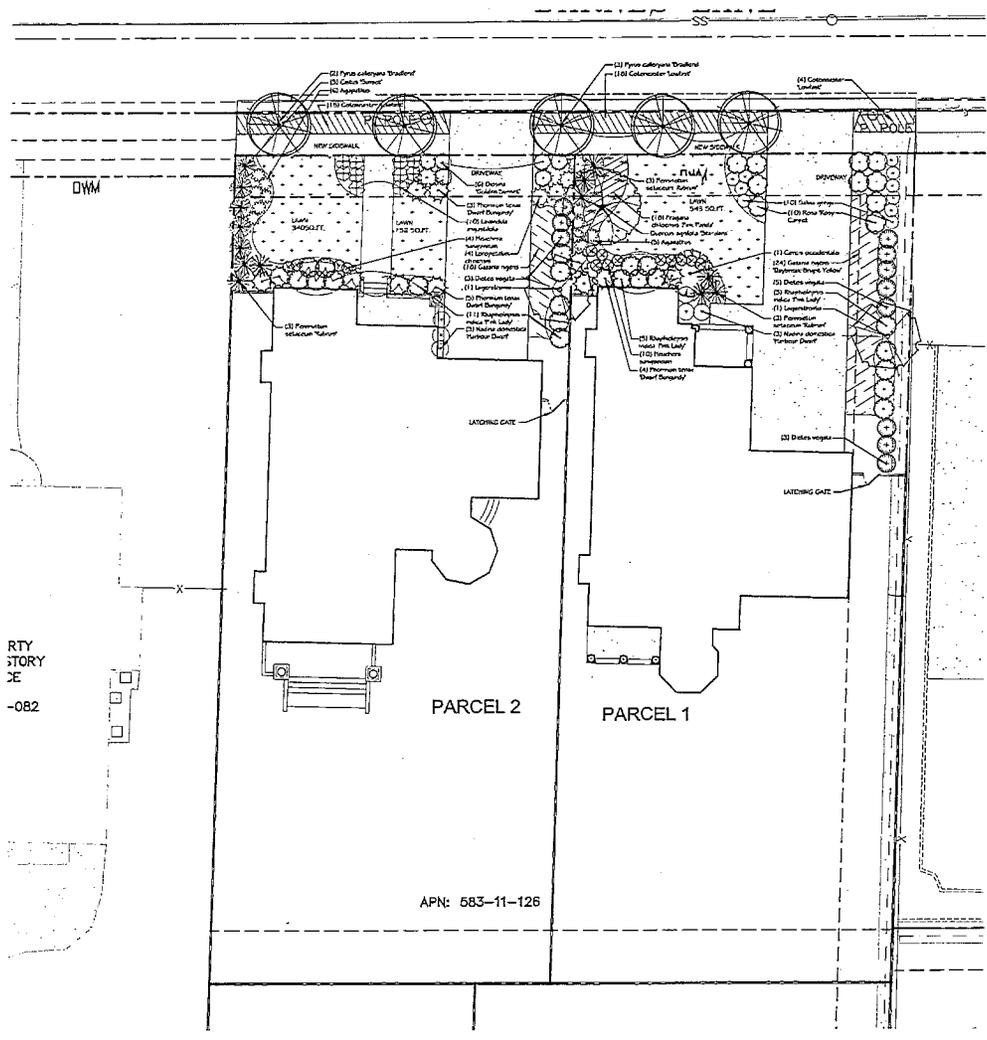
**BARNES LANE - 4 LOTS**  
1126 BARNES LN.  
SAN JOSE, CA 95120

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

**PARCEL 4 FLOOR PLANS**

DRAWN	= GAG
CHECKED	= GAG
SCALE	= NOTED
DATE	= 3-23-12
JOB	=
SHEET	=

**5.4a**



**PLANT LEGEND**

SYMBOL	PLANT NAME	SIZE	QUANTITY
<b>TREES</b>			
	Citrus aurantium Potted Standard	18 GAL	1
	Laguncularia leucostachya Red Grape Myrtle	24" BOK	2
	Pinus californica Standard	24" BOK	6
	Quercus agrifolia Chestnut Leaflet	24" BOK	1
<b>SHRUBS</b>			
	Asplenium platyneuron Lacepede Fern	1 GAL	11
	Calla lily Calla Lily	3 GAL	3
	Delonix regia Flame Tree	1 GAL	11
	Dracaena fragrans Pineapple Apple	3 GAL	6
	Passiflora ligularis Passiflora	1 GAL	14
	Leucantheum vulgare English Lavender	3 GAL	4
	Leucantheum vulgare English Lavender	3 GAL	4
	Nerium oleander Nerium Oleander	3 GAL	6
	Protea nana Protea	3 GAL	9
	Protea nana Protea	3 GAL	11
	Rhododendron Rhododendron	3 GAL	22
	Rosa 'New Dawn' Rosa	3 GAL	10
	Solanum elaeagnifolium Solanum	3 GAL	10
<b>GROUND COVERS</b>			
	Colymba lutea Colymba	1 GAL	37
	Impatiens Impatiens	1 GAL	10
	Quercus agrifolia Chestnut Leaflet	1 GAL	42
	LAWN AREA TO BE 25% OF ALL LANDSCAPE AREA	500	1037 SQ. FT.

AT TIME OF BUILDING PERMIT APPLICATION, AN IRRIGATION PLAN WILL BE PROVIDED AND COMPLY WITH THE CITY OF SAN JOSE IRRIGATION REGULATIONS FOR THE CITY OF SAN JOSE.

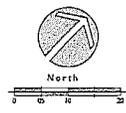
THE ELEMENTS OF THE LANDSCAPE ARE DESIGNED TO ACHIEVE WATER EFFICIENCY AND COMPLY WITH THE CRITERIA DESCRIBED IN THE ORDINANCE.

A. THE AREA IS NOT MORE THAN 20% OF LANDSCAPED AREA.

B. AT LEAST 50% OF PLANTS IN IRRIGATION AREAS ARE NATIVE PLANTS. LOW MAINTENANCE PLANTS, DROUGHT-TOLERANT PLANTS.

**PLANTING NOTES**

- The contractor shall locate and verify the existence of all utilities prior to starting work.
- The plant material locations are illustrative and subject to change in the field as directed by the Landscape Architect.
- All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen.
- The plant count is for contractor's convenience. In case of discrepancy, the plan shall govern.
- All trees to be staked plants unless otherwise noted.
- The owner reserves the right to make substitutions, additions or deletions in the planting schedule as necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price (where necessary).
- The landscape contractor shall guarantee all trees for a period of one year and all shrubs for a period of six months. Protect existing trees and shrubs as necessary.
- All planted areas and plant pits shall be free from rocks and debris greater than 2" in diameter. Apply a 3" layer of BLACKEN Pin-Chip recycled wood mulch over all planted areas. Verify mulch distributor sources with landscape architect if necessary.



REVISIONS	BY
03-16-12	RMB

**AITKEN ASSOCIATES  
LANDSCAPE ARCHITECTS**

3675 Hecker Pass Hwy, Gilroy, CA 95020  
 Calif. Reg. #2239 (408) 842-0245  
 aikenassociates@gmail.com

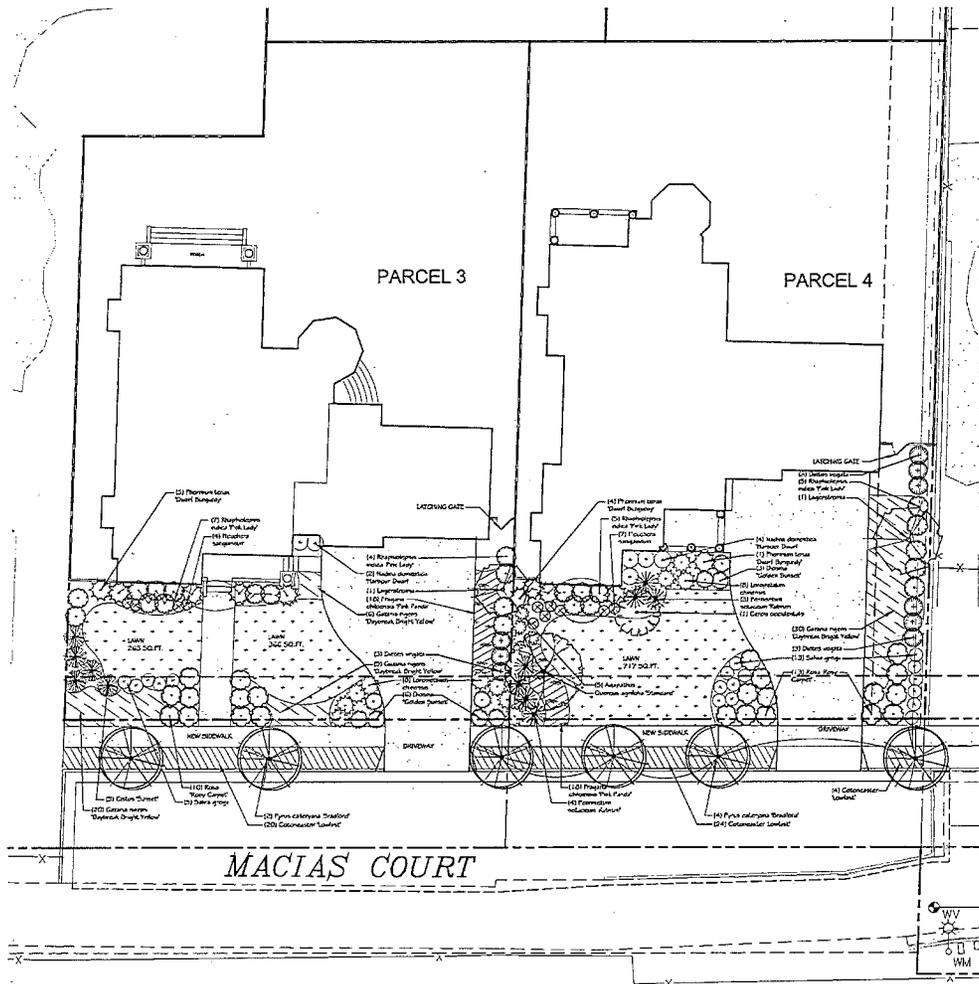
**EGLSTON 4 LOT DEVELOPMENT  
BARNES LN. AND MACIAS CT., SAN JOSE, CA**

**PLANTING PLAN LOTS 1 & 2 BARNES LN.**

LANDSCAPE ARCHITECT  
 AITKEN ASSOCIATES  
 No. 2239  
 Exp. 8-31-12  
 STATE OF CALIFORNIA

DATE: 02-02-11  
 SCALE: 1" = 10'-0"  
 DRAWN: RMB  
 JOB: EGLSTON

L-6.0



APH: 583-11-099

**PLANT LEGEND**

SYMBOL	PLANT NAME	SIZE	QUANTITY
<b>TREES</b>			
	Quercus douglasii Western Redwood	18 GAL.	1
	Ligustrum x Laurus Red Carpet Nymphaea	24" DOX	2
	Pyrus calleryana Dwarfed flowering pear	24" DOX	6
	Camellia japonica Camellia	24" DOX	1
<b>SHRUBS</b>			
	Agave attenuata Queen Anne's Lace	1 GAL.	11
	Calliandra eriophorum Sheep's Head	5 GAL.	5
	Daphne genkwa Forsythia	1 GAL.	11
	Dianella caerulea PFA Death of Heaven	5 GAL.	6
	Hesperaloe parviflora Coral Bell	1 GAL.	14
	Lamproloma laevigata English Lavender	5 GAL.	10
	Lavandula angustifolia Yuletide	5 GAL.	4
	Nandina domestica Heavenly Bamboo	5 GAL.	6
	Pittosporum tobira Pittosporum	5 GAL.	8
	Phoradendron villosum New Zealand Flax	5 GAL.	11
	Rhus typhina Flame Tree	3 GAL.	22
	Erythronium albidum Crocus	2 GAL.	10
	Salix glauca Polaris	5 GAL.	10
<b>GROUND COVERS</b>			
	Cotoneaster horizontalis Cotoneaster	1 GAL.	37
	Phlox subulata Moss Phlox	1 GAL.	10
	Galium aparine Climbing Galium	1 GAL.	47
	LAWN AREA IS LOTS THIN 25% OF ALL LANDSCAPE AREAS	500	1027 SQ. FT.

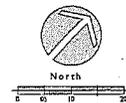
AT TIME OF BUILDING PERMIT APPLICATION, AN IRRIGATION PLAN SHALL BE PROVIDED AND COMPLY WITH WATER CONSERVATION IN LANDSCAPE REGULATIONS FOR THE CITY OF SAN JOSE.

THE DESIGN OF THE LANDSCAPING IS DESIGNED TO ACHIEVE WATER EFFICIENCY AND COMPLY WITH THE ORDINANCE DESCRIBED IN THE ORDINANCE.

A 2" THICK LAYER OF DRAINAGE PRO-CHIP REQUIRED UNDER ALL PLANTED AREAS. AT LEAST 20% OF PLANTS IN NON-SURF AREAS ARE NATIVE PLANTS. LOW WATER DEMAND PLANTS: GRADED, WATER DEMAND PLANTS.

**PLANTING NOTES**

- The contractor shall locate and verify the existence of all utilities prior to starting work.
- The plant material locations are approximate and subject to change in the field as directed by the Landscape Architect.
- All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen.
- The plant count is for contractor's convenience. In case of discrepancy, the plan shall govern.
- All trees to be staked plumb unless otherwise noted.
- The owner reserves the right to make substitutions, additions or deletions in the planting schedule as necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price whenever necessary.
- The landscape contractor shall guarantee all trees for a period of one year and all shrubs for a period of six months. Protect existing trees and shrubs as necessary.
- All planted areas and plant pits shall be free from rocks and debris greater than 2" in diameter. Apply a 2" layer of DRAINAGE PRO-CHIP required under all planted areas. Verify each water/irrigation source with landscape architect if necessary.



REVISIONS	BY
03-16-12	RMD

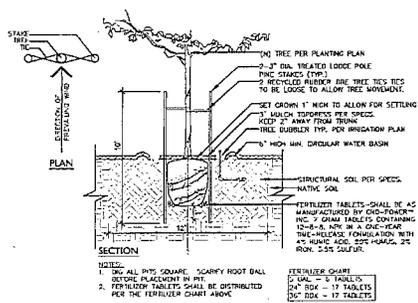
**AITKEN ASSOCIATES  
LANDSCAPE ARCHITECTS**

3675 Hecker Pass Hwy, Gilroy, CA 95020  
Calif. Reg. #2239 (408) 842-0245  
aitkenassociates@gmail.com

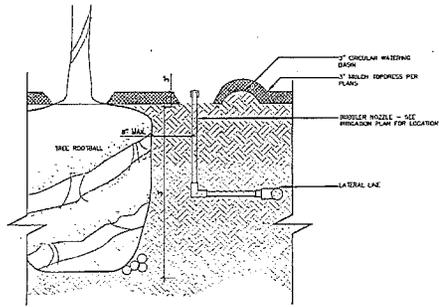
**EGELSTON 4 LOT DEVELOPMENT  
BARNES LN. AND MACIAS CT., SAN JOSE, CA**

PLANTING PLAN LOTS 3 & 4 MACIAS CT.

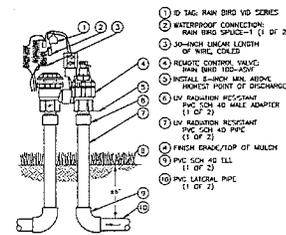
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SCALE	1" = 10'-0"
DRAWN	RMD
JOB	EGELSTON
<b>L-6.1</b>	



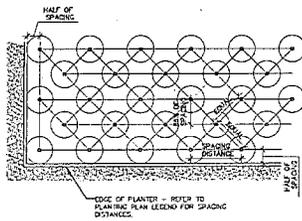
**G TREE PLANTING**  
SCALE: 1/4" = 1'-0"



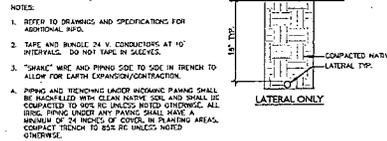
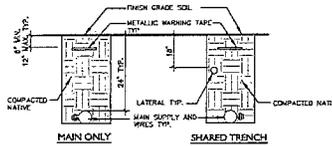
**D TREE BUBBLER**  
SCALE: 1/4" = 1'-0"



**A REMOTE CONTROL ANTI-SIPHON VALVE**  
SCALE: 1" = 1'-0"



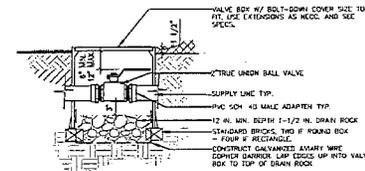
**H PLANT SPACES**  
SCALE: 1/2" = 1'-0"



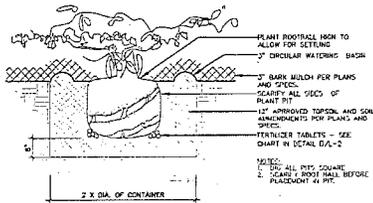
NOTES:

1. REFER TO DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL RFD.
2. TAPE AND BUNDLE 24 V. CONDUITERS AT 10' INTERVALS. DO NOT TAP IN JOINTS.
3. "SMALL" WIRE AND PIPING SIDE TO SIDE IN TRENCH TO ALLOW FOR EARTH EXPANSION/CONTRACTION.
4. PIPING AND TRENCHING LAYOUT INDICATED DRAWING SHALL BE BACKFILLED WITH CLEAN NATIVE SOIL AND SHALL BE COMPACTED TO 95% PROCTER. ALL OTHERS, ALL USING PIPING UNDER ANY FINISH SHALL HAVE A MINIMUM OF 24 HOURS OF CURE IN FINISHING AREAS. COMPACT TRENCH TO 95% PROCT UNLESS NOTED OTHERWISE.

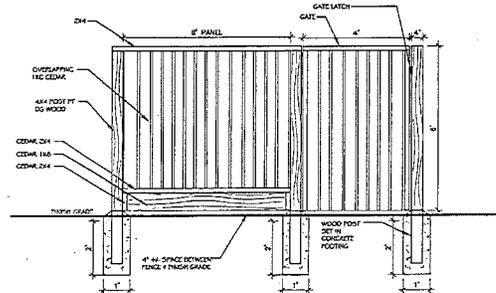
**E PIPE TRENCHING**  
SCALE: 1/4" = 1'-0"



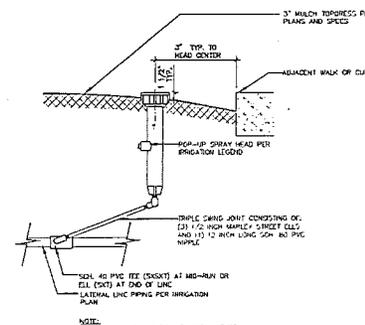
**B BALL VALVE**  
SCALE: 1" = 1'-0"



**I SHRUB PLANTING**  
SCALE: 1" = 1'-0"



**F FENCE AND GATE**  
SCALE: 1/2" = 1'-0"

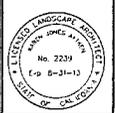


**C POP UP SPRAY HEADS**  
SCALE: 1/4" = 1'-0"

REVISIONS	BY
03-16-12	RMB

**AITKEN ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
3673 Hecker Pass Hwy, Gilroy, CA 95020  
Calif. Reg. #2239 (408) 842-0245  
aitkenassociates@gmail.com

**EGELSTON 4 LOT DEVELOPMENT**  
BARNES LN. AND MACIAS CT., SAN JOSE, CA  
**PLANTING AND IRRIGATION DETAILS**



DATE: 03-03-11  
SCALE: 1" = 10'-0"  
DRAWN: RMD  
JOB: EGGLESTON

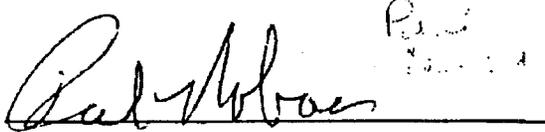
**L-6.2**

**Proposal for 4 Custom Home Lots:**

**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.

 Paul Moore

Owner's Signature

1130 BARNES LN S.E. CA  
95120

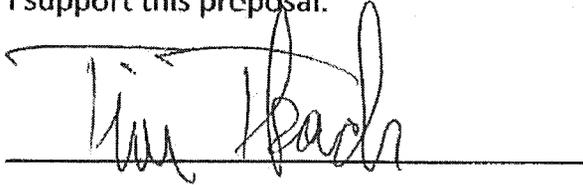
Street Address

Proposal for 4 Custom Home Lots:

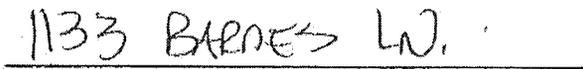
2 on Barnes Lane and 2 on Macias Court

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.

A handwritten signature in black ink, appearing to read "Tim Hach", written over a horizontal line.

Owner's Signature

A handwritten address "1133 BARNES LN." written in black ink over a horizontal line.

Street Address

**Proposal for 4 Custom Home Lots:**

**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal, only if the lot sizes are not materially different than approximately 10,000 square feet.

Richard Deanleau

Owner's Signature

1141 Barnes Lane, SJ, CA

Street Address

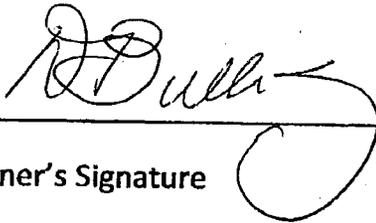
95120

**Proposal for 4 Custom Home Lots:**

**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.



Owner's Signature

1114 BARNES LANE  
SAN JOSE, CA. 95120  
Street Address

**Proposal for 4 Custom Home Lots:**

**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.

Susan Walker

Owner's Signature

1125 Barnes Lane

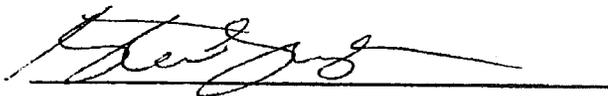
Street Address

**Proposal for 4 Custom Home Lots:**

**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.

A handwritten signature in black ink, appearing to be "Henry J. ...", written over a horizontal line.

Owner's Signature

1134 Barnes Ln, 95120

676

Street Address

**Proposal for 4 Custom Home Lots:**

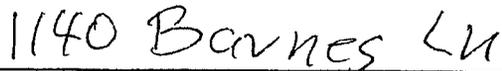
**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.



Owner's Signature



Street Address

**Proposal for 4 Custom Home Lots:**

**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.

  
\_\_\_\_\_  
Owner's Signature

1143 MACIAS CT., SAN JOSE, CA. 95120

Street Address

PING YU

**Proposal for 4 Custom Home Lots:**

**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.

Antonio P. Macias

Owner's Signature

7298 QUEENSBIDGE WAY

SAN JOSE, CA 95120  
Street Address



**Proposal for 4 Custom Home Lots:**

**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.

A handwritten signature in black ink, appearing to be "Theresa J. J.", written over a horizontal line.

Owner's Signature

1134 Barnes Ln, 95120  
~~676~~

Street Address

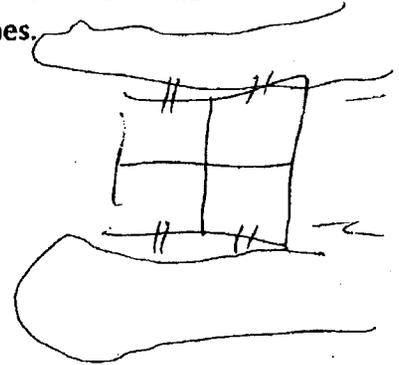
**Proposal for 4 Custom Home Lots:**

**2 on Barnes Lane and 2 on Macias Court**

The proponent has shared with me their proposal to rezone the property at 1126 Barnes Lane, in order to subdivide the existing 1-acre lot into 4 lots of approximately 10,000 square feet each to construct 4 custom homes of similar size and design quality as the surrounding neighborhood homes.

I support this proposal.

Jesus Macias  
Owner's Signature



1148 MACIAS CT.  
Street Address

**ORDINANCE NO.**

**AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING CERTAIN REAL PROPERTY SITUATED ON THE SOUTH SIDE OF BARNES LANE APPROXIMATELY 650 FEET WEST OF ALMADEN ROAD (1126 BARNES LANE; APN: 583-11-126), TO R-1-2(PD) PLANNED DEVELOPMENT ZONING DISTRICT.**

**WHEREAS**, all rezoning proceedings required under the provisions of Chapter 20.120 of Title 20 of the San José Municipal Code have been duly had and taken with respect to the real property hereinafter described; and

**WHEREAS**, a Mitigated Negative Declaration (MND) was prepared for a rezoning project under File No. PDC11-020, and said MND is adopted on May 22, 2012; and

**WHEREAS**, the Council is the decision-making body for the proposed subject rezoning to R-1-2(PD) Planned Development; and

**WHEREAS**, this Council of the City of San José has considered and approves said MND prior to approval of this project; and

**WHEREAS**, The Department of Fish and Game has determined the proposed project will have no adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code.

**NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:**

**SECTION 1.** All that real property hereinafter described in this section, hereinafter referred to as "subject property," is hereby rezoned as R-1-2(PD) Planned Development.

Said General Development Plan is on file in the office of the Director of Planning and is available for inspection by anyone interested therein, and said General Development Plan is by this reference adopted and incorporated herein the same as if it were fully set forth herein.

The subject property referred to in this section is all that real property situated in the County of Santa Clara, State of California, described in Exhibit "A" attached hereto and incorporated herein by this reference.

**SECTION 2.** The district map of the City is hereby amended accordingly.

**SECTION 3.** The land development approval that is the subject of City File No. PDC11-020 is subject to the operation of Part 2.75 of Chapter 15.12 of Title 15 of the San José Municipal Code. The applicant for or recipient of such land use approval hereby acknowledges receipt of notice that the issuance of a building permit to implement such land development approval may be suspended, conditioned or denied where the City Manager has determined that such action is necessary to remain within the aggregate

operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed by the California Regional Water Quality Control Board for the San Francisco Bay Region.

**PASSED FOR PUBLICATION** of title this 19<sup>th</sup> day of June, 2012 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

---

CHUCK REED  
Mayor

ATTEST:

---

LEE PRICE, MMC  
City Clerk

**RESOLUTION NO.****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN JOSE ADOPTING THE 1126 BARNES LANE MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM**

**WHEREAS**, prior to the adoption of this Resolution, the Planning Director of the City of San Jose prepared an Initial Study and approved for circulation a Mitigated Negative Declaration for the 1126 Barnes Lane Project under Planning File No. PDC11-020 (the "Initial Study/Mitigated Negative Declaration"), all in accordance with the requirements of the California Environmental Quality Act of 1970, together with state and local guidelines implementing said Act, all as amended to date (collectively "CEQA"); and

**WHEREAS**, the 1126 Barnes Lane Project (the "Project") analyzed under the Initial Study/Mitigated Negative Declaration consists of the development of a 1.035 gross acre site located on the south side of Barnes Lane approximately 650 feet west of Almaden Road (1126 Barnes Lane) in San José, California; and

**WHEREAS**, the Initial Study/Mitigated Negative Declaration concluded that implementation of the Project could result in a number of significant effects on the environment and identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

**WHEREAS**, in connection with the approval of a project involving the preparation of an initial study/mitigated negative declaration that identifies one or more significant environmental effects, CEQA requires the decision-making body of the lead agency to incorporate feasible mitigation measures that would reduce those significant environmental effects to a less-than-significant level; and

**WHEREAS**, whenever a lead agency approves a project requiring the implementation of measures to mitigate or avoid significant effects on the environment, CEQA also requires a lead agency to adopt a mitigation monitoring and reporting program to ensure compliance with the mitigation measures during project implementation, and such a mitigation monitoring and reporting program has been prepared for the Project for consideration by the decision-maker of the City of San Jose as lead agency for the Project (the "Mitigation Monitoring and Reporting Program"); and

**WHEREAS**, the City of San Jose is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval to construct and otherwise undertake the Project; and

**WHEREAS**, the City Council has reviewed and considered the Initial Study/Mitigated Negative Declaration and related Mitigation Monitoring and Reporting Program for the Project and intends to take actions on the Project in compliance with CEQA, and state and local guidelines implementing CEQA; and



# Memorandum

**TO:** John Baty  
Planning and Building

**FROM:** Ryan Do  
Public Works

**SUBJECT: FINAL RESPONSE TO  
DEVELOPMENT APPLICATION**

**DATE:** 05/15/12

---

**PLANNING NO.:** PDC11-020  
**DESCRIPTION:** Planned Development Rezoning from the R-1-2 Single-family Residence Zoning District to the R-1-2(PD) Planned Development Zoning to allow development of up to 4 single-family detached dwelling units on a 1.035 gross acre site.  
**LOCATION:** southside of Barnes Lane approximately 650 feet west of Almaden Road  
**P.W. NUMBER:** 3-11834

Public Works received the subject project on 04/04/12 and submits the following comments and requirements.

## **Project Conditions:**

**Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Construction Agreement:** The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes less than 15 Single Family detached units.
3. **Grading/Geology:**
  - a) A Conditional Geologic Hazard Clearance was issued on November 17, 2011. At PD stage, submit a design-level geologic/seismic hazard evaluation and geotechnical engineering investigation report. This report must be approved by the City Geologist prior to PD permit issuance.
  - b) A grading permit is required prior to the issuance of a Public Works Clearance.

- c) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
  - d) If the project involves a land disturbance of more than one acre, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
  - e) A soils report must be submitted to and accepted by the City prior to the issuance of a grading permit.
4. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of site design measures, source controls, and numerically-sized Low Impact Development (LID) stormwater treatment measures to minimize stormwater pollutant discharges.
- a) The project's preliminary Stormwater Control Plan and numeric sizing calculations have been reviewed. At PD stage, submit the final Stormwater Control Plan and numeric sizing calculations which show the following revisions:
    - i) New street pavement along Macias Court to be treated by a bioretention area located in the park strip.
    - ii) Bioretention area to be designed using latest approved detail (see attached).
    - iii) Indicate by number or letter each bioretention basin and the corresponding area(s) being treated.
    - iv) Provide a detail that indicates how the drainage collected in the 8" storm drain between Parcel 1 and Parcel 4 is treated.
    - v) If needed, add a Private Storm Drain Easement (P.S.D.E.) with the P.S.E and O.R.E. on Parcels 1 and Parcel 2.
  - b) Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.
5. **Stormwater Peak Flow Control Measures:** The project is located in a Hydromodification Management (HM) area, however it will not create and/or replace one acre or more of impervious surface. Therefore, the project need not comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14) which requires HM projects to demonstrate that post-project runoff does not exceed estimated pre-project runoff rates and durations.
6. **Flood: Zone D** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for zone D.

7. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
8. **Parks:** This residential project is subject to the payment of park fees in-lieu of land dedication under either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code).
9. **Street Improvements:**
  - a) Reconstruct half-street along Barnes Lane frontage and 40' street along Macias Court frontage including curb, gutter, sidewalk, and pavement sections. Dedication of approximately 8' is required along Barnes Lane and 24' along Macias Court frontage.
  - b) The 24' half-street section along Barnes Lane should contain a 15' pavement section and a 9' park strip/sidewalk area (0.5' curb, 4' park strip, 4' detached sidewalk and 0.5' clear area at the back of walk). These dimensions should match the adjacent parcel.
  - c) The 40' street section along Macias Court should contain a 31' pavement section and a 9' park strip/sidewalk area (0.5' curb, 4' park strip, 4' detached sidewalk and 0.5' clear area at the back of walk). These dimensions should match the adjacent parcel.
  - d) Extend the storm main on Barnes Lane to the southwesterly property line.
  - e) Extend the sanitary main and storm main on Macias Court to the southwesterly property line.
  - f) Dedication and improvement of the public streets shall be to the satisfaction of the Director of Public Works.
10. **Sanitary:**
  - a) Submit a conceptive sanitary sewer plan at the PD permit stage.
  - b) The project is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.
11. **Electrical:** Install one new electrolier and upgrade one existing electrolier on Macias Court frontage.
12. **Street Trees:** Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects". Street trees shall be installed in park strip. Obtain a DOT street tree planting permit for any proposed street tree plantings. The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only. Contact the City Arborist at (408) 794-1901 for the designated street tree.

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Please contact the Project Engineer, Maria Angeles, at (408) 535-6817 or Keith Gaxiola at (408) 535-6896 if you have any questions.



Ryan Do  
Acting Senior Engineer  
Development Services Division

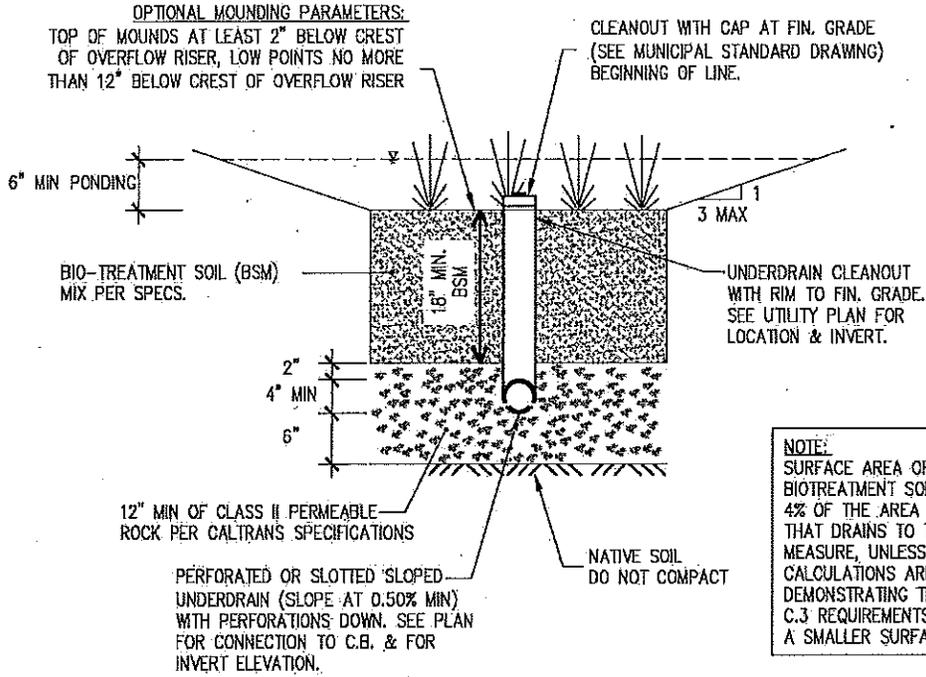


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c: Sarah Erickson, RI Engineering Inc. (Civil Engineer)

# BIORETENTION DETAIL



NOT TO SCALE  
 SEE FIGURE 6-3 FOR TYPICAL OVERFLOW