On-Line Permits

City Home | City Services | About San Jose | Visitors | Feedback | This Site | Search

- On-Line Permits
- Requirements
- Site Index
- Contact Us
- Privacy Statement
- Help Center
- Email Subscription

Disclaimer: The information displayed is for informational purposes only. The list may not contain all permits or applications for the subject address. The permits displayed may be at various stages of the approval process.

Number of permits matching search criteria - 7

Now displaying permits 1 through 7

Planning

File Number	Address	Project Name	Application Type	Application Date	Location	Status	Description
CP06-023	1704 HILLSDALE AV SAN JOSE	CP06-023 - Day Care	Conditional Use Permit	3/28/2006	southwest corner of Hillsdale Avenue and Irlanda Way	Approved	Conditional Use Permit to allow conversion of an existing single-family house to a day care center on a 0.15 gross acre site
PRE05-444	1704 HILLSDALE AV SAN JOSE	PRE05-444	Prelim - Basic	10/18/2005		Complete	Infant childcare center - see attached letter

Public Works

File Number	Project Number	Address	Project Name	Application Type	Category	Location	Status	Description
2006031597IP	3-18050	1704 HILLSDALE AV SAN JOSE	CP06-023 - DAY CARE	Improvement Plan	Minor	SOUTHWEST CORNER OF HILLSDALE AVENUE AND IRLANDA WAY	Under Review	INSTALL 2 HC RAMPS, STREET TREES, REPAIR SIDEWALK, CLOSE DRIVEWAY.
1998995087DW		1704 HILLSDALE AV SAN JOSE	1704 HILLSDALE AV	Driveway Permit	Driveway		Approved	

Building

File Number	Address	Project Name	Application Type	Major Use	Scope of Work	Status	Description
2007 001159 CI	1704 HILLSDALE AV SAN JOSE	PARTNERS IN PLAY CHILD CARE (PC) SFR CONVERTION TO CARE CENTER	Commercial/Industrial	School/Daycare	Tenant Improvement	Expired	DEMO EXISTING 411 SQ FT DETACHED GARAGE. CONVERTION OF EXISTING 2171 SQ FT SINGLE FAMILY RESIDENCE TO CHILD CARE CENTER,; REMOVE NON BEARING WALLS TO ERNLARGE ROOMS, ADD NEW EXTERIOR RAMP RELOCATE AC UNIT IN REAR. ADD DISABILITY PARKING & ACCESS
1989 078097 BD	1704 HILLSDALE AV SAN JOSE	1704 HILLSDALE AV	Building Permit			Finaled	
1900 100207 TM		TRACT NUMBER 1630	Tract/MultiFamily	Single Family	New Construction	Closed	

Page 1 of 1

200 East Santa Clara Street, San Jose CA 95113-1905

The City of San José On-Line Permits website is developed by Intergraph Corporation.

On-Line Permits

Disclaimer: Thank you for using this site to do your research. Should you have any problems accessing the documents or have questions relating to them, please contact the Imaging Center at (408) 535-3536. Our office hours are 8:00 am to 4:00 pm Monday through Friday.

Click on the document you wish to view. You will be required to download free document-viewing software to access documents at each Internet session.

Documents

Permit Number	Insp Type	Category	DocType	SubdocType	DocDate	Address	Tract/Bldg	DocId
CP06-023		Development Review	Environmental Review	Approved Documents	10/13/2006			8484656
CP06-023		Development Review	Projects	Agency Correspondence	10/13/2006			8484635
CP06-023		Development Review	Projects	Application	10/13/2006			8484613
CP06-023		Development Review	Projects	General Correspondence	10/13/2006			8484642
CP06-023		Development Review	Projects	Maps	10/13/2006			8484609
CP06-023		Development Review	Projects	Permit	10/13/2006			8484579
CP06-023		Development Review	Projects	Plans	10/13/2006			8514328
CP06-023		Development Review	Environmental Review	Approved Documents	10/13/2006	1704 HILLSDALE AV		8484656
CP06-023		Development Review	Projects	Agency Correspondence	10/13/2006	1704 HILLSDALE AV		8484635
CP06-023		Development Review	Projects	Application	10/13/2006	1704 HILLSDALE		8484613

						AV		
CP06-023		Development Review	Projects	General Correspondence	10/13/2006	1704 HILLSDALE AV		8484642
CP06-023		Development Review	Projects	Maps	10/13/2006	1704 HILLSDALE AV		8484609
CP06-023		Development Review	Projects	Permit	10/13/2006	1704 HILLSDALE AV		8484579
CP06-023		Development Review	Projects	Plans	10/13/2006	1704 HILLSDALE AV		8514328
1998-995087-000-DW View only at City Hall		Permit Documents	Approved Permit		9/25/1998	1704 HILLSDALE AV		6989240
1989-078097-000-BD	B	Permits	Permits & Applications		1/25/1989	1704 HILLSDALE AV		2479543
1900-100207-000-TM View only at City Hall		Tracts	Tract Maps			1704 HILLSDALE AV		2817863
1900-100207-000-TM View only at City Hall		Tracts	Tract Maps			1704 HILLSDALE AV		2817864
1900-100207-000-TM View only at		Tracts	Tract Maps			1704 HILLSDALE AV		2817865

City Hall								
1900-100207-000-TM View only at City Hall		Tracts	Tract Maps			1704 HILLSDALE AV		2817866
1900-100207-000-TM View only at City Hall		Tracts	Tract Maps			1704 HILLSDALE AV		2817867
1900-100207-000-TM View only at City Hall		Tracts	Tract Maps			1704 HILLSDALE AV		2817868
1900-100207-000-TM View only at City Hall		Tracts	Tract Maps			1704 HILLSDALE AV		2817869
1900-100207-000-TM View only at City Hall		Tracts	Tract Maps			1704 HILLSDALE AV		2817870
1900-100207-000-TM View only at City Hall		Tracts	Tract Maps	Addressed		1704 HILLSDALE AV		1085493

City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)**

Permit/Project No.: **CP06-023** Issuance Date: **10/13/06**

Prepped By: **SSAHA** Closed By: **XLOPEZ** RSN: **1226269**

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☐ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☐ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☐ (GT) Technical Reports ☐ (GR) Archaeological
☑ (DR) Development Review (207)	☐ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☐ (PE) Permit ☐ (MP) Maps ☐ (AP) Application ☐ (AC) Agency Correspondence ☐ (GC) General Correspondence ☐ (PL) Plans
	☑ (ER) Environmental Review (for 207 series Project Files)	☑ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, ACTING DIRECTOR

STATEMENT OF EXEMPTION

FILE NO.	CP 06-023
LOCATION OF PROPERTY	Southwest corner of Hillsdale Avenue and Irlanda Way
PROJECT DESCRIPTION	Conditional Use Permit to allow conversion of an existing single-family home daycare to a daycare center and demolition of and conversion of covered parking to open parking.
ASSESSOR'S PARCEL NUMBER	447-15-020

CERTIFICATION

Under the provisions of Section 15301 (a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) as stated below, this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended.

15301. Existing Facilities
Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing use is a hone daycare with a capacity of 14 children and the proposed use is a child daycare center for upto 18 children is a negligible or no expansion of use beyond the existing.

Joseph Horwedel, Acting Director
Planning, Building and Code Enforcement

Deputy

Date: September 29, 2006

Project Manager: Suparna Saha

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

CITY OF SAN JOSE
Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3555 fax (408) 292-6055
Website: www.sanjoseca.gov/planning

EXEMPTION FROM ENVIRONMENTAL REVIEW APPLICATION

TO BE COMPLETED BY PLANNING STAFF

FILE NUMBER	COUNCIL DISTRICT	RECEIPT #:
CP06-023	9	
QUAD # 113/114	ZONING DISTRICT R-1-8	GENERAL PLAN DESIGNATION MLPR(8-0)
LOCATION		AMOUNT:
		DATE:
		BY:

TO BE COMPLETED BY APPLICANT
(PLEASE PRINT OR TYPE)

PROJECT DESCRIPTION (Include square footage of any new construction)
no exterior change to property
Use for Infant Child Care Center

ASSESSOR'S PARCEL NUMBER(S) 447 15 020 | ACREAGE (gross) 0.149

DOES THE PROJECT INVOLVE HUD FEDERAL FUNDING? ☒ NO ☐ YES

PLEASE INDICATE WHETHER USE OF HUD FUNDING IS ANTICIPATED, FOR THE PROPOSED PROJECT.

☒ NO ☐ YES

If yes, indicate type of funding (i.e. CDBG Grant, HOME Investment Partnership Program, Section 108 Loan Guarantee, etc.), funding amount, whether awarded (if known) or application is pending, and fiscal year of award or application request.

PLEASE NOTE: Projects involving 1) acquisition of real property involving a change of use, or 2) new construction may require an Environmental Assessment (EA). Concurrent environmental review per the California Environmental Quality Act (CEQA) is also required. The obtainment of a qualified environmental consultant to provide documentation services (i.e. a combined Initial Study/EA) is strongly recommended.

PLEASE REFER TO THE ATTACHED LIST OF EXEMPTIONS AND FIND THE SECTION NUMBER OF THE EXEMPTION THAT BEST DESCRIBES YOUR PROJECT. WRITE THAT SECTION NUMBER IN THE SPACE PROVIDED.

SECTION #: 15301

Describe how your project conforms to the code section cited above:
no exterior change to current property

PRINT NAME OF APPLICANT: Richard & Roxanna Croteau

ADDRESS	CITY	STATE	ZIP CODE
5944 Hosta Ln	San Jose	CA	95124

SIGNATURE: [signature] DATE: 3/23/2006

DAYTIME TELEPHONE #	FAX #	E-MAIL ADDRESS
(408) 314-1176	( )	r.croteau@comcast.net

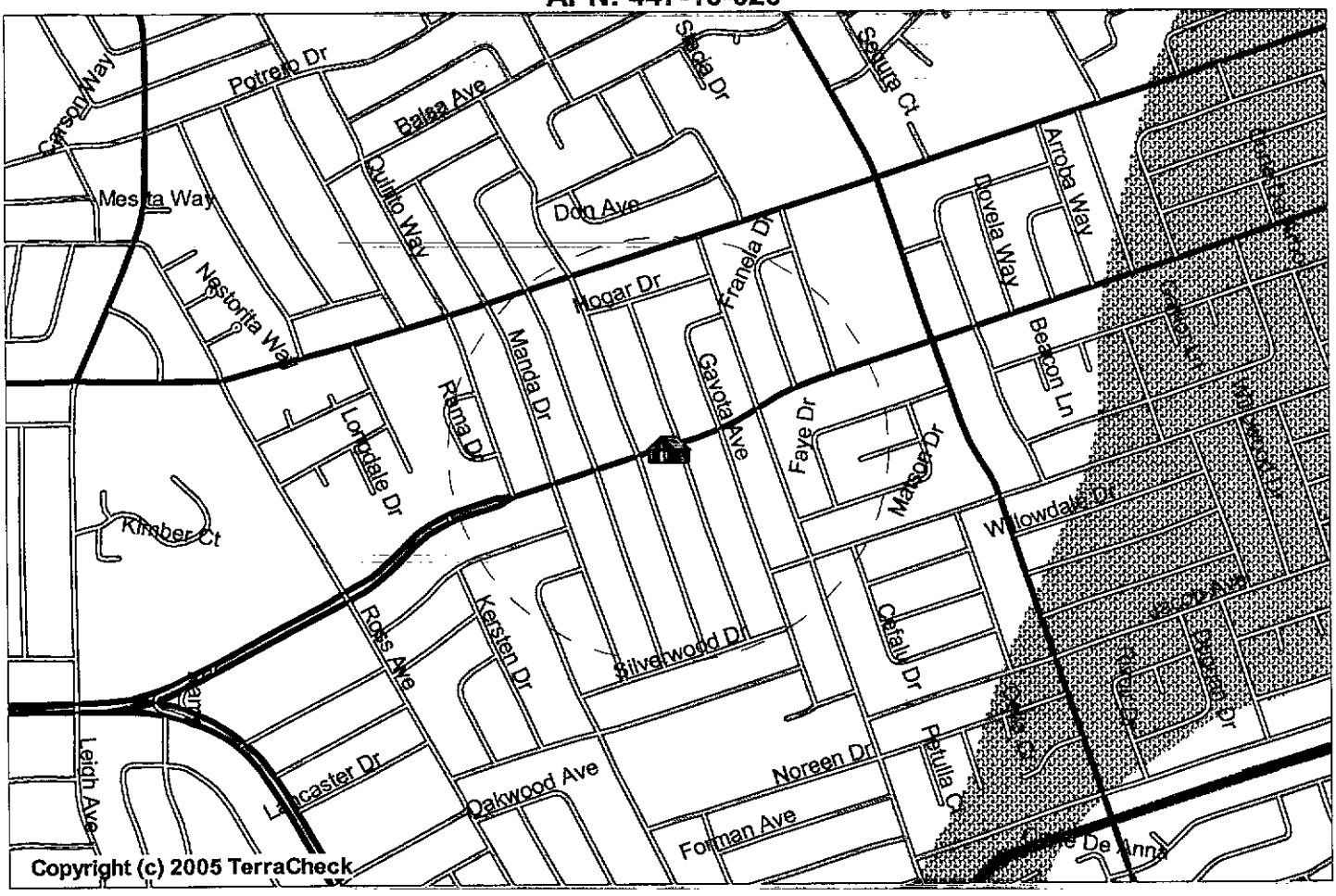
TERRACHECK
DISCLOSURE SPECIALISTS FOR CALIFORNIA

Status as of 08/15/2005

Natural Hazard Report

Address: 1704 Hillsdale Ave, San Jose, CA, 95124

APN: 447-15-020



	SRA Fire Layer		Bates - Very High Hazard
	Local Fire Hazard Zone		Special Flood Hazard Area
	Dam Inundation		Alquist Priolo Fault Rupture
	California Geological Survey Liquefaction Zone		California Geological Survey Landslide Zone
	Santa Clara County Liquefaction Susceptibility		Fault Rupture Hazard
	Ds - Landslide High Potential		Df - Dike Failure
	Dc - Compressible Soils		Geologic Hazard Zone
	Special Geologic Hazard		Potential Hazard

15495 Los Gatos Blvd Suite #9 Los Gatos CA 95032 · Tel: (408) 358-8282 · info@terracheck.com · www.terracheck.com

TERRACHECK
DISCLOSURE SPECIALISTS FOR CALIFORNIA

Natural Hazard Report

Address: 1704 Hillsdale Ave, San Jose, CA, 95124
APN: 447-15-020

Fire	State		SRA Fire Layer	OUT
	State		Bates - Very High Hazard	OUT
	City		Local Fire Hazard Zone	NA
Flood	FEMA		Special Flood Hazard Area	OUT
	State		Dam Inundation	OUT
Seismic	State		Alquist Priolo Fault Rupture	OUT
	State		California Geological Survey Liquefaction Zone	OUT
	State		California Geological Survey Landslide Zone	OUT
	County		Santa Clara County Liquefaction Susceptibility	OUT
	County		Fault Rupture Hazard	OUT
	County		Ds - Landslide High Potential	OUT
	County		Df - Dike Failure	OUT
	County		Dc - Compressible Soils	OUT
	City		Geologic Hazard Zone	OUT
	City		Special Geologic Hazard	OUT
	City		Potential Hazard	OUT

Signature of Transferor Shirley Arrighi Date 9-26-05

Agent represents that the information herein is true and correct to the best of the agent's knowledge as of the date signed by the agent.

Signature of Agent Donna Montana Date 9-26-05

Transferee represents that he or she has read and understands this document.

Signature of Transferee [illegible] Date 10/16/05

Agent represents that the information herein is true and correct to the best of the agent's knowledge as of the date signed by the agent.

Signature of Agent [illegible] Date 10/16/05 10/14/05

15495 Los Gatos Blvd Suite #9 Los Gatos CA 95032 · Tel: (408) 358-8282 · info@terracheck.com · www.terracheck.com

DESCRIPTIONS OF NATURAL & ENVIRONMENTAL HAZARD ZONES

SRA FIRE ZONE: PROPERTY LISTED IS NOT LOCATED IN A STATE RESPONSIBILITY AREA ZONE (SRA).

Existing law requires a seller of real property located in a SRA to disclose this information to buyers (Section 4136, California Code). With some limitations, (refer to the Statement of Liability Limitations) TerraCheck determines where the site is located on the appropriate SRA map.

These are lands that are used principally for range and/or forage purposes. These lands are covered wholly, or in part, by timber, brush undergrowth or grass to protect the soil from erosion, retard runoff of water, or accelerated percolation. A SRA is a zone where the state (as opposed to the city or county) has the responsibility for wildland fire suppression using the California Department of Forestry (CDF) fire protection services. Property owners in SRA areas are responsible for organizing structural fire protection services. This can be a volunteer group, or an officially organized service. If no such fire service exists, there may be significantly added risks associated with fires. In some SRAs, the CDF only provides seasonal fire services for wildland fires. Additionally, governmental institutions may force new or additional constraints in an SRA. The source of this data is the official "State Responsibility for Fire Protection Maps" which are published by the State of California.

BATES ZONE: PROPERTY LISTED IS NOT LOCATED IN A VERY HIGH FIRE HAZARD ZONE (BATES).

These are zones where the physical conditions of the area, including such factors as fuel, topography, development, and weather could cause fires that are more severe, more difficult to put out, and, as a result, could cause more damage. Residences located in these zones are required to implement fire defense improvements including installing either a Class "A" or "B" roof in the cases of new construction or roof replacement, and clearing a minimum of 30 feet around the structure. Sources of this data are government agencies or their appointed research contractors.

LOCAL FIRE HAZARD ZONE: NO MAPS AVAILABLE.

These are zones that are comprised of chaparral vegetative cover that is characterized by hot dry summers and cool moist winters and dominated by a dense growth of shrubs and small trees. There are three major components that determine wildfire behavior, including weather, topography, and fuel. Together, these three components affect the likelihood of a fire to start, the speed and direction at which the wildfire will travel, the intensity at which the wildfire will burn, and the ability to control and extinguish the wildfire. Dry, hot, and windy weather increases the likelihood of a major wildfire. These conditions make ignition easier, allow fuels to burn more rapidly, and will increase the fire intensity. Of all the topographic features, the steepness of slope is among the most influential on fire behavior. As the steepness of the slope increases, a fire will spread faster. Finally, fuel is required for any fire to burn. With regards to wildfires, fuels almost always consist of living vegetation and dead plant material. The amount, size, moisture content, arrangement and other fuel characteristics influence ease of ignition, rate of fire spread, length of flames produced and other fire behaviors. Local Fire Hazard Zones in all slope categories are designated on the General Plan Resource and Constraint Maps or as otherwise determined by field investigation combined with aerial photo survey at either the city or county level.

SPECIAL FLOOD HAZARD: PROPERTY LISTED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Note: Terracheck's reports incorporate Letters of Map Change issued from June 1,1997 through October 31,2004. For more information please contact FEMA Map Service Center (800) 358-9616 or FEMA-MSCservice@dhs.gov.

15495 Los Gatos Blvd Suite #9 Los Gatos CA 95032 · Tel: (408) 358-8282 · info@terracheck.com · www.terracheck.com

The National Flood Insurance Act of 1968 established the National Flood Insurance Program (NFIP) which is administered by the Federal Insurance Administration of the Federal Emergency Management Agency (FEMA). This act required the establishment of flood-risk zones within the floodplain areas. These zones include "Special Flood Hazard Areas" where, in any given year, there is a 1% or higher probability that a portion or all of the property is likely to be inundated by floods. Some cities and/or counties publish their own maps which designate local flood hazards that might vary from the FEMA maps. Where reasonably available, these maps are also used in the TerraCheck Reports.

The Flood Disaster Protection Act of 1973 added the mandatory purchase requirement which "requires the purchase of flood insurance by property owners who are being assisted by Federal programs or by Federally supervised, regulated, or insured agencies or institutions in the acquisition or improvement of land or facilities located or to be located in identified areas having special flood hazards". The cost of such insurance may be much greater than what would normally be the case. Additionally, governmental restrictions may impact new or additional construction in such a zone. The source of the FEMA data is the "Q3 Flood Data Maps" as produced by FEMA. Other map sources include reasonably available official and unofficial maps published by applicable city, county or regional governments.

DAM INUNDATION: PROPERTY LISTED IS NOT LOCATED IN A DAM INUNDATION ZONE.

The establishment of flood-risk zones within the floodplains areas by The National Flood Insurance Act of 1968 includes areas where, in the event one or more nearby dam(s) or dyke(s) fail or over-spill; the property could be subject to flooding and/or damages associated with flash flooding caused by the dam or dyke failure(s). The maps were developed by dam owners to fulfill state law requirements. The maps are intended for emergency planning purposes. The maps were developed using engineering hydrology principals and represent the ***best estimate*** of where the water would flow if the dam completely failed with a full reservoir. The inundation pathway is based on completely emptying the reservoir and does not include run-off from storms. Some cities and/or counties publish their own maps, which designate local flood hazards that might vary from the FEMA maps. Where reasonably available, these maps are also used in the TerraCheck Reports.

ALQUIST PRIOLO FAULT: PROPERTY LISTED IS NOT LOCATED IN AN ALQUIST-PRIOLO OR OTHER EARTHQUAKE FAULT ZONES.

Earthquake fault zones are identified and adopted by the State of California as part of the Alquist-Priolo Special Studies Zone Act of 1972. These zones are areas on both sides of known or suspected active earthquake faults where a significant earthquake could cause the earth underneath the property to fracture. The purpose of identification of these zones is to ensure that any structures built for human occupancy are not constructed on top of active faults. A property located in an earthquake fault zone does not necessarily mean that a fault line exists on the property, because in some areas these zones are more than a ¼ mile wide. When a property is partially of wholly within an official earthquake fault zone, a geologic study may be necessary (per city, county or state requirements) prior to any new or additional construction, and construction requirements may be more expensive. In addition, the availability of insurance and its relative costs could be impacted.

This zoning information is derived from the official "Earthquake Fault Zone Maps" as maintained and published by the California Division of Mines and Geology, and from available City and/or County maps. Some cities and/or counties have created their own fault zone maps that add to or change boundaries of fault zones when compared to the Alquist-Priolo zones. Where reasonably available, in addition to the Earthquake Fault Zone Maps, TerraCheck uses local city or county agency maps.

General information regarding: California Geological Survey Seismic Hazard Zone

These are areas that the state has determined have **some** potential that weak soil and/or rock may be present beneath the property. If present, these weak materials can fail during an earthquake and can cause damage to structures.

15495 Los Gatos Blvd Suite #9 Los Gatos CA 95032 · Tel: (408) 358-8282 · info@terracheck.com · www.terracheck.com

These zones have been constructed conservatively. Not every area within the zone will be subject to liquefaction and /or earthquake induced land sliding.

If a property is undeveloped, a site-specific investigation by a licensed engineering geologist and/or civil engineer may be required before the parcel can be subdivided or before most structures can be permitted. Single-family frame dwellings up to two stories not part of a development of four or more units are exempt from the state requirements. However, local agencies can be more restrictive than state law requires. Before a development permit can be issued or a subdivision approved, cities and counties must require a site-specific investigation to determine whether a significant hazard exists at the site and, if so, recommending measures to reduce the risk to an acceptable level. The investigation must be performed by state-licensed engineering geologists and/or civil engineers.

If the property is developed, and the homeowner desires to make significant changes to the existing structure, a site investigation report addressing seismic hazards may be required prior to receiving permits. This activity is dependent upon the individual cities, the seismic hazard involved and whether or not the home is located inside any additional hazard zones.

LIQUEFACTION ZONE: PROPERTY LISTED IS NOT LOCATED IN A CALIFORNIA GEOLOGICAL SURVEY LIQUEFACTION ZONE.

Liquefaction is a phenomenon in which the strength and rigidity of a soil is reduced by earthquake shaking or other rapid loading. When the ground liquefies in an earthquake, sandy or silty materials saturated with water behave like a liquid, causing pipes to leak, roads and airport runways to buckle, and building foundations to be damaged. Even if a property is located in a liquefaction zone it is not necessarily the case that liquefaction will occur.

LANDSLIDE ZONE: PROPERTY LISTED IS NOT LOCATED IN A CALIFORNIA GEOLOGICAL SURVEY LANDSLIDE ZONE.

Earthquake-Induced Landslide Zones Of Required Investigation are areas meeting one or more of the following criteria:

1. Areas where the California Geological Survey's analyses of geologic and geotechnical data indicate that the geologic materials are susceptible to earthquake-induced slope failure.
2. Areas identified as having past landslide movement, including both landslide deposits and source areas.
3. Areas known to have experienced earthquake-induced slope failure during historic earthquakes.

SANTA CLARA COUNTY LIQUEFACTION SUSCEPTIBILITY: PROPERTY LISTED IS NOT LOCATED IN A LIQUEFACTION SUSCEPTIBILITY ZONE.

Liquefaction is the transformation of a saturated granular material from a solid to a liquefied state as a result of increased pore pressure and decreased effective stress. Types of ground failure resulting from liquefaction can include sand boils, lateral spreads, ground settlement, ground cracking and ground warping. Observations of the effects of large-magnitude earthquakes show that the distribution of liquefaction phenomena is not random; it occurs in areas underlain by loose, saturated, cohesionless sand, silt and gravel.

Under prolonged or high-level earthquake shaking, the ground can

(a) Lose its capacity to bear weight, which is most often associated with heavy buildings, which may sink or tilt; or buried tanks, which are buoyed up.
(b) It can move laterally, which can be extensive on actual riverbanks and levees or on large gently sloping hillsides with large run off deposits.

15495 Los Gatos Blvd Suite #9 Los Gatos CA 95032 · Tel: (408) 358-8282 · info@terracheck.com · www.terracheck.com

(c) And/or it can permit sandy water to escape to the surface in fissures or boils, which is marginally experienced except in large, nearly level areas.

Areas identified as having a susceptibility to liquefaction are expected to experience most of the liquefaction that occurs in a larger sized earthquake, and it is expected that most of the future liquefaction failures will take place in these areas based upon the data from the liquefaction failures that occurred during past earthquakes. Even if a property is located in a liquefaction zone it is not necessarily the case that liquefaction will occur.

DR - FAULT RUPTURE: PROPERTY LISTED IS NOT LOCATED IN A DR – FAULT RUPTURE HAZARD ZONE.

A Dr zone differs from the Alquist Priolo Hazard Zone in that the Dr zone includes both potentially active and active faults, whereas the Alquist Priolo only includes active faults. Potentially active faults may NOT be seismically active, and it cannot be definitively proven that these areas have had seismic movement within the last 11,000 years. Active faults are those areas which have had proven seismic activity within the last 11,000 years. This hazard zone is defined by the County of Santa Clara as an area of high potential for ground displacement along fault traces. This zone appears on maps officially produced by the county of Santa Clara. For more information, interested parties may contact the Geologist for the County of Santa Clara, James Baker at (408) 299-2454 x250.

DS - LANDSLIDE: PROPERTY LISTED IS NOT LOCATED IN A DS – LANDSLIDE HIGH POTENTIAL ZONE.

If a property is located in an "Area of High Potential for Earthquake Induced Landslides", it does not necessarily mean that specific landslides exist on the property or that

Landsliding is imminent or probable in the area. It does mean that the designated area has a greater chance of landsliding than properties in flat-lying areas. The primary reason for an area being zoned as an "Area of High Potential for Earthquake Induced Landslides" is that the slopes are steeper than 15% and are underlain by "bedrock units of low stability".

DF - DIKE FAILURE: PROPERTY LISTED IS NOT LOCATED IN A DF – DIKE FAILURE ZONE.

If a property is in a Df zone there is a significant chance that these areas could be flooded following a large earthquake if the perimeter dike systems of the Bay fail.

DC - COMPRESSIBLE SOILS: PROPERTY LISTED IS NOT LOCATED IN A DC – COMPRESSIBLE SOILS ZONE.

If a property is in a Dc zone there is a chance that the ground will settle locally during severe shaking due to peaty-type soils in these areas compressing. Risk of injury is relatively low in these areas as a result of settlement alone.

GEOLOGIC HAZARD: PROPERTY LISTED IS NOT LOCATED IN A (CITY OF SAN JOSE) GEOLOGIC HAZARD ZONE.

15495 Los Gatos Blvd Suite #9 Los Gatos CA 95032 · Tel: (408) 358-8282 · info@terracheck.com · www.terracheck.com

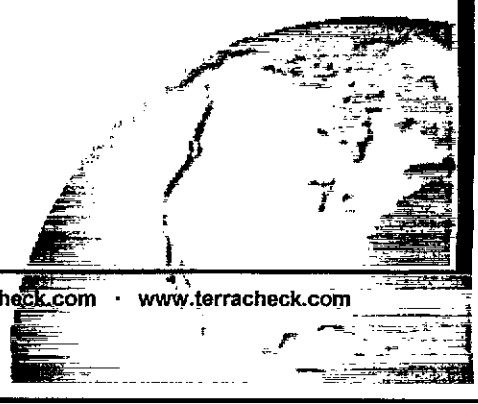
Properties located in this zone must obtain a Certificate of Geologic Clearance from the Department of Public Works prior to receiving any discretionary approval for development, or any grading or building permit improvements to a site. For more information interested parties may contact the City of San Jose's Geologist, Mike Shimmimota at (408) 277-5161.

SPECIAL GEOLOGIC HAZARD: PROPERTY LISTED IS NOT LOCATED IN A (CITY OF SAN JOSE) SPECIAL GEOLOGIC HAZARD ZONE.

A limited zone defined by the City of San Jose that is undergoing a special phased geologic study to define areas underlain by active landsliding. If a property is located in this area, a "Certificate of Geologic Clearance" from the Department of Public Works is required prior to any discretionary approval for development, or any grading or building permit for improvements to a site. In order to obtain this clearance, property owners in these special study zones must perform a Geologic Evaluation. For more information interested parties may contact the City of San Jose's Geologist, Mike Shimmimota at (408) 277-5161.

POTENTIAL HAZARD: PROPERTY LISTED IS NOT LOCATED IN A (CITY OF SAN JOSE) POTENTIAL HAZARD ZONE.

Properties located in this zone must obtain a Certificate of Geologic Clearance from the Department of Public Works prior to receiving any discretionary approval for development, or any grading or building permit improvements to a site. For more information interested parties may contact the City of San Jose's Geologist, Mike Shimmimota at (408) 277-5161.



15495 Los Gatos Blvd Suite #9 Los Gatos CA 95032 · Tel: (408) 358-8282 · info@terracheck.com · www.terracheck.com

TERRACHECK
DISCLOSURE SPECIALISTS FOR CALIFORNIA

STATEMENT OF LIABILITY LIMITATIONS, CONDITIONS, TERMS AND ASSUMPTIONS

This report is for the exclusive use of the individual(s), herein referred to as "Client", involved in the transaction (as identified by the address on the report) for which this report, herein referred to as "Report", was created. This Report may not be referred to or relied upon by any party other than Client without the written consent of TerraCheck Corporation, herein referred to as "TerraCheck". TerraCheck has no accountability, obligation or liability to any third party.

This Report concerns the land identified in the Report, herein referred to as "Property" which does NOT include any property beyond the lines of the area described, or referred to in this Report, nor any real property described as an easement in the Report, nor any right, title, interest, estate or easement in abutting streets, roads, alleys, lanes, ways, or waterways. TerraCheck has not made a physical inspection of the Property. This Report is not a substitute for a physical inspection of the Property, examination of its physical conditions, and/or its surroundings by Client and its consultants.

The report map is an approximate representation of the subject property location and the surrounding hazards. The house icon in the center of the map represents the subject property. The dotted line circle surrounding the house icon is a ¼ mile radius measurement to determine the environmental zones (if applicable). Please refer to the table on the second page of this report for the specific data relating to the property.

TerraCheck reviewed only those maps and records, herein referred to as "Records", specifically referred to in Report, which are readily available for public inspection and are provided by private and public Government sources. Conditions frequently change, and recent changes may not be reflected on the "official" maps, Government databases, or the Records. TerraCheck relies upon the information contained in the Records, and assumes their accuracy without any further investigation or analysis of that underlying data supporting the information embodied in the Records. Some of the Records are available in electronic format. For Records that are not available in this medium, TerraCheck has transposed the data into electronic format. The process of transposing data could be imperfect whether performed by TerraCheck or other entities. In situations where the Property appears to be close to a designated zone, TerraCheck recommends that any interested party consult with experts or perform additional research in order to be clear as to the conditions affecting the Property. No responsibility is assumed for the accuracy of information furnished by the Client, third parties, or Records.

The legal description of the Property in this Report was furnished to TerraCheck by Client and is assumed to be correct without independent verification by TerraCheck. TerraCheck is not responsible for the accuracy of the address or APN provided to TerraCheck. No opinion is rendered, nor responsibility assumed, and no representation is made as to the title to the Property, nor whether the Property is comprised of legal lots in conformance with the California Subdivision Map Act and local ordinances enacted pursuant thereto.

No responsibility is assumed, nor opinion rendered, and no representation is made concerning the condition of the Property whether architectural, structural, mechanical, engineering or legal in character or nature. TerraCheck assumes no responsibility regarding structural integrity or adequacy, nor soil conditions, potential for flooding, settlement, drainage, subsidence, fire, compliance with applicable laws and zoning regulations or other occurrences or problems arising from neither soil conditions, zones, areas, nor marketability of the Property. No opinion is expressed with respect to the presence or absence of hazardous or toxic materials or substances or any other defects on or within the Property. TerraCheck assumes no responsibility for conditions or consequences resulting from information that was withheld, concealed, misrepresented or not fully disclosed at the time the Report was compiled. TerraCheck is in no way responsible for any costs incurred to correct any deficiencies of any type present in the Property

TerraCheck assumes no responsibility for any costs or consequences arising due to the need, or the lack of need for earthquake, flood, casualty and/or liability insurance. The decision to insure or not to insure is a personal one of the owner and should be made in consultation with an insurance advisor.

This Report is intended to include only information pertaining to zones affirmatively addressed in the text hereof. This Report does not purport, either explicitly or by implication to include or provide information regarding any other matters not specifically addressed herein, including without limitation: (a) state of title of the Property, including without limitation any liens, encumbrances, covenants, conditions, restrictions, reservations, easements, mining claims, water rights, encroachments, or any other title matters adversely affecting title which would be identified through a correct survey of the Property and/or a real estate title examination; (b) status of the Property in relation to ordinances and regulations of the State of California, City and County where the Property is located, including but not limited to the California Subdivision Map Acts, and federal and state laws; (c) environmental protection laws and regulations; (d) property taxes, special assessments of any nature including without limitation Mello-Roos District assessments; (e) legal proceedings before any judicial or other adjudicative tribunal or any regulator or administrative agency or any governmental entity; (f) building codes,

15495 Los Gatos Blvd Suite #9 Los Gatos CA 95032 · Tel: (408) 358-8282 · info@terracheck.com · www.terracheck.com

permits of any nature, income taxes, liquor licenses or other laws restricting, regulating or relating to the character, dimensions or location or any improvement now or hereafter erected on the Property or the occupancy, use, anticipated use, or enjoyment of the Property; (g) in rem forfeiture laws: (h) rights of eminent domain and; (i) ordinances, administrative decision, rules and regulations of any special political subdivision, whether created or enabled through legislative action at the federal, state or regional level, such as but not limited to water agencies, school districts, flood control districts, Coastal Commission or joint powers districts.

This Report is issued as of the date specified herein. TerraCheck has no obligation to advise Client or any other interested party of any relevant fact, circumstance or change that occurs after the date specified herein which pertains to the Property or which modified or otherwise affects the information provided in this Report.

Should it become necessary for TerraCheck to give testimony in court or any hearing, or consult with Client or any other interested party after the issuance of this Report because of having issued this Report, a separate and special arrangement and additional fee agreement will apply. If testimony or deposition is required from TerraCheck because of any subpoena, the Client shall be responsible for any additional time, fees and charges of TerraCheck, regardless of which party issued the subpoena.

This Report shall be governed by and construed in accordance with the laws of the State of California.

ACCEPTANCE OF, AND/OR USE OF THIS REPORT BY CLIENT OR ANY OTHER INTERESTED PARTY CONSTITUTES ACCEPTANCE OF THE ABOVE LIMITATIONS, CONDITIONS, TERMS AND ASSUMPTIONS. TERRACHECK'S LIABILITY EXTENDS ONLY TO THE STATED CLIENT, NOT TO ANY OTHER INTERESTED PARTY OR USER (S). TERRACHECK IS NOT LIABLE FOR ANY SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE PREPARATION, ISSUANCE OR USE OF THIS REPORT.

15495 Los Gatos Blvd Suite #9 Los Gatos CA 95032 · Tel: (408) 358-8282 · info@terracheck.com · www.terracheck.com

Completion of this card is voluntary (GC 54953.3)

3E

Citizens Request to Speak

Date 10 / 12 / 06 - 023

I wish to speak: FOR (AGAINST) Agenda Item No. CP06 -023

Subject: Family Daycare

Name: Eddie Lopez

Address: 3310 Julio Ave

City / State / Zip San Jose CA 95124

Phone (408) 723 3070

I represent:

I am a registered Lobbyist: (NO) YES (Circle One)

PLEASE GIVE COMPLETED CARD TO PLANNING STAFF.

(See reverse side)

SM

City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)**

Permit/Project No.: **CP06-023** Issuance Date: **10/13/06**

Prepped By: **SSAHA** Closed By: **XLOPEZ** RSN: **1226269**

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☐ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☐ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☐ (GT) Technical Reports ☐ (GR) Archaeological
☑ (DR) Development Review (207)	☑ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☐ (PE) Permit ☐ (MP) Maps ☐ (AP) Application ☑ (AC) Agency Correspondence ☐ (GC) General Correspondence ☐ (PL) Plans
	☐ (ER) Environmental Review (for 207 series Project Files)	☐ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: Suparna Saha
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

SUBJECT: **FINAL RESPONSE TO DEVELOPMENT APPLICATION**

DATE: 09/08/06

PLANNING NO.: CP06-023
DESCRIPTION: Conditional Use Permit to allow conversion of an existing single-family house to a day care center on a 0.15 gross acre site
LOCATION: southwest corner of Hillsdale Avenue and Irlanda Way
P.W. NUMBER: 3-18050

Public Works received revised plans for the subject project on 09/08/06 and submits the following comments and requirements.

Project Conditions:

Public Works Clearance for Building Permit(s): Prior to the issuance of Building permits, 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. **Minor Improvement Permit**: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.

2. **Transportation**: The projected traffic for this project was reviewed and found to be minimal, therefore no further traffic analysis is required.

3. **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.

4. **Undergrounding**: The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Hillsdale Avenue prior to issuance of a Public Works clearance. One hundred percent (100%) of the base fee in place at the time of payment will be due. (Currently, the base fee is $224 per linear foot of frontage.)

5. **Street Improvements**: Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project. Close unused driveway and install any missing street trees.

Please contact the Project Engineer, Ryan Do, at (408) 535-6897 if you have any questions.

Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

ES:rd:gj
6000_24836051045.DOC

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: Suparna Saha
Planning and Building

FROM: Ryan Do
Public Works

SUBJECT: **INITIAL RESPONSE TO DEVELOPMENT APPLICATION**

DATE: 04/24/06

Approved [signature] Date 4/24/06

PLANNING NO.: CP06-023
DESCRIPTION: Conditional Use Permit to allow conversion of an existing single-family house to a day care center on a 0.15 gross acre site
LOCATION: southwest corner of Hillsdale Avenue and Irlanda Way
P.W. NUMBER: 3-18050

Public Works received the subject project on 04/03/06 and submits the following comments and requirements. **Upon completion of the Action/Revisions Required items by the applicant, Public Works will forward a Final Memo to the Department of Planning prior to the preparation of the Staff Report for Public Hearing.**

Actions / Revisions Required:

1. **Site Plan:**
   a) Revise plans to eliminate time-limited parking within the street right-of-way. Any on-street time-limited parking request should be made through the Department of Transportation – Traffic Calming at the completion of the project.
   b) Revise plans to eliminate the proposed new concrete within the park strip area.

Project Conditions:

Public Works Clearance for Building Permit(s): Prior to the issuance of Building permits, 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.

2. **Minor Improvement Permit**: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.

3. **Transportation**: The projected traffic for this project was reviewed and found to be minimal, therefore no further traffic analysis is required.

4. **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.

5. **Undergrounding**: The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Hillsdale Avenue prior to issuance of a Public Works clearance. One hundred percent (100%) of the base fee in place at the time of payment will be due. (Currently, the base fee is $224 per linear foot of frontage.)

6. **Street Improvements**: Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.

Please contact me or Gary Jansen at (408) 535-6895 if you have any questions.

Ryan Do
Project Engineer
Transportation and Development Services Division

RD:gj
6000_11294973058.DOC

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

CITY OF SAN JOSE
PLANNING DEPARTMENT

RECEIVED
APR 13 2006
CITY OF SAN JOSE
PLANNING DEPARTMENT

DATE: 04/06/06

TO: Suparna Saha
FROM: Nadia Naum-Stoian

Re: Plan Review Comments
PLANNING NO: CP06-023
DESCRIPTION: Conditional Use Permit to allow conversion of an existing single-family house to a day care center on a 0.15 gross acre site
LOCATION: southwest corner of Hillsdale Avenue and Irlanda Way
ADDRESS: southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)
FOLDER #: 06 009932 AO

The Fire Department's review was limited to verifying compliance of the project to Article 9, Appendix III-A, and Appendix III-B of the 2001 California Fire Code with City of San Jose Amendments (SJFC). **Compliance with all other applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process.**

- These comments are based on the following information from drawings dated3/27/06 by Roots Design

  Largest building: 2171 sq. ft.; Construction Type: V N; Number of stories:1

Access on property is not required-all structures are within 150 feet from street frontage. Fire flow of 1000GPM should be available from the closest public hydrant.

The owner/tenant is responsible to insure that the Certificate of Occupancy matches the use of the space as defined in Chapter 3 and Table 3A of the 2001 California Building Code. The owner/tenant is responsible to post the Certificate of Occupancy in a conspicuous place in accordance with California Building Code 109.5.

Contact Captain Steve Padilla, San Jose Fire Department, at (408) 277-8781, to obtain Fire Department sign off **after the Certificate of Occupancy is issued.**

Nadia Naum-Stoian, Fire Protection Engineer
Bureau of Fire Prevention, Fire Department
(408) 535-7699

City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)**

Permit/Project No.: **CP06-023** Issuance Date: **10/13/06**

Prepped By: **SSAHA** Closed By: **XLOPEZ** RSN: **1226269**

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☐ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☐ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☐ (GT) Technical Reports ☐ (GR) Archaeological
☑ (DR) Development Review (207)	☑ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☐ (PE) Permit ☐ (MP) Maps ☑ (AP) Application ☐ (AC) Agency Correspondence ☐ (GC) General Correspondence ☐ (PL) Plans
	☐ (ER) Environmental Review (for 207 series Project Files)	☐ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs

City of San Jose

Department of City Planning, Building and Code Enforcement

200 East Santa Clara Street
San Jose, CA 95113-1905
(408) 535-7800

File Number	CP06-023	Council District	9	Planning Area	Cambrian/Pioneer
Filing Date	3/28/2006	Project Manager	SSAHA	Tech	Justina Chang

Initial Envir Clearance App. **Exemption**

Annexation **Ross No 1** **10-AUG-55**

Description **Conditional Use Permit to allow conversion of an existing single-family house to a day care center on a 0.15 gross acre site**

Location **southwest corner of Hillsdale Avenue and Irlanda Way**

Owner

Previous Files: PRE05-444

APN	**44715020**	Census Tract	**5029.08**
Existing GP	MLDR (8.0)	Existing Zoning	R-1-8
Gross Acres	0.15	Net Acres	
Planned Community	No		

Existing Use	**Single Family Detached Residential**	Proposed Use	**Day Care Center, Nursery School**
No. of Existing Lots		No of Lots Proposed	
Est. Occupancy Date		Initial Processing Fee	$5,266.00
Elem. School District	**Cambrian School District, Campbell Union High School District**		

Environmental Checklist:

Historic:	No	GeoHazard Zone:	No
Flood Zone:	No	Historic Conservation Area:	No
Road Noise:	No	Near a Waterway:	No
Archeology:	No		

Internal Referrals:

Blair Geoff Environmental Services Dept.

Maiel Homer Building Division

Miller William San Jose Police Dept.

NAUM-STOIAN NADIA San Jose Fire Dept.

Pineda Manuel Dept. of Transportation

Sohrabi Ebrahim Development Services Div.,

PROJECT APPLICATION SUMMARY

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

CITY OF SAN JOSE
Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3555 fax (408) 292-6055
Website: www.sanjoseca.gov/planning

CONDITIONAL USE PERMIT/AMENDMENT APPLICATION

TO BE COMPLETED BY PLANNING STAFF

FILE NUMBER				RECEIPT #:
CP 06-073				
PROJECT LOCATION				AMOUNT:
ZONING	GP DESIGNATION	QUAD	COUNCIL DISTRICT	DATE:
R-1-8	MLDR(8-0)	113/114	9	BY:

TO BE COMPLETED BY THE APPLICANT
(PLEASE PRINT OR TYPE)

Pursuant to the Provisions of Part 6 of Chapter 20.100 of the San Jose Municipal Code, application is made to request a:

CHECK ONE BOX

☒ CONDITIONAL USE PERMIT ☐ AMENDMENT TO A CONDITIONAL USE PERMIT

PREVIOUS CUP PERMIT FILE NUMBER CP _____

FOR THE PROPERTY LOCATED AT: 1704 Hillsdale Ave

ASSESSOR'S PARCEL NUMBER(S) (APN)	GROSS ACREAGE	NET ACREAGE
447 15 020	0.149	0.149

DOES THE PROJECT INVOLVE HUD FEDERAL FUNDING? ☒ NO ☐ YES

PLEASE INDICATE WHETHER USE OF HUD FUNDING IS ANTICIPATED, FOR THE PROPOSED PROJECT.

☒ NO ☐ YES

If yes, indicate type of funding (i.e. CDBG Grant, HOME Investment Partnership Program, Section 108 Loan Guarantee, etc.), funding amount, whether awarded (if known) or application is pending, and fiscal year of award or application request.

PLEASE NOTE: Projects involving 1) acquisition of real property involving a change of use, or 2) new construction may require an Environmental Assessment (EA). Concurrent environmental review per the California Environmental Quality Act (CEQA) is also required. The obtainment of a qualified environmental consultant to provide documentation services (i.e. a combined Initial Study/EA) is strongly recommended.

STORMWATER RUNOFF DATA: n/a

a. Site size: no change sq. ft. (acres multiplied by 43,560 sq. ft.)
b. Existing impervious surface area (includes land covered by buildings, sheds, patios/covers, parking lots, streets, sidewalks, paved walkways and driveways): no change sq. ft.
c. New Impervious surface area created, added, or replaced: 0 sq. ft.
d. Total proposed Impervious surface area (new + existing): no change sq. ft.
e. Percent increase/decrease/replacement of impervious surface area (c./d. multiplied by 100): 0 %
f. Will or have hazardous materials been used or stored on site? Yes or (No.)
g. If required, has a Hazardous Materials Management Plan been approved for the site? Yes or No. n/a

PLEASE CALL THE APPOINTMENT DESK AT (408) 535-3555 FOR AN APPLICATION APPOINTMENT.
THIS APPLICATION APPOINTMENT IS LOCATED ON THE 3RD FLOOR OF CITY HALL.

EXISTING USE OF PROPERTY: Residential	ESTIMATED DATE OF OCCUPANCY (month/year)
PROPOSED USE OF PROPERTY OR SUBJECT OF AMENDMENT: Infant Childcare Center	
IF PROPOSAL IS RESIDENTIAL - NUMBER OF UNITS: 1 - no changes	**IF PROPOSAL IS NON-RESIDENTIAL -** NEW GROSS BUILDING SQUARE FOOTAGE

THE FOLLOWING EXHIBITS ARE ATTACHED HERETO AND MADE A PART THEREOF BY REFERENCE.

☒ A LEGAL DESCRIPTION OF SUBJECT PROPERTY - EXHIBIT A

☒ THE COMPLETE DEVELOPMENT PLAN SET FOR THE SUBJECT PROPERTY, ENTITLED

DATED 3/27/06 AND LAST REVISED 3/27/06,

CONSISTING OF 3 SHEETS

PLEASE CALL THE APPOINTMENT DESK AT (408) 535-3555 FOR AN APPLICATION APPOINTMENT.
THIS APPLICATION APPOINTMENT IS LOCATED ON THE 3RD FLOOR OF CITY HALL.

AFFIDAVIT OF OWNERSHIP

THE UNDERSIGNED HEREBY DECLARE THAT THE FOLLOWING IS TRUE AND CORRECT:

1. The undersigned are all the owners of all the property described in Exhibit A - Legal Description of Subject Property, or tenants of the entire subject site with a recorded lease and a term remaining of at least five years.

2. The development plans a part of this application show the exact location, size, and use of all easements on the subject site and all easement on surrounding properties benefiting the subject property.

3. If there are any existing active or deactivated water wells on your property, they must be shown on your plans. The property which is the subject of this application:

   _____does contain existing active or deactivated water wells and they are shown on the plans accompanying this application
   _X_ does not contain existing active or deactivated water wells.

4. In conformance with Section 65962.5 of the California Government Code, and as owner(s) of the property referenced below, I(we) hereby certify that I(we) have reviewed the list of Hazardous Waste and Substance Sites within the City of San Jose, as compiled by the State Office of Planning and Research.
   The property which is the subject of the above-referenced application is_____ is not _X_ included on said list.
   If included on the List, the listed item reads as follows:

   _____

   _____

   _____

THE UNDERSIGNED HEREBY DECLARE THAT THEY UNDERSTAND THE FOLLOWING APPLIES TO THEIR PROJECT:

5. **Notice to Applicants regarding effect of Wastewater treatment capacity on land development approvals.** Part 2.75 of Chapter 15.12 of the San Jose Municipal Codes requires that an applicant acknowledge the effect of Wastewater treatment capacity on Land development approvals at the time of application. As owner (s) of the property subject to this development application, I(we) hereby acknowledge the requirements of the Municipal Code, as stated below, and understand that these requirements will apply to the development permit for which I(we) am(are) applying.

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

PRINT NAME OF PROPERTY OWNER		DAYTIME TELEPHONE #	FAX TELEPHONE #
RICHARD & ROXANNA CROTEAU		(408) 314-1176	( )
ADDRESS	CITY	STATE	ZIP CODE
5944 Hosta Ln	San Jose	CA	95124
NAME OF FIRM, IF APPLICABLE	TITLE OR OTHER OFFICIAL CAPACITY*		
Partners In Play	Owners		
SIGNATURE (PRINT NAME IF DIFFERENT THAN THE ABOVE PROPERTY OWNER)		DATE	
Richard Croteau Roxanna Croteau		3/28/2006	

* **PLEASE STATE IF YOU ARE A PARTNER, PRESIDENT, VICE-PRESIDENT, ETC...**

IF THERE ARE ADDITIONAL PROPERTY OWNERS, PLEASE USE THE FOLLOWING PAGE TO PROVIDE THE ABOVE INFORMATION.

PLEASE CALL THE APPOINTMENT DESK AT (408) 535-3555 FOR AN APPLICATION APPOINTMENT.
THIS APPLICATION APPOINTMENT IS LOCATED ON THE 3RD FLOOR OF CITY HALL.

AFFIDAVIT OF OWNERSHIP

(ONLY FOR ADDITIONAL PROPERTY OWNERS)

THE UNDERSIGNED HEREBY DECLARE THAT ITEMS 1 THROUGH 4 ON PAGE 2 OF THIS APPLICATION ARE TRUE AND CORRECT, AND DECLARE THAT THEY UNDERSTAND THAT ITEM 5 ON PAGE 2 OF THIS APPLICATION APPLIES TO THEIR PROJECT:

PRINT NAME OF PROPERTY OWNER	DAYTIME TELEPHONE #	FAX TELEPHONE #
Richard & Roxanna Croteau	(408) 314-1176	( )

ADDRESS	CITY	STATE	ZIP CODE
5944 Hosta Ln	San Jose	CA	95124

NAME OF FIRM, IF APPLICABLE	TITLE OR OTHER OFFICIAL CAPACITY*
Partners In Play	Owners

SIGNATURE	DATE
Richard Croteau Roxanna Croteau	

PRINT NAME OF PROPERTY OWNER	DAYTIME TELEPHONE #	FAX TELEPHONE #
	( )	( )

ADDRESS	CITY	STATE	ZIP CODE

NAME OF FIRM, IF APPLICABLE	TITLE OR OTHER OFFICIAL CAPACITY*

SIGNATURE	DATE

PRINT NAME OF PROPERTY OWNER	DAYTIME TELEPHONE #	FAX TELEPHONE #
	( )	( )

ADDRESS	CITY	STATE	ZIP CODE

NAME OF FIRM, IF APPLICABLE	TITLE OR OTHER OFFICIAL CAPACITY*

SIGNATURE	DATE

PRINT NAME OF PROPERTY OWNER	DAYTIME TELEPHONE #	FAX TELEPHONE #
	( )	( )

ADDRESS	CITY	STATE	ZIP CODE

NAME OF FIRM, IF APPLICABLE	TITLE OR OTHER OFFICIAL CAPACITY*

SIGNATURE	DATE

* **PLEASE STATE IF YOU ARE A PARTNER, PRESIDENT, VICE-PRESIDENT, ETC...**

IF THERE ARE ADDITIONAL PROPERTY OWNERS, PLEASE ATTACH A SEPARATE COPIES OF THIS PAGE TO PROVIDE THE ABOVE INFORMATION.

PLEASE CALL THE APPOINTMENT DESK AT (408) 535-3555 FOR AN APPLICATION APPOINTMENT. THIS APPLICATION APPOINTMENT IS LOCATED ON THE 3RD FLOOR OF CITY HALL.

CONTACT PERSON

That for the purpose of processing and coordination of this application, the following person is my (our) designated representative/contact person:

PRINT NAME OF CONTACT PERSON	NAME OF FIRM, IF APPLICABLE
Richard Croteau	Partners In Play

ADDRESS	CITY	STATE	ZIP CODE
5944 Hosta Ln	San Jose	CA	95124

DAYTIME TELEPHONE #	FAX TELEPHONE #	E-MAIL ADDRESS
(408) 314-1176	( )	r.croteau@comcast.net

PROJECT DEVELOPER

PRINT NAME OF **PROJECT DEVELOPER** (IF DIFFERENT THAN OWNER)	NAME OF FIRM, IF APPLICABLE
Roots Designs - Keith Rootsaert	Roots Designs

ADDRESS	CITY	STATE	ZIP CODE
251 Sunol St	San Jose	CA	95126

DAYTIME TELEPHONE #	FAX TELEPHONE #	E-MAIL ADDRESS
(408) 294-7668	(408) 294-7669	rootsdesigns@sbcglobal.net

ARCHITECT and ENGINEER

PRINT NAME OF **ARCHITECT**	NAME OF FIRM, IF APPLICABLE
n/a	

ADDRESS	CITY	STATE	ZIP CODE

DAYTIME TELEPHONE #	FAX TELEPHONE #	E-MAIL ADDRESS
( )	( )	

PRINT NAME OF **ENGINEER**	NAME OF FIRM, IF APPLICABLE
n/a	

ADDRESS	CITY	STATE	ZIP CODE

DAYTIME TELEPHONE #	FAX TELEPHONE #	E-MAIL ADDRESS
( )	( )	

PLEASE CALL THE APPOINTMENT DESK AT (408) 535-3555 FOR AN APPLICATION APPOINTMENT.
THIS APPLICATION APPOINTMENT IS LOCATED ON THE 3RD FLOOR OF CITY HALL.

Order No. : 0612004079-MA

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to is situated in the State of California, County of Santa Clara, City of San Jose, and is described as follows:

LOT 41, as delineated upon that certain Map entitled "Tract No. 1630", filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on March 20th, 1956 in Book 68 of Maps, at Page 2 and 3

EXCEPTING THEREFROM the underground water or rights thereto with no rights of surface entry, as granted to San Jose Water Works, a California corporation, by instrument, recorded May 17th, 1956 in Book 3497 of Official Records, Page 545

447-15-020
17015
GC/NV/ar
A 447-15-20

upd/SH/KH 10/14/05
upd-b/GC/KH 11/1/05

TRACT NO. 1630

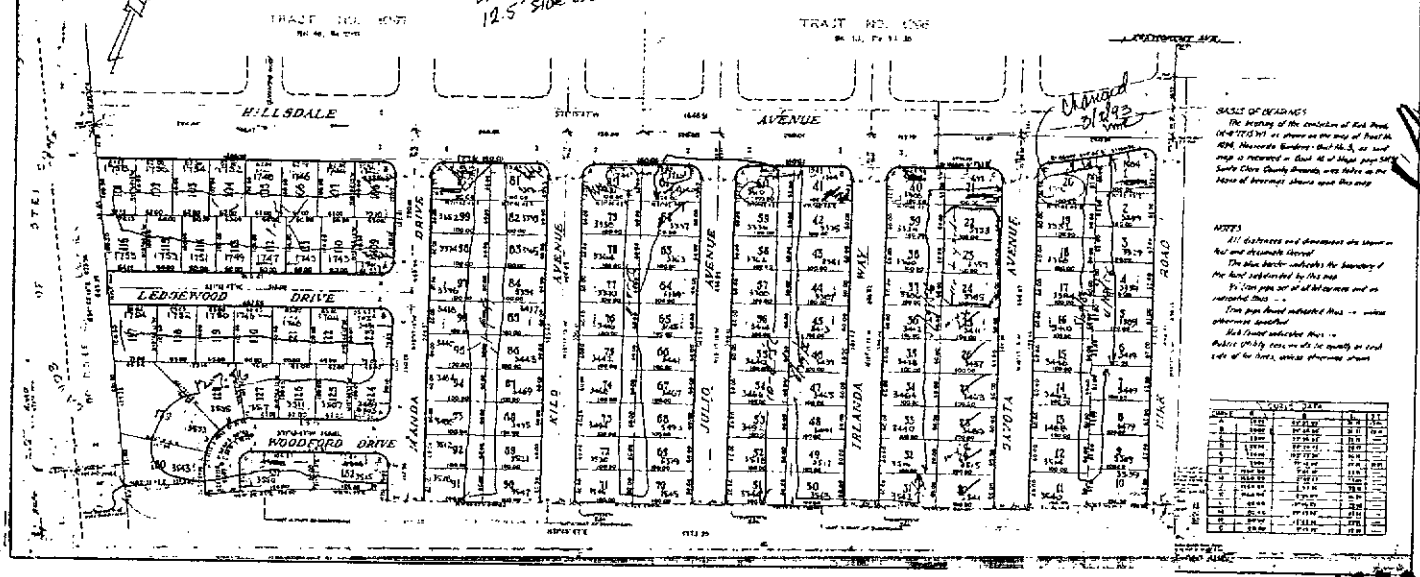
CONSISTING OF TWO SHEETS

LYING WITHIN THE CITY OF SAN JOSE
BEING
LOT 4 & A PORTION OF LOT 5 OF THE KLEE SUBDIVISION
"O" OF MAPS, PAGE 18

SAN JOSE CALIFORNIA
SCALE 1" = 100' FEBRUARY 1956

ROBERT W. TONKIN
Land Surveyor
SAN JOSE

20' BSL
12.5' SIDE BSL



1630

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, ACTING DIRECTOR

PUBLIC HEARING NOTICE

The Planning Commission of the City of San José will consider a **Conditional Use Permit** at a public hearing in accordance with the San José Municipal Code on:

Wednesday, October 11, 2006
6:30 p.m.
City Council Chambers
City Hall
200 East Santa Clara Street
San Jose, CA 95113

The project being considered is:

CP06-023. Conditional Use Permit to allow conversion of an existing single-family house to a day care center on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)(Croteau Richard And Roxanna, Owner; Roots Designs Inc Keith Rootsaert, Developer). Council District 9. SNI: None. CEQA: Exempt.

Reports, drawings, and documents along with a draft permit and recommendations will be available for review during the week of the public hearing from 9:00 a.m. to 5:00 p.m., Monday through Friday at:

Department of Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, CA 95113
(408) 535-7800
http://www.sanjoseca.gov/planning/hearings/

You are welcome to attend and to speak on this issue. To arrange an accommodation under the Americans with Disabilities Act to participate in this meeting, please call (408) 535-7800 (Voice)/TYY# (408) 294-9337 at least 48 hours before the meeting. **Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883. Para información en Español acerca de esta solicitud, comuníquese con Juan Borrelli al (408) 535-3555.** The decision of the Planning Commission may be appealed in accordance with the requirements of the San José Municipal Code. Instructions for filing a permit appeal are available from the Department of Planning, Building and Code Enforcement.

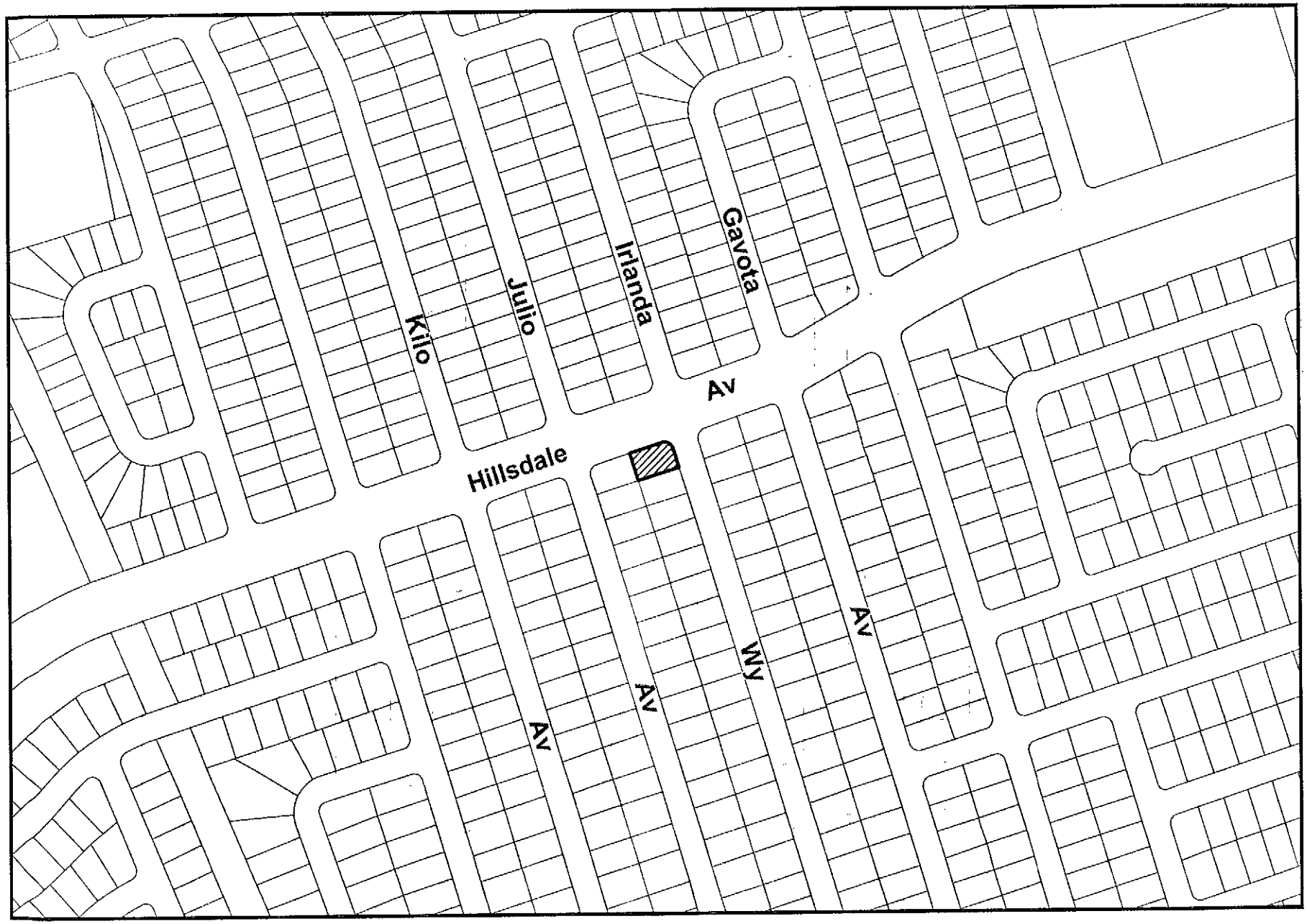
* *If you choose to challenge this land use decision in court, you may be limited to only those issues you, or someone else, raised and discussed at the public hearing or in written correspondence delivered to the City at or prior to the public hearing.*

Comments and questions are welcome and should be referred to the **Project Manager, Suparna Saha**, at the e-mail address: *suparna.saha@sanjoseca.gov* in the Department of Planning, Building and Code Enforcement. Please refer to the above file number for further information on this project.

Jean Hamilton

Jean Hamilton, Acting Deputy Director
Plan Implementation Division
Dated: 9/18/06

Noticing Radius: 500 ft



N

Scale: 1"= 300'
Noticing Radius: 500 feet

File No: CP06-023

District: 9

Quad No: 113, 114

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, ACTING DIRECTOR

File No. **CP06-032**

DECLARATION OF MAILING

I certify that the attached Notice of Public Hearing was mailed to the project applicant(s) and the owners of parcels of land that are within **500 ft** of the subject property as shown on the project mailing list, or as otherwise required by the San Jose Municipal Code. This notice was mailed on the date noted below.

Date Mailed: September 28, 2006

Gina Robles

200 East Santa Clara Street San José, CA 95113 *tel* (408) 535-7800 *fax* (408) 292-6055 www.sanjoseca.gov

CP06-032A

TITLE	ADDRESSL	CITY	ST	ZIP	ZIP4	LAT	LONG
RESIDENT	804 S ALMADEN AVE APT 4	SAN JOSE	CA	95110	3052	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 5	SAN JOSE	CA	95110	3052	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 6	SAN JOSE	CA	95110	3052	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 10	SAN JOSE	CA	95110	3052	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 11	SAN JOSE	CA	95110	3052	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 12	SAN JOSE	CA	95110	3052	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 1	SAN JOSE	CA	95110	3000	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 2	SAN JOSE	CA	95110	3000	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 3	SAN JOSE	CA	95110	3000	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 7	SAN JOSE	CA	95110	3000	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 8	SAN JOSE	CA	95110	3000	37.322093	121.884630
RESIDENT	804 S ALMADEN AVE APT 9	SAN JOSE	CA	95110	3000	37.322093	121.884630
OCCUPANT	947 S ALMADEN AVE	SAN JOSE	CA	95110	3039	37.320403	121.883402
RESIDENT	897 VINE ST	SAN JOSE	CA	95110	3042	37.320927	121.885204
RESIDENT	897 VINE ST	SAN JOSE	CA	95110	3042	37.320927	121.885204
RESIDENT	812 VINE ST	SAN JOSE	CA	95110	3041	37.320898	121.885182
RESIDENT	812 VINE ST	SAN JOSE	CA	95110	3041	37.320898	121.885182
RESIDENT	215 OAK ST APT 1	SAN JOSE	CA	95110	3026	37.320595	121.883957
RESIDENT	215 OAK ST APT 2	SAN JOSE	CA	95110	3026	37.320595	121.883957
RESIDENT	215 OAK ST APT 3	SAN JOSE	CA	95110	3026	37.320595	121.883957
RESIDENT	215 OAK ST APT 4	SAN JOSE	CA	95110	3026	37.320595	121.883957
RESIDENT	215 OAK ST APT 5	SAN JOSE	CA	95110	3026	37.320595	121.883957
RESIDENT	215 OAK ST APT 6	SAN JOSE	CA	95110	3026	37.320595	121.883957
RESIDENT	215 OAK ST APT 7	SAN JOSE	CA	95110	3026	37.320595	121.883957
RESIDENT	893 S ALMADEN AVE APT 1	SAN JOSE	CA	95110	3054	37.320828	121.883727
RESIDENT	893 S ALMADEN AVE APT 2	SAN JOSE	CA	95110	3054	37.320828	121.883727
RESIDENT	893 S ALMADEN AVE APT 3	SAN JOSE	CA	95110	3054	37.320828	121.883727
RESIDENT	893 S ALMADEN AVE APT 4	SAN JOSE	CA	95110	3054	37.320828	121.883727
OCCUPANT	933 1/2 VINE ST	SAN JOSE	CA	95110	3044	37.319791	121.884365
OCCUPANT	903 VINE ST	SAN JOSE	CA	95110	3044	37.319791	121.884365
OCCUPANT	901 VINE ST	SAN JOSE	CA	95110	3044	37.319791	121.884365
OCCUPANT	887 S ALMADEN AVE	SAN JOSE	CA	95110	3053	37.320901	121.883779
OCCUPANT	889 S ALMADEN AVE	SAN JOSE	CA	95110	3053	37.320901	121.883779
OCCUPANT	896 S ALMADEN AVE	SAN JOSE	CA	95110	3038	37.321035	121.883875
OCCUPANT	892 S ALMADEN AVE	SAN JOSE	CA	95110	3038	37.321035	121.883875
RESIDENT	811 S ALMADEN AVE APT A	SAN JOSE	CA	95110	3037	37.321791	121.884415
RESIDENT	811 S ALMADEN AVE APT B	SAN JOSE	CA	95110	3037	37.321791	121.884415
RESIDENT	825 S ALMADEN AVE APT 1	SAN JOSE	CA	95110	3037	37.321791	121.884415
RESIDENT	825 S ALMADEN AVE APT 2	SAN JOSE	CA	95110	3037	37.321791	121.884415
RESIDENT	825 S ALMADEN AVE APT 3	SAN JOSE	CA	95110	3037	37.321791	121.884415
RESIDENT	849 S ALMADEN AVE APT 1	SAN JOSE	CA	95110	3009	37.321441	121.884165
RESIDENT	849 S ALMADEN AVE APT 2	SAN JOSE	CA	95110	3009	37.321441	121.884165
RESIDENT	849 S ALMADEN AVE APT 3	SAN JOSE	CA	95110	3009	37.321441	121.884165
RESIDENT	849 S ALMADEN AVE APT 4	SAN JOSE	CA	95110	3009	37.321441	121.884165
RESIDENT	849 S ALMADEN AVE APT 5	SAN JOSE	CA	95110	3009	37.321441	121.884165
RESIDENT	849 S ALMADEN AVE APT 6	SAN JOSE	CA	95110	3009	37.321441	121.884165
RESIDENT	849 S ALMADEN AVE APT A	SAN JOSE	CA	95110	3009	37.321441	121.884165
RESIDENT	849 S ALMADEN AVE APT B	SAN JOSE	CA	95110	3009	37.321441	121.884165
RESIDENT	101 OAK ST APT A	SAN JOSE	CA	95110	2818	37.321093	121.883079
RESIDENT	101 OAK ST APT B	SAN JOSE	CA	95110	2818	37.321093	121.883079
RESIDENT	175 SUTTER ST APT L	SAN JOSE	CA	95110	2888	37.321686	121.883798

RESIDENT	149 SUTTER ST APT 3	SAN JOSE	CA	95110	2885	37.321951	121.883400
RESIDENT	149 SUTTER ST APT 1	SAN JOSE	CA	95110	2885	37.321951	121.883400
RESIDENT	149 SUTTER ST APT 2	SAN JOSE	CA	95110	2885	37.321951	121.883400
RESIDENT	149 SUTTER ST APT 4	SAN JOSE	CA	95110	2885	37.321951	121.883400
RESIDENT	149 SUTTER ST APT 5	SAN JOSE	CA	95110	2885	37.321951	121.883400
RESIDENT	153 SUTTER ST APT 1	SAN JOSE	CA	95110	2886	37.321910	121.883461
RESIDENT	153 SUTTER ST APT 2	SAN JOSE	CA	95110	2886	37.321910	121.883461
RESIDENT	153 SUTTER ST APT 3	SAN JOSE	CA	95110	2886	37.321910	121.883461
RESIDENT	153 SUTTER ST APT 4	SAN JOSE	CA	95110	2886	37.321910	121.883461
RESIDENT	165 SUTTER ST APT 1	SAN JOSE	CA	95110	2868	37.321788	121.883645
RESIDENT	165 SUTTER ST APT 2	SAN JOSE	CA	95110	2868	37.321788	121.883645
RESIDENT	165 SUTTER ST APT 3	SAN JOSE	CA	95110	2868	37.321788	121.883645
RESIDENT	165 SUTTER ST APT 4	SAN JOSE	CA	95110	2868	37.321788	121.883645
RESIDENT	165 SUTTER ST APT 5	SAN JOSE	CA	95110	2868	37.321788	121.883645
RESIDENT	165 SUTTER ST APT 6	SAN JOSE	CA	95110	2868	37.321788	121.883645
RESIDENT	175 SUTTER ST APT A	SAN JOSE	CA	95110	2867	37.321686	121.883798
RESIDENT	175 SUTTER ST APT B	SAN JOSE	CA	95110	2867	37.321686	121.883798
RESIDENT	175 SUTTER ST APT C	SAN JOSE	CA	95110	2867	37.321686	121.883798
RESIDENT	175 SUTTER ST APT D	SAN JOSE	CA	95110	2867	37.321686	121.883798
RESIDENT	175 SUTTER ST APT E	SAN JOSE	CA	95110	2867	37.321686	121.883798
RESIDENT	175 SUTTER ST APT F	SAN JOSE	CA	95110	2867	37.321686	121.883798
RESIDENT	175 SUTTER ST APT H	SAN JOSE	CA	95110	2888	37.321686	121.883798
RESIDENT	175 SUTTER ST APT J	SAN JOSE	CA	95110	2888	37.321686	121.883798
RESIDENT	175 SUTTER ST APT K	SAN JOSE	CA	95110	2888	37.321686	121.883798

C06-0325

C_HOUSE_A	C_DIR_STR	C_CTY_STA	MAIL_OWNE	MAILING_A	C_MCITYST	APN
103	OAK ST	SAN JOSE CA 95110-2818	RIVER CHURCH COMMUNITY	4 N 2ND ST STE 300	SAN JOSE CA 95113-1323	264-36-047
127	SUTTER ST	SAN JOSE CA 95110-2834	JAIME C. ARANA	127 SUTTER ST	SAN JOSE CA 95110-2834	264-36-029
131	OAK ST	SAN JOSE CA 95110-2818	JOSE T. CORTEZ	131 OAK ST	SAN JOSE CA 95110-2818	264-36-048
133	OAK ST	SAN JOSE CA 95110-2818	JOSE V. LUNA	133 OAK ST	SAN JOSE CA 95110-2818	264-36-049
136	SUTTER ST	SAN JOSE CA 95110-2833	DOLORES J. MERCADO	136 SUTTER ST	SAN JOSE CA 95110-2833	264-36-063
145	OAK ST	SAN JOSE CA 95110-2818	DIANNE R. RODRIGUEZ	145 OAK ST	SAN JOSE CA 95110-2818	264-36-050
146	SUTTER ST	SAN JOSE CA 95110-2833	JOHNY Y. & LYDIA J. GEORGE	7276 SCARSDALE PL	SAN JOSE CA 95120-4275	264-36-062
148	W VIRGINIA ST	SAN JOSE CA 95110-2856	AGUSTIN & SILVINA A. GONZALEZ	322 LAGUNA DR	MILPITAS CA 95035-8008	264-36-040
149	SUTTER ST	SAN JOSE CA 95110-2885	FRANCISCO OLIVA	411 PARK AVE UNIT 219	SAN JOSE CA 95110-2651	264-36-030
153	SUTTER ST	SAN JOSE CA 95110-2886	MANUEL I. & MARIA R. PASCOAL	606 SALT LAKE DR	SAN JOSE CA 95133-2064	264-36-031
154	SUTTER ST	SAN JOSE CA 95110-2833	JUVENTINO & MARIA I. PALACIOS	154 SUTTER ST	SAN JOSE CA 95110-2833	264-36-061
155	OAK ST 165	SAN JOSE CA 95110-2818	MARIA S. RODRIGUEZ	155 OAK ST # 165	SAN JOSE CA 95110-2818	264-36-051
160	SUTTER ST	SAN JOSE CA 95110-2833	ANTHONY T. & JACQUELINE F. GLIOZZO	2658 HILL PARK DR	SAN JOSE CA 95124-1734	264-36-060
160	W VIRGINIA ST	SAN JOSE CA 95110-2872	JOHN GOMES	2035 LYNNHAVEN DR	SAN JOSE CA 95128-5015	264-36-039
165	SUTTER ST	SAN JOSE CA 95110-2868	CERVANTES HECTOR & NORMA TRUST	15246 VIA LOMITA	MONTE SERENO CA 95030-2107	264-36-032
170	SUTTER ST	SAN JOSE CA 95110-2833	RAY NEGRON	260 S 18TH ST	SAN JOSE CA 95116-2701	264-36-059
170	W VIRGINIA ST	SAN JOSE CA 95110-2857	THOMAS D. & ISABEL M. FLEISSNER	6385 LITTLE UVAS RD	MORGAN HILL CA 95037-9156	264-36-148
174	SUTTER ST	SAN JOSE CA 95110-2833	RAYMOND R. MARTINEZ	29195 SANTA DOMINGO CT	SANTA NELLA CA 95322-9641	264-36-058
175	OAK ST	SAN JOSE CA 95110-2818	LARRY L. SEEGER	175 OAK ST	SAN JOSE CA 95110-2818	264-36-052
175	SUTTER ST	SAN JOSE CA 95110-2887	BRAD & TERESA HUGGETT	2184 LINCOLN AVE	SAN JOSE CA 95125-3542	264-36-033
178	SUTTER ST	SAN JOSE CA 95110-2833	AARON S. & MARIA D. LUNA	922 PALM ST	SAN JOSE CA 95110-3032	264-36-057
180	W VIRGINIA ST	SAN JOSE CA 95110-2858	MARTIN VALDIVIA	56 PARK SHARON DR	SAN JOSE CA 95136-2530	264-36-150
206	W VIRGINIA ST	SAN JOSE CA 95110-2933	PATRICIA CACHUX	200 W VIRGINIA ST # 206	SAN JOSE CA 95110-2933	264-38-117
213	EDWARDS AVE	SAN JOSE CA 95110-3003	CAO DAI TEMPLE OF SAN JOSE	947 S ALMADEN AVE	SAN JOSE CA 95110-3039	264-38-060
215	OAK ST	SAN JOSE CA 95110-3026	HOLDINGS LLC PACKARD	1964 OAKLAND RD	SAN JOSE CA 95131-1606	264-38-017
217	EDWARDS AVE	SAN JOSE CA 95110-3003	JAVIER & ANDREA R. VALENCIA	217 EDWARDS AVE	SAN JOSE CA 95110-3003	264-38-061
220	W VIRGINIA ST	SAN JOSE CA 95110-2933	LOURDES ORTIZ	220 W VIRGINIA ST	SAN JOSE CA 95110-2933	264-38-004
223	EDWARDS AVE	SAN JOSE CA 95110-3003	ROBERT & MAYRA M. GUERRA	223 EDWARDS AVE	SAN JOSE CA 95110-3003	264-38-062
224	W VIRGINIA ST	SAN JOSE CA 95110-2933	VERONICA CANTABRANA	224 W VIRGINIA ST	SAN JOSE CA 95110-2933	264-38-003
227	EDWARDS AVE	SAN JOSE CA 95110-3003	BUI C. THANG	337 OAKBERRY WAY	SAN JOSE CA 95123-5123	264-38-063
230	W VIRGINIA ST	SAN JOSE CA 95110-2933	JESUS R. & MARIA MARISCAL	230 W VIRGINIA ST	SAN JOSE CA 95110-2933	264-38-002
244	W VIRGINIA ST	SAN JOSE CA 95110-2933	GEORGE L. TONG	365 AVENIDA DEL ROBLE	SAN JOSE CA 95123-1504	264-38-001
256	W VIRGINIA ST	SAN JOSE CA 95110-2935	GRACE C. MORGANTI	256 W VIRGINIA ST	SAN JOSE CA 95110-2935	264-38-029
275	OAK ST	SAN JOSE CA 95110-3028	DAVID VARGAS	275 OAK ST	SAN JOSE CA 95110-3028	264-38-040
285	OAK ST	SAN JOSE CA 95110-3028	JORGE E. GOSALVEZ	2822 MESQUITE DR	SANTA CLARA CA 95051-6832	264-38-041
297	OAK ST	SAN JOSE CA 95110-3028	JOHN J. & THERESA C. GUERRA	5540 PURDUE PL	SAN JOSE CA 95118-3363	264-38-042
804	S ALMADEN AVE	SAN JOSE CA 95110-3047	BURNHAM D R & C L FAMILY TRUST	1735 BYER CT	SANTA CRUZ CA 95062-1970	264-36-149
809	VINE ST	SAN JOSE CA 95110-3042	JAVIER & ARMANDO SEGOVIA	807/809 VINE ST	SAN JOSE CA 95110	264-38-030
810	LOCUST ST	SAN JOSE CA 95110-3016	ONESIMO SALOMON	810 LOCUST ST	SAN JOSE CA 95110-3016	264-38-050
811	S ALMADEN AVE	SAN JOSE CA 95110-3037	VICENTE & CARMEN ALVAREZ	870 VINTAGE WAY	SAN JOSE CA 95122-3828	264-38-007
812	VINE ST	SAN JOSE CA 95110-3041	MARIA BRAVO	812 VINE ST	SAN JOSE CA 95110-3041	264-38-028
812	LOCUST ST	SAN JOSE CA 95110-3016	YBARRA FRANK R & JAMES	1601 MANTELLI DR	GILROY CA 95020-3773	264-38-049
813	VINE ST	SAN JOSE CA 95110-3042	FRANCISCO G. OSEGUERA	813 VINE ST	SAN JOSE CA 95110-3042	264-38-031
814	VINE ST	SAN JOSE CA 95110-3041	BRUNO BRUGNOLETTI	814 VINE ST	SAN JOSE CA 95110-3041	264-38-027
822	S ALMADEN AVE	SAN JOSE CA 95110-3036	JOSE D. & ARCELIA M. MARQUEZ	822 S ALMADEN AVE	SAN JOSE CA 95110-3036	264-36-035
825	S ALMADEN AVE	SAN JOSE CA 95110-3050	BRUCE C. WILLIAMS	1899 CONCOURSE DR	SAN JOSE CA 95131-1729	264-38-008
828	VINE ST	SAN JOSE CA 95110-3041	JOSE L. & LETICIA ORDONEZ	744 SPENCER AVE	SAN JOSE CA 95125-1560	264-38-026

829	VINE ST	SAN JOSE CA 95110-3042	PAUL R. & MARY A. SCHIFANO	1370 MCBAIN AVE	CAMPBELL CA 95008-0727	264-38-032
832	LOCUST ST	SAN JOSE CA 95110-3016	REFUGIO L. & GUADALUPE M. MORENO	832 LOCUST ST	SAN JOSE CA 95110-3016	264-38-048
838	VINE ST	SAN JOSE CA 95110-3041	GENARO L. VILLARREAL	2536 LOOMIS CT	SAN JOSE CA 95121-2234	264-38-025
840	LOCUST ST	SAN JOSE CA 95110-3016	DOMINGO & SANDRA QUEZADA	840 LOCUST ST	SAN JOSE CA 95110-3016	264-38-047
841	S ALMADEN AVE	SAN JOSE CA 95110-3037	KIMBERLY TRAN	835 S ALMADEN AVE	SAN JOSE CA 95110-3037	264-38-009
847	S ALMADEN AVE	SAN JOSE CA 95110-3037	RAMON SIQUEIROS	847 S ALMADEN AVE	SAN JOSE CA 95110-3037	264-38-010
847	VINE ST	SAN JOSE CA 95110-3042	DOLORES MARTINEZ	847 VINE ST	SAN JOSE CA 95110-3042	264-38-033
848	S ALMADEN AVE	SAN JOSE CA 95110-3036	CLEMIE TORRES	858 S ALMADEN AVE	SAN JOSE CA 95110-3036	264-36-145
848	VINE ST	SAN JOSE CA 95110-3041	REYES D. AGUILAR	848 VINE ST	SAN JOSE CA 95110-3041	264-38-024
849	S ALMADEN AVE	SAN JOSE CA 95110-3009	JOSEPH B. & GUADALUPE FERNANDEZ	6552 WHISPERING PINES DR	SAN JOSE CA 95120-4568	264-38-011
851	VINE ST	SAN JOSE CA 95110-3042	JOHN & ANGELA FAGIANO	1839 CALISTOGA DR	SAN JOSE CA 95124-1766	264-38-034
852	VINE ST	SAN JOSE CA 95110-3041	MANUEL ZARAGOZA	852 VINE ST	SAN JOSE CA 95110-3041	264-38-023
853	STATE ST	SAN JOSE CA 95110-2830	BENITO FALCON	853 STATE ST	SAN JOSE CA 95110-2830	264-36-042
855	STATE ST	SAN JOSE CA 95110-2830	JO A. SHAR ORTEGA	1828 NELSON WAY	SAN JOSE CA 95124-3627	264-36-043
859	STATE ST	SAN JOSE CA 95110-2830	DARIN M. BUENO	859 STATE ST	SAN JOSE CA 95110-2830	264-36-044
861	VINE ST	SAN JOSE CA 95110-3042	ANTHONY & FRANK COSTANZA	861 VINE ST	SAN JOSE CA 95110-3042	264-38-035
862	LOCUST ST	SAN JOSE CA 95110-3016	ALBERT SALCEDO	862 LOCUST ST	SAN JOSE CA 95110-3016	264-38-046
863	S ALMADEN AVE	SAN JOSE CA 95110-3037	HONG A. NGUYEN	1663 CANYON VIEW DR	SAN JOSE CA 95132-2405	264-38-012
866	VINE ST	SAN JOSE CA 95110-3041	JOSE A. & MARIA J. GARCIA	866 VINE ST	SAN JOSE CA 95110-3041	264-38-022
869	VINE ST	SAN JOSE CA 95110-3042	MARIO S. & MARIA N. QUINONEZ	1651 WHITTON AVE	SAN JOSE CA 95116-2457	264-38-036
870	LOCUST ST	SAN JOSE CA 95110-3016	PUBLIC GUARDIAN OF SANTA CLARA TTEE	1075 E SANTA CLARA ST	SAN JOSE CA 95116-2244	264-38-045
871	S ALMADEN AVE	SAN JOSE CA 95110-3037	WILLIAM UMANA	869 S ALMADEN AVE	SAN JOSE CA 95110-3037	264-38-013
872	S ALMADEN AVE	SAN JOSE CA 95110-3038	PASTOR G. LOPEZ	872 S ALMADEN AVE	SAN JOSE CA 95110-3038	264-36-056
873	S ALMADEN AVE	SAN JOSE CA 95110-3037	WILLIAM UMANA	1171 KARL ST	SAN JOSE CA 95122-1635	264-38-014
877	STATE ST	SAN JOSE CA 95110-2830	DIANNE RODRIGUEZ	145 OAK ST	SAN JOSE CA 95110-2818	264-36-045
878	VINE ST	SAN JOSE CA 95110-3041	LEONEL F. PEREZ	878 VINE ST	SAN JOSE CA 95110-3041	264-38-021
878	LOCUST ST	SAN JOSE CA 95110-3016	MIGUEL H. GONZALEZ	878 LOCUST ST	SAN JOSE CA 95110-3016	264-38-044
879	S ALMADEN AVE	SAN JOSE CA 95110-3037	EFREN & VICENTA SANTIAGO	879 S ALMADEN AVE	SAN JOSE CA 95110-3037	264-38-015
880	LOCUST ST	SAN JOSE CA 95110-3016	JOSE & ALEJANDRA PADILLA	1156 PLUM ST	SAN JOSE CA 95110-3412	264-38-043
881	VINE ST	SAN JOSE CA 95110-3042	HECTOR & BERTHA TORRES	881 VINE ST	SAN JOSE CA 95110-3042	264-38-037
882	S ALMADEN AVE	SAN JOSE CA 95110-3038	IGNATIUS PALERMO	882 S ALMADEN AVE	SAN JOSE CA 95110-3038	264-36-055
890	S ALMADEN AVE	SAN JOSE CA 95110-3038	CLAUDIA L. VALADEZ	890 S ALMADEN AVE	SAN JOSE CA 95110-3038	264-36-054
890	VINE ST	SAN JOSE CA 95110-3041	JUAN SOLORZANO	890 VINE ST	SAN JOSE CA 95110-3041	264-38-020
892	S ALMADEN AVE	SAN JOSE CA 95110-3038	KHANH D. TRAN	896 S ALMADEN AVE	SAN JOSE CA 95110-3038	264-36-053
893	S ALMADEN AVE	SAN JOSE CA 95110-3054	MANGAL S. & JASWINDER BHULLAR	3338 MONCUCCO WAY	SAN JOSE CA 95148-4350	264-38-016
895	VINE ST	SAN JOSE CA 95110-3042	MARTHA RAMIREZ	895 VINE ST	SAN JOSE CA 95110-3042	264-38-038
896	VINE ST	SAN JOSE CA 95110-3041	MARIO S. R. & MARIA N. QUINONEZ	1651 WHITTON AVE	SAN JOSE CA 95116-2457	264-38-019
897	VINE ST	SAN JOSE CA 95110-3042	RIOS FAMILY TRUST	1275 FREMONT ST	SAN JOSE CA 95126-2111	264-38-039
898	VINE ST	SAN JOSE CA 95110-3041	ELIAS & JORGE BARRERA	898 VINE ST	SAN JOSE CA 95110-3041	264-38-018
902	LOCUST ST	SAN JOSE CA 95110-3018	JUAN M. FERNANDEZ	902 LOCUST ST	SAN JOSE CA 95110-3018	264-38-082
903	VINE ST	SAN JOSE CA 95110-3044	HIEN S. NGUYEN	2734 SCOTTSDALE DR	SAN JOSE CA 95148-3428	264-38-070
904	VINE ST	SAN JOSE CA 95110-3043	BOB F. GUTIERREZ	904 VINE ST	SAN JOSE CA 95110-3043	264-38-069
904	LOCUST ST	SAN JOSE CA 95110-3018	RUTH ANN PORTILLO	17480 CALLE MAZATAN	MORGAN HILL CA 95037-7516	264-38-081
905	S ALMADEN AVE	SAN JOSE CA 95110-3039	A S E CONSULTING ENGINERING INC	255 N MARKET ST STE 220	SAN JOSE CA 95110-2457	264-38-053
906	VINE ST	SAN JOSE CA 95110-3043	ALLEN WONG	PO BOX 700005	SAN JOSE CA 95170-0005	264-38-068
907	VINE ST	SAN JOSE CA 95110-3044	DOMINGO A. & LUPE R. VALDERRAMA	907 VINE ST	SAN JOSE CA 95110-3044	264-38-071
908	VINE ST	SAN JOSE CA 95110-3043	ROSENDO ZARAGOZA	908 VINE ST	SAN JOSE CA 95110-3043	264-38-067
909	VINE ST	SAN JOSE CA 95110-3044	MARCO HERNANDEZ	639 ROCKING HORSE CT	SAN JOSE CA 95123-5522	264-38-072

910	VINE ST	SAN JOSE CA 95110-3043	LOUIS A. & FRANCES T. DI SALVO	1861 ARROYO SECO DR	SAN JOSE CA 95125-5602	264-38-066
911	S ALMADEN AVE	SAN JOSE CA 95110-3039	ROBERT & SHEILA A. WEYHE	165 LEWIS RD STE 10	SAN JOSE CA 95111-2194	264-38-054
911	VINE ST	SAN JOSE CA 95110-3044	WILLIAM W. & MARGARET J. & BILL EVERETT	3065 JARVIS AVE	SAN JOSE CA 95118-1050	264-38-073
912	VINE ST	SAN JOSE CA 95110-3043	JORGE & MARTHA DEANDA	912 VINE ST	SAN JOSE CA 95110-3043	264-38-065
914	VINE ST	SAN JOSE CA 95110-3043	JESUS M. & MARIA HURTADO	914 VINE ST	SAN JOSE CA 95110-3043	264-38-064
917	S ALMADEN AVE	SAN JOSE CA 95110-3039	CLAIRE M. ALVES	917 S ALMADEN AVE	SAN JOSE CA 95110-3039	264-38-055
919	S ALMADEN AVE	SAN JOSE CA 95110-3039	GLORIA AZDAR	919 S ALMADEN AVE	SAN JOSE CA 95110-3039	264-38-056
920	LOCUST ST	SAN JOSE CA 95110-3018	EFRAIN & ROSE CANTU	920 LOCUST ST	SAN JOSE CA 95110-3018	264-38-080
921	S ALMADEN AVE	SAN JOSE CA 95110-3039	RUBEN & VENTURA SOLIS	6525 SLOPING MEADOW CT	SAN JOSE CA 95135-1636	264-38-057
925	VINE ST	SAN JOSE CA 95110-3044	RAMON & ABIGAIL SOLARIO	2957 ROBERTA CT	SAN JOSE CA 95121-2346	264-38-074
930	LOCUST ST	SAN JOSE CA 95110-3018	MARK D. & KAREN L. ELLIS	930 LOCUST ST	SAN JOSE CA 95110-3018	264-38-079
933	S ALMADEN AVE	SAN JOSE CA 95110-3039	PEDRO B. & MARIA G. HEREDIA	3258 FALERNO WAY	SAN JOSE CA 95135-1113	264-38-058
934	LOCUST ST	SAN JOSE CA 95110-3018	DELORES T. TELLEZ	934 LOCUST ST	SAN JOSE CA 95110-3018	264-38-078
941	VINE ST	SAN JOSE CA 95110-3044	ROMANO & CATERINA BERNARDI	514 BLISS CT	SAN JOSE CA 95136-2001	264-38-075
947	S ALMADEN AVE	SAN JOSE CA 95110-3039	DAO TAM KY PHO DO TOA THAN DAI	947 S ALMADEN AVE	SAN JOSE CA 95110-3039	264-38-059
947	VINE ST	SAN JOSE CA 95110-3044	CHARLES P. & HOLLIS H. GILLINGHAM	4799 PINEMONT DR	CAMPBELL CA 95008-5741	264-38-076
		SAN JOSE CA	UNIFIED S. D. SAN JOSE		SAN JOSE CA 95110	264-37-012
	ALMADEN AVE	SAN JOSE CA 95110	UNIFIED S. D. SAN JOSE		SAN JOSE CA 95110	264-37-089

CP06-032O

C_HOUSE_A	C_DIR_STR	C_CTY_STA	MAIL_OWNE	MAILING_A	C_MCITYST	APN
870	LOCUST ST	SAN JOSE CA 95110-3016	PUBLIC GUARDIAN OF SANTA CLARA TTEE	1075 E SANTA CLARA ST	SAN JOSE CA 95116-2244	264-38-045
880	LOCUST ST	SAN JOSE CA 95110-3016	JOSE & ALEJANDRA PADILLA	1156 PLUM ST	SAN JOSE CA 95110-3412	264-38-043
873	S ALMADEN AVE	SAN JOSE CA 95110-3037	WILLIAM UMANA	1171 KARL ST	SAN JOSE CA 95122-1635	264-38-014
897	VINE ST	SAN JOSE CA 95110-3042	RIOS FAMILY TRUST	1275 FREMONT ST	SAN JOSE CA 95126-2111	264-38-039
829	VINE ST	SAN JOSE CA 95110-3042	PAUL R. & MARY A. SCHIFANO	1370 MCBAIN AVE	CAMPBELL CA 95008-0727	264-38-032
877	STATE ST	SAN JOSE CA 95110-2830	DIANNE RODRIGUEZ	145 OAK ST	SAN JOSE CA 95110-2818	264-36-045
165	SUTTER ST	SAN JOSE CA 95110-2868	CERVANTES HECTOR & NORMA TRUST	15246 VIA LOMITA	MONTE SERENO CA 95030-2107	264-36-032
812	LOCUST ST	SAN JOSE CA 95110-3016	YBARRA FRANK R & JAMES	1601 MANTELLI DR	GILROY CA 95020-3773	264-38-049
911	S ALMADEN AVE	SAN JOSE CA 95110-3039	ROBERT & SHEILA A. WEYHE	165 LEWIS RD STE 10	SAN JOSE CA 95111-2194	264-38-054
869	VINE ST	SAN JOSE CA 95110-3042	MARIO S. & MARIA N. QUINONEZ	1651 WHITTON AVE	SAN JOSE CA 95116-2457	264-38-036
863	S ALMADEN AVE	SAN JOSE CA 95110-3037	HONG A. NGUYEN	1663 CANYON VIEW DR	SAN JOSE CA 95132-2405	264-38-012
804	S ALMADEN AVE	SAN JOSE CA 95110-3047	BURNHAM D R & C L FAMILY TRUST	1735 BYER CT	SANTA CRUZ CA 95062-1970	264-36-149
904	LOCUST ST	SAN JOSE CA 95110-3018	RUTH ANN PORTILLO	17480 CALLE MAZATAN	MORGAN HILL CA 95037-7516	264-38-081
855	STATE ST	SAN JOSE CA 95110-2830	JO A. SHAR ORTEGA	1828 NELSON WAY	SAN JOSE CA 95124-3627	264-36-043
851	VINE ST	SAN JOSE CA 95110-3042	JOHN & ANGELA FAGIANO	1839 CALISTOGA DR	SAN JOSE CA 95124-1766	264-38-034
910	VINE ST	SAN JOSE CA 95110-3043	LOUIS A. & FRANCES T. DI SALVO	1861 ARROYO SECO DR	SAN JOSE CA 95125-5602	264-38-066
825	S ALMADEN AVE	SAN JOSE CA 95110-3060	BRUCE C. WILLIAMS	1899 CONCOURSE DR	SAN JOSE CA 95131-1729	264-38-008
215	OAK ST	SAN JOSE CA 95110-3026	HOLDINGS LLC PACKARD	1964 OAKLAND RD	SAN JOSE CA 95131-1606	264-38-017
206	W VIRGINIA ST	SAN JOSE CA 95110-2933	PATRICIA CACHUX	200 W VIRGINIA ST # 206	SAN JOSE CA 95110-2933	264-38-117
160	W VIRGINIA ST	SAN JOSE CA 95110-2872	JOHN GOMES	2035 LYNNHAVEN DR	SAN JOSE CA 95128-5015	264-36-039
175	SUTTER ST	SAN JOSE CA 95110-2887	BRAD & TERESA HUGGETT	2184 LINCOLN AVE	SAN JOSE CA 95125-3542	264-36-033
838	VINE ST	SAN JOSE CA 95110-3041	GENARO L. VILLARREAL	2536 LOOMIS CT	SAN JOSE CA 95121-2234	264-38-025
905	S ALMADEN AVE	SAN JOSE CA 95110-3039	A S E CONSULTING ENGINERING INC	255 N MARKET ST STE 220	SAN JOSE CA 95110-2457	264-38-053
170	SUTTER ST	SAN JOSE CA 95110-2833	RAY NEGRON	260 S 18TH ST	SAN JOSE CA 95116-2701	264-36-059
160	SUTTER ST	SAN JOSE CA 95110-2833	ANTHONY T. & JACQUELINE F. GLIOZZO	2658 HILL PARK DR	SAN JOSE CA 95124-1734	264-36-060
256	W VIRGINIA ST	SAN JOSE CA 95110-2935	GRACE C. MORGANTI	266 W VIRGINIA ST	SAN JOSE CA 95110-2935	264-38-029
903	VINE ST	SAN JOSE CA 95110-3044	HIEN S. NGUYEN	2734 SCOTTSDALE DR	SAN JOSE CA 95148-3428	264-38-070
285	OAK ST	SAN JOSE CA 95110-3028	JORGE E. GOSALVEZ	2822 MESQUITE DR	SANTA CLARA CA 95051-6832	264-38-041
174	SUTTER ST	SAN JOSE CA 95110-2833	RAYMOND R. MARTINEZ	29195 SANTA DOMINGO CT	SANTA NELLA CA 95322-9641	264-36-058
925	VINE ST	SAN JOSE CA 95110-3044	RAMON & ABIGAIL SOLARIO	2957 ROBERTA CT	SAN JOSE CA 95121-2346	264-38-074
911	VINE ST	SAN JOSE CA 95110-3044	WILLIAM W. & MARGARET J. & BILL EVERETT	3065 JARVIS AVE	SAN JOSE CA 95118-1050	264-38-073
148	W VIRGINIA ST	SAN JOSE CA 95110-2856	AGUSTIN & SILVINA A. GONZALEZ	322 LAGUNA DR	MILPITAS CA 95035-3008	264-36-040
933	S ALMADEN AVE	SAN JOSE CA 95110-3039	PEDRO B. & MARIA G. HEREDIA	3258 FALERNO WAY	SAN JOSE CA 95135-1113	264-38-058
893	S ALMADEN AVE	SAN JOSE CA 95110-3054	MANGAL S. & JASWINDER BHULLAR	3338 MONCUCCO WAY	SAN JOSE CA 95148-4350	264-38-016
227	EDWARDS AVE	SAN JOSE CA 95110-3003	BUI C. THANG	337 OAKBERRY WAY	SAN JOSE CA 95123-5123	264-38-063
244	W VIRGINIA ST	SAN JOSE CA 95110-2933	GEORGE L. TONG	365 AVENIDA DEL ROBLE	SAN JOSE CA 95123-1504	264-38-001
103	OAK ST	SAN JOSE CA 95110-2818	RIVER CHURCH COMMUNITY	4 N 2ND ST STE 300	SAN JOSE CA 95113-1323	264-36-047
149	SUTTER ST	SAN JOSE CA 95110-2885	FRANCISCO OLIVA	411 PARK AVE UNIT 219	SAN JOSE CA 95110-2651	264-36-030
947	VINE ST	SAN JOSE CA 95110-3044	CHARLES P. & HOLLIS H. GILLINGHAM	4799 PINEMONT DR	CAMPBELL CA 95008-5741	264-38-076
941	VINE ST	SAN JOSE CA 95110-3044	ROMANO & CATERINA BERNARDI	514 BLISS CT	SAN JOSE CA 95136-2001	264-38-075
297	OAK ST	SAN JOSE CA 95110-3028	JOHN J. & THERESA C. GUERRA	5540 PURDUE PL	SAN JOSE CA 95118-3363	264-38-042
180	W VIRGINIA ST	SAN JOSE CA 95110-2858	MARTIN VALDIVIA	56 PARK SHARON DR	SAN JOSE CA 95136-2530	264-36-150
153	SUTTER ST	SAN JOSE CA 95110-2886	MANUEL I. & MARIA R. PASCOAL	606 SALT LAKE DR	SAN JOSE CA 95133-2064	264-36-031
170	W VIRGINIA ST	SAN JOSE CA 95110-2857	THOMAS D. & ISABEL M. FLEISSNER	6385 LITTLE UVAS RD	MORGAN HILL CA 95037-9156	264-36-148
909	VINE ST	SAN JOSE CA 95110-3044	MARCO HERNANDEZ	639 ROCKING HORSE CT	SAN JOSE CA 95123-5522	264-38-072
921	S ALMADEN AVE	SAN JOSE CA 95110-3039	RUBEN & VENTURA SOLIS	6525 SLOPING MEADOW CT	SAN JOSE CA 95135-1638	264-38-057
849	S ALMADEN AVE	SAN JOSE CA 95110-3009	JOSEPH B. & GUADALUPE FERNANDEZ	6552 WHISPERING PINES DR	SAN JOSE CA 95120-4568	264-38-011

146	SUTTER ST	SAN JOSE CA 95110-2833	JOHNY Y. & LYDIA J. GEORGE	7276 SCARSDALE PL	SAN JOSE CA 95120-4275	264-36-062
828	VINE ST	SAN JOSE CA 95110-3041	JOSE L. & LETICIA ORDONEZ	744 SPENCER AVE	SAN JOSE CA 95125-1560	264-38-026
809	VINE ST	SAN JOSE CA 95110-3042	JAVIER & ARMANDO SEGOVIA	807 VINE ST	SAN JOSE CA 95110	264-38-030
841	S ALMADEN AVE	SAN JOSE CA 95110-3037	KIMBERLY TRAN	835 S ALMADEN AVE	SAN JOSE CA 95110-3037	264-38-009
811	S ALMADEN AVE	SAN JOSE CA 95110-3037	VICENTE & CARMEN ALVAREZ	870 VINTAGE WAY	SAN JOSE CA 95122-3828	264-38-007
892	S ALMADEN AVE	SAN JOSE CA 95110-3038	KHANH D. TRAN	896 S ALMADEN AVE	SAN JOSE CA 95110-3038	264-36-053
178	SUTTER ST	SAN JOSE CA 95110-2833	AARON S. & MARIA D. LUNA	922 PALM ST	SAN JOSE CA 95110-3032	264-36-057
213	EDWARDS AVE	SAN JOSE CA 95110-3003	CAO DAI TEMPLE OF SAN JOSE	947 S ALMADEN AVE	SAN JOSE CA 95110-3039	264-38-060
906	VINE ST	SAN JOSE CA 95110-3043	ALLEN WONG	PO BOX 700005	SAN JOSE CA 95170-0005	264-38-068

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, ACTING DIRECTOR

September 29, 2006

MOHAN LAL
32561 SALTON SEA LN
FREMONT CA 94555

Dear Mohan Lal:

RE: Conditional Use Permit, CP06-032, located at/on the west side of Almaden Avenue, approximately 50 feet northerly of Oak Street (889 ALMADEN AV).

There is an outstanding balance of $117.86 for application fees related to your Conditional Use Permit. A copy of the invoice(s) is/are enclosed. We would appreciate receiving your payment in full so we can proceed to hearing on Wednesday, October 11, 2006 for your application(s). Please submit your payment promptly to avoid a possible deferral of your project to the next hearing date after we receive your payment. For your convenience, please select one of the following payment methods:

To pay in person:
Bring your payment to the Development Services cashier located on the 1st floor of City Hall at:

- 200 East Santa Clara Street
  San Jose, CA 95113

To pay by mail:
Send a check or money order payable to the **City of San José** along with a copy of the invoice to:

- Department of Planning, Building and Code Enforcement
  Attn: Implementation Support Staff
  200 East Santa Clara Street
  San Jose, CA 95113

To pay by credit card:
Call (408) 535-3555, we accept VISA, MasterCard, or Discover Card. Be prepared to provide the following information:

- Your credit card information.
- The "FOR" information shown on the invoice. This information is the line below after the invoice number.

If you have any questions, please feel free to contact your Project Manager, Lesley Xavier, at (408) 535-7800 or by e-mail at lesley.xavier@sanjoseca.gov.

Sincerely,

Joseph Horwedel, Acting Director

Enclosure
LX/xl

August 11, 2006

RECEIVED
AUG 11 2006
CITY OF SAN JOSE
PLANNING DEPARTMENT

Suparna Saha, Project Manager
City of San Jose, Department of Planning

Dear Ms. Saha,

RE: File No. CP06-023

Please find attached a title sheet and revised set of plans addressing the issues discussed in our meeting on July 21, 2006. As a follow up to the changes noted in the previous letter dated 6/14/06, the additional revisions are listed below. Please contact us as soon as possible for a public hearing date. Thank you for your assistance

Circulation and Traffic:
Traffic will be limited and reduced by regulating the drop-off and pickup times for the children to 4 cars per each 20 minute period. All customers will sign up to a set schedule (see attached). This will limit the impact and prevent any backup or stacking of cars at the site.

Parking Analysis: There will be 3 parking spaces used for drop-off and pickup of children as shown on the attached plan. This will include access for disabled persons and a ramp to the entrance. We will limit the amount of traffic at the site to 4 cars in a 20 minute period as mentioned above. Public access parking is also available on both Hillsdale Ave., and also now more on Irlanda Way since the driveway will be closed with more curb space.

Interface with Surrounding Uses: The revised plans include a second child safety fence 5 feet from the west property fence and 3 feet from the south property fence line and 3 1/3 feet from the driveway. This was necessary to accommodate access for disabled persons. The existing driveway on the south property line will be eliminated altogether, replaced by grass and an additional landscape buffer. The curb cut will be removed creating more public access parking availability. The active play area shown is located furthest from the neighboring residences. Daycare Center licensing requires the children to play outdoors in 2 groups so that there will be no more than 9 children outdoors at any one time. The age range of these children will be from 6 months to 24 months, and will include a combination of immobile, crawlers, and walkers. Children at this age will often nap limiting their time outdoors. Outdoor play time will be 2 hours or less in the morning (1 hour each group) and 2 hours or less in the afternoon.

Please see attached title sheet and site plans for more information.

Sincerely,

Richard A. Croteau
Roxanna S. Croteau
5944 Hosta Ln., San Jose, CA 95124

cc John Davidson

City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)**

Permit/Project No.: **CP06-023** Issuance Date: **10/13/06**

Prepped By: **SSAHA** Closed By: **XLOPEZ** RSN: **1226269**

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☐ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☐ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☐ (GT) Technical Reports ☐ (GR) Archaeological
☑ (DR) Development Review (207)	☑ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☐ (PE) Permit ☐ (MP) Maps ☐ (AP) Application ☐ (AC) Agency Correspondence ☑ (GC) General Correspondence ☐ (PL) Plans
	☐ (ER) Environmental Review (for 207 series Project Files)	☐ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs

Saha, Suparna

From: Maiel, Homer
Sent: Tuesday, April 11, 2006 2:16 PM
To: Saha, Suparna
Subject: CP06-023

Suparna,
Since the Occupancy of this building is being changed from R-3 (Single Family Dwelling) to E-3 (Day care), the following requirements are triggered;

- Seismic analysis and possible retrofit is required.
- The wall openings on the south wall are required to be rated if the occupant load is more than 20.
- The bathroom fixture counts seems to be less than what is called in our fixture policy.
- The building needs to comply with accessibility requirement for disabled persons.

Homer

Saha, Suparna

From: Maiel, Homer
Sent: Tuesday, April 11, 2006 2:16 PM
To: Saha, Suparna
Subject: CP06-023

Suparna,
Since the Occupancy of this building is being changed from R-3 (Single Family Dwelling) to E-3 (Day care), the following requirements are triggered;

- Seismic analysis and possible retrofit is required.
- The wall openings on the south wall are required to be rated if the occupant load is more than 20.
- The bathroom fixture counts seems to be less than what is called in our fixture policy.
- The building needs to comply with accessibility requirement for disabled persons.

Homer

Saha, Suparna

From: Maiel, Homer
Sent: Tuesday, April 11, 2006 2:16 PM
To: Saha, Suparna
Subject: CP06-023

Suparna,
Since the Occupancy of this building is being changed from R-3 (Single Family Dwelling) to E-3 (Day care), the following requirements are triggered;

- Seismic analysis and possible retrofit is required.
- The wall openings on the south wall are required to be rated if the occupant load is more than 20.
- The bathroom fixture counts seems to be less than what is called in our fixture policy.
- The building needs to comply with accessibility requirement for disabled persons.

Homer

CIRCULATION AND TRAFFIC PLAN **Partners In Play Infant Child Care Center**

At registration, each child's parent or guardian will sign up for a drop-off time and a pick-up time for their child. We will limit this to a 20 minute period for a maximum of 4 vehicles. If all 3 parking spaces are occupied at the time, the 4th vehicle will have to park on the street. If a parent or guardian cannot make their designated time on a particular day, they will call for an alternative time or they will have to park on Irlanda Way. This should greatly reduce the volume and flow of traffic at the site and prevent any stacking of vehicles.

DROPOFF SCHEDULE

start	end	1	2	3	4
7:00 AM	7:20 AM				
7:30 AM	7:50 AM				
8:00 AM	8:20 AM				
8:30 AM	8:50 AM				
9:00 AM	9:20 AM				
9:30 AM	9:50 AM				

PICK UP SCHEDULE

start	end	1	2	3	4
4:00 PM	4:20 PM				
4:30 PM	4:50 PM				
5:00 PM	5:20 PM				
5:30 PM	5:50 PM				
6:00 PM	6:20 PM				
6:30 PM	6:50 PM				

I. TITLE SHEET **RE: File No. CP06-023**

Proposed Use of Property

Partners In Play Infant Child Care Center
1704 Hillsdale Avenue
San Jose, CA 95124
(408) 979-9480

Childcare for Infants Ages 6 months to 24 months

Maximum number of children on premises: 18

Experience:
6 years experience in Partners In Play Home Daycare.
Current operation of large Home Daycare license # 434405749
Full time qualified Director will be on premises.
To be licensed by State of California

Hours of Operation: Monday thru Friday 7AM to 6PM. Closed Saturdays, Sundays and 13 additional holidays per year; New Years Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Thanksgiving Day after, Week of Christmas.

Traffic: To minimize the impact of potential increased traffic, we will sign up and hold our families to drop-off and pickup times with a maximum of 4 cars per each 20 minute period or other modifications as advised by the DOT and the City of San Jose.

Interface with Surrounding Uses: A child safety fence will be installed 5 feet from the west property fence and 3 feet from the south property fence line. The active play area is located furthest from the neighboring residences. Daycare Center licensing requires the children to play outdoors in 2 groups so that there will be no more than 9 children outdoors. The age range of these children is from 6 months to 24 months, and will include a combination of immobile, crawlers, and walkers. Children at this age have varying nap times, so there will often be less children outdoors. Outdoor play time is 1 hours for each group in the morning and also in the afternoon for a total of 4 hours maximum per day.

Richard and Roxanna Croteau currently own a large home daycare facility, Partners In Play in San Jose. We have successfully operated our business for the past 6 years. Our current license allows for a total of 14 children with a maximum of only 4 infants. We have consistently had to turn away families with a need for infant childcare. There is currently a growing need for infant care, particularly in Silicon Valley where the cost of living often dictates a quick return to the workplace. This is a critical age in the development and lives of these children. Research has shown that the experiences a child has with respect to parents and caregivers significantly influences how a child will function in school and later in life. We consider it our calling to provide a Center specializing in the development and care of infant age children in a comforting, home-like setting. We have designed a play-based developmental and learning program. From socialization to motor skills, play is an integral part of a child's development. We operate with a high degree of honesty, integrity, and respect for our neighbors. Most importantly, we provide excellent care to all of our children and a high level of service to their families. We wish to continue in this tradition with Partners In Play Infant Center and provide a valuable service to families in the community.

II. TABLE OF CONTENTS page #

a. TITLE SHEET – PROPOSED USE i

b. TABLE OF CONTENTS ii

c. EXISTING SITE PLAN 1 of 3

d. PROPOSED SITE PLAN 1 of 3

e. EXISTING FLOOR PLAN 2 of 3

f. PROPOSED FLOOR PLAN 3 of 3

g. NATURAL HAZARD REPORT WITH SEISMIC ANALYSIS 16 pages

RECEIVED
JUL 06 2006
CITY OF SAN JOSE
PLANNING DEPARTMENT

July 6, 2006 (hand delivered)

Suparna Saha
Project Manager
City of San Jose, Department of Planning
200 East Santa Clara Street
San Jose, CA 95113

Dear Ms. Saha,

RE: File No. CP06-023

Please find attached a revised title sheet and set of plans addressing the issues and concerns brought forth in your letter of completeness dated May 8, 2006. It is our intent to be as detailed and thorough as possible with our application. As resident homeowners in San Jose, we are very sensitive to minimizing any impact this project may have on the surrounding neighbors. It is more than 6 months since our preliminary application and subsequent purchase of the property on Hillsdale Avenue. Please respond with the next step in this process as soon as possible. Thank you for all of your assistance with this important project.

Consistency with Preliminary Review: Although a circular driveway on site is not possible at this location, we have made necessary changes to parking, disabled access, circulation, and controlling traffic at the site.

Plans: A title sheet with necessary business and program information along with a table of contents is attached. Site plans have been revised to include line weights, property lines, sidewalks, and public right-of-way. Setbacks are included. Traffic will be reduced by regulating the drop-off and pickup times for the children to 4 cars per 20 minute period. Parking is located on the Irlanda Way side to preclude vehicles from backing onto Hillsdale Ave.

Utility Structures: There are no above ground transformers or switching boxes located on the site.

Construction Storm Water Discharge: There is no construction planned to the exterior of the current building. New construction will be limited to additional driveway space, a disability access ramp, fencing, and landscaping. Professional companies will be contracted to complete this work requiring appropriate permits and incorporating Best Management Practices.

Interface with Surrounding Uses: The revised plans include a second child safety fence 5 feet from the west property fence and 3 feet from the south property fence line. Landscaping will be included between fence barriers. The active play area shown is located furthest from the neighboring residences. Daycare Center licensing requires the children to play outdoors in 2 groups so that there will be no more than 9 children outdoors at any one time. The age range of these children will be from 6 months to 24 months, and will include a combination of immobile, crawlers, and walkers, somewhat

limiting any noise impact. Outdoor play time will be 2 hours in the morning (1 hour each group) and 2 hours in the afternoon for a total of 4 hours per day. Since infants are often napping, this total will often be less than 9 outdoors.

Building Occupancy: 1.) A 17 page Natural Hazard Report dated 8/15/05 including seismic zone analysis is attached. 2.) The occupant load will be less than 20. 3.) Bathroom fixtures are to include two separate diaper changing tables with hand washing fixtures included to accommodate the children who should all be in diapers in that age group. 4.) Revised plans include accessibility requirement for disabled persons.

Fencing: A child safety fence will be installed around the play area as noted above.

Non-Residential Parking Analysis: Available parking including accessibility for disabled persons is shown on the revised plans.

Please see attached title sheet for business information.

Please contact us immediately if you require any additional information. You may call us at (408) 314-1176 or email to r.croteau@comcast.net .

Sincerely,

Richard A. Croteau
Roxanna S. Croteau
5944 Hosta Ln.
San Jose, CA 95124

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, ACTING DIRECTOR

May 8, 2006

Richard & Roxanna Croteau
5944 Hosta Lane
San Jose, CA 95124

Dear Mr. Croteau:

RE: File No. CP06-023

Your application, referenced above, for development at the southeast corner of Hillsdale Avenue and Irlanda Way in the City of San José has undergone a preliminary review. The purpose of this review is to provide you with information as early as possible so you can appropriately respond to the issues identified below. While I am continuing to work on your application, your timely response will further expedite the process. Please understand that this is a preliminary review and additional comments may be made at a later time. If more than one application is listed above, the information below pertains to all of them.

COMPLETENESS OF YOUR APPLICATION

Permit Streamlining Act: Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 of Title 7), your application is incomplete. However, the following issues must be addressed for me to complete the review of your project.

Consistency with Preliminary Review: Direction given during preliminary review does not appear to have been followed. Specifically, the proposed circular drive-way, circulation, and required on-site parking.

COMPLIANCE WITH CITY ORDINANCES, POLICIES, AND GUIDELINES

Compliance: This application has been reviewed for compliance with the following City Ordinances, Policies, and Guidelines. The remaining comments in this letter are based on this review. The project as proposed does not comply with the San Jose Zoning Ordinance.

- San José 2020 General Plan
- Zoning Ordinance
- Commercial Design Guidelines
- Landscape and Irrigation Guidelines

- Outdoor Lighting Policy, City Council Policy 4-3

- Guidelines for Child Day Care, City Council Policy 6-14

Parking. Per San Jose Zoning Code required parking for a daycare center is as follows: 1 per 6 children, up to 5 spaces and thereafter 1 per 10 children (includes employee parking). The project as proposed does not provide the required parking. All new Child Care Centers are required to provide parking in accordance with the Parking and Loading provision codified under Chapter 20.90. Provide adequate short-term parking to accommodate child drop-off areas, which are not located in the public right-of-way

Setbacks. Pursuant to section 20.90.120, no off-street parking space or off-street loading space shall be located within any side or front setback area required by other provisions of this Title. Parking areas should not be located in the front and side back areas.

Plans: Information identified in our application requirements for the following is missing from your submittal.

- Title Sheet. Clarify the number of students at the existing facility and the number of additional students at the new expanded facility. Identify the hours of operation and the age group(s) of the student population.

- Site Plan. Clearly show with different line weights, the property lines, sidewalks and public right-of-way. Dimension the property lines. Indicate the setbacks of the existing structure from the property lines.

- Traffic and Circulation. Access to new Child Care Center to pick-up and drop-off children should not negatively impact off-site traffic flow by causing on-street stacking or stopping.

- On-site circulation should be designed to preclude vehicles from backing onto Major streets.

- New Child Care Center should provide adequate driveways and sufficient turn-around area for adequate on-site circulation.

Plan Revisions: Please return with the issues addressed with one set(s) of revised plans as part of your next submittal. Please attached a cover letter addressing all the issues identified in this letter.

Utility Structures: Pursuant to Section 20.08.1500 of the San José Municipal Code, all utility structures on private property require the issuance of an Administrative Permit unless such utility structures are specifically approved with a Development Permit. Please show the location of such structures as above-ground transformers and switching boxes on the project plans to avoid the requirement of an Administrative Permit.

Construction Storm Water Discharge: The City's National Pollutant Discharge Elimination System (NPDES) permit requires that new development must incorporate Best Management Practices (BMPs) to control the discharge of storm water pollutants including sediments associated with construction activities. Examples of BMPs are contained in the Publication Blueprint for a Clean Bay. For a copy of this publication and further information about specific BMPs, please contact the Department of Public Works at (408) 277-5161.

COMMENTS FROM OTHER CITY DEPARTMENTS

Department of Fire Department: Memorandums are attached for your information. These comments are preliminary and are intended to notify you about potential requirements for development. Concerns about any of these issues should be brought to my attention so that I can coordinate with appropriate City staff on your behalf.

- Building Department
- Fire Department
- Public Works Department

PROJECT DESIGN COMMENTS

As proposed, your project design raises some concerns. I would like to work with you to resolve the following issues so that I can ultimately recommend that your project be approved.

Interface with Surrounding Uses: The Guidelines for Child Day Care, City Council Policy 6-14 recommend a minimum of five (5) feet of perimeter landscaping to buffer the adjacent residential properties from the day care center. Extend the five feet landscaping along the entire west side of the project site. Distinguish between passive and active play area. Staff suggests locating the active play areas furthest away from residential uses to ensure minimal noise impact. Define tanbark play areas.

Building Occupancy: Since the occupancy of this building is changed from R-3 (Single-Family Dwelling) to E-3 (Day Care), the following requirements are triggered:

1) Seismic analysis and possible retrofit is required.
2) The wall openings on the south wall are required to be rated if the occupant load is more than 20.
3) The bathroom fixture counts seems to be less than what is called in the fixture policy.
4) The building needs to comply with accessibility requirement for disabled persons. (See attached Building Memorandum)

Fencing: Install a 6-foot high fence around the active outdoor play area for child security and potential impact from outdoor play to surrounding residential uses.

Non-Residential Parking Analysis: An analysis of the total available parking on site, broken down by number and percentage of full and compact spaces, is required. This analysis must identify the total parking demand by specifying both existing and proposed number of students with parking generation calculations by use.

If you have any questions regarding the information contained in this letter, please feel free to give me a call at (408) 535-7830 or send me e-mail at ***suparna.saha@sanjoseca.gov***.

Sincerely,

Suparna Saha
Project Manager

Attachments.
Memorandums
Guidelines for Child Day Care, City Council Policy 6-14

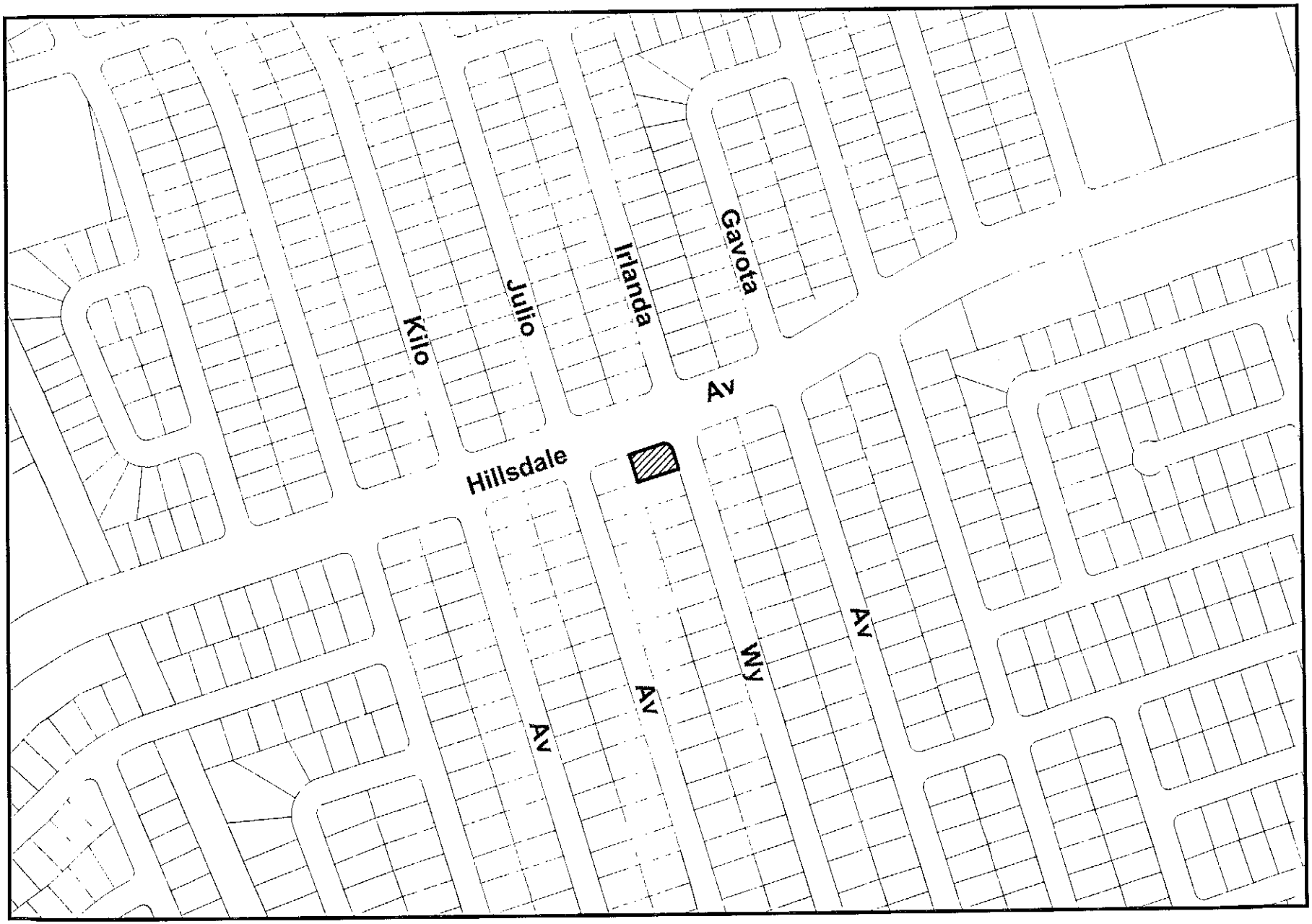
City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)**

Permit/Project No.: **CP06-023** Issuance Date: **10/13/06**

Prepped By: **SSAHA** Closed By: **XLOPEZ** RSN: **1226269**

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☐ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☐ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☐ (GT) Technical Reports ☐ (GR) Archaeological
☑ (DR) Development Review (207)	☑ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☐ (PE) Permit ☑ (MP) Maps ☐ (AP) Application ☐ (AC) Agency Correspondence ☐ (GC) General Correspondence ☐ (PL) Plans
	☐ (ER) Environmental Review (for 207 series Project Files)	☐ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs



N

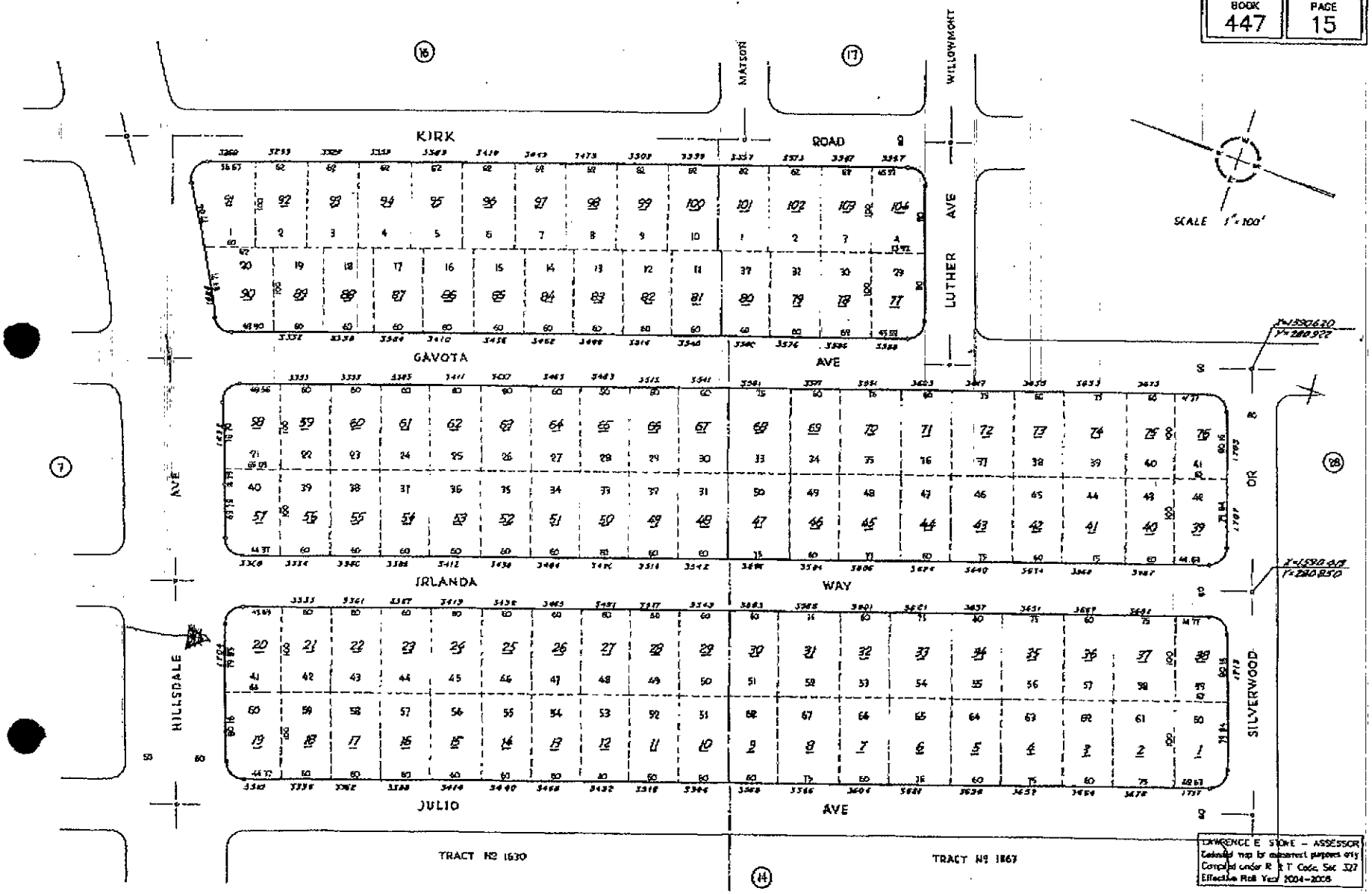
Scale: 1"= 300'
Noticing Radius: 500 feet

File No: CP06-023

District: 9

Quad No: 113, 114

BOOK 447 PAGE 15



City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)**

Permit/Project No.: **CP06-023** Issuance Date: **10/13/06**

Prepped By: **SSAHA** Closed By: **XLOPEZ** RSN: **1226269**

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☐ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☐ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☐ (GT) Technical Reports ☐ (GR) Archaeological
☑ (DR) Development Review (207)	☑ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☑ (PE) Permit ☐ (MP) Maps ☐ (AP) Application ☐ (AC) Agency Correspondence ☐ (GC) General Correspondence ☐ (PL) Plans
	☐ (ER) Environmental Review (for 207 series Project Files)	☐ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
JOSEPH HORWEDEL, ACTING DIRECTOR

October 13, 2006

Richard Croteau
1704 Hillsdale Avenue
San Jose, CA 95124

Dear Richard Croteau:

RE: **Conditional Use Permit,** File No. **CP06-023**, located on the **southwest corner of Hillsdale Avenue and Irlanda Way, (1704 Hillsdale Avenue)**

The enclosed is your copy of the Planning Commission's action on this **Conditional Use Permit.**

This permit may contain one or more conditions, such as revised plans, which must be met within a specific deadline. If conditions are not met the permit will automatically expire. Please read your permit carefully!

The Planning Commission's action taken on this permit or any of the conditions of this permit may be appealed by the applicant to the City Council by filing a Notice of Appeal and a $1,925.00 fee. The appeal must be submitted in person and presented on the Notice of Appeal form available from this department on or before **5:00 p.m., October 23, 2006.** If you have any questions, please feel free to contact your Project Manager, Suparna Saha, at (408) 535-7800 or by e-mail at suparna.saha@sanjoseca.gov.

Sincerely,

Susan Walton

Deputy

cc: Richard Croteau, 5944 Hosta Lane, San Jose, CA 95124

Enclosure
SS/xl

RESOLUTION NO. 05-131

Resolution of the Planning Commission of the City of San Jose granting, subject to conditions, a Conditional Use Permit to use certain real property described herein for the purpose of converting an existing home daycare with a child daycare center with minor associated modifications to the site.

FILE NO. CP06-023

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSE:

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San Jose Municipal Code, on March 28,, 2006, an application (File No. CP06-023) was filed for a Conditional Use Permit for the purpose of converting existing home daycare with child daycare center and associated modifications to site plan on a 0.14 gross acre site, on that certain real property (hereinafter referred to as "subject property"), situate in the R-1-8 Single-family Residence Zoning District, located on the southwest corner of Hillsdale Avenue and Irlanda Way, 1704 Hillsdale Avenue, San Jose, and

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San Jose Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a development plan for the subject property entitled, "Partners In Play Infant Child Care Center," dated August 8, 2006. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San Jose Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of Medium Low Density Residential (8.0 DU/AC) on the adopted San Jose 2020 General Plan Land Use/ Transportation Diagram.

2. The project site is located in the R-1-8 Single-family Residence Zoning District.

3. The applicant is requesting this Conditional Use Permit to allow for a daycare center in the R-1-8 Single-family Residence Zoning District.

4. The 0.15-acre site is developed with a one-story 1,705 square foot building used for a small family day care.

5. The site is surrounded by residential on all four sides.

6. The Zoning Code requires that a daycare center provide one parking space per six children, which includes employee parking. The daycare center proposes to have a capacity of 18 children, which requires three parking spaces, and the project provides three.

7. The project was found to be exempt from environmental review under Section 15301 of the CEQA Guidelines, which exempts projects, involving negligible or no expansion of use. The proposed project will replace existing 14 children with 18 children on the site and will therefore have substantially the same purpose and capacity.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

a. The proposed project will be consistent with the adopted San Jose 2020 General Plan Land Use/ Transportation Diagram of the City of San Jose.

b. The proposed project complies with all applicable provisions of the Zoning Ordinance.

c. The proposed project is in compliance with the California Environmental Quality Act.

d. The proposed use is compatible with the surrounding neighborhood.

Finally, based upon the above stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not:
   a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
   b. Impair the utility or value of property of other persons residing or working in the surrounding area; or

c. Be detrimental to public health, safety or general welfare; and

2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and

3. The proposed site is adequately served:

   a. By highway or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate and; and

   b. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:

   a. Acceptance of the Permit by the applicant; and

   b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.

2. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of approval by the Planning Commission or the City Council on appeal, granting this Permit, if within such two-year period, the construction of the building on this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The Director of Planning may approve a Permit Adjustment/Amendment to extend the validity of this Permit in accordance with Title 20. The Permit Adjustment/Amendment must be approved prior to the expiration of this Permit.

3. **Public Works Clearance for Building Permit(s):** Prior to the issuance of Building permits, 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.

   a. **Minor Improvement Permit**: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.

   b. **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.

   c. **Transportation:** This projected traffic for this project was reviewed and found to be minimal, therefore no further traffic analysis is required.

   d. **Street Improvements**:
      - Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
      - Close unused driveway and install any missing street trees.

   e. **Undergrounding**:
      - The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Hillsdale Avenue prior to issuance of a Public Works clearance. One hundred (100%) of the base fee in place at the time of payment will be due. (Currently, the base fee is $224 per linear foot of frontage).

4. **Construction Hours**. Construction and grading activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. This includes the staging of equipment and construction personnel. The construction hours shall be printed on all plans for the project used to construct the project.

5. **Cleaning and Dust Control.** During construction, the developer shall damp sweep the public and private streets within and adjoining the project site each working day sufficient to remove all visible debris and soil. On-site areas visible to the public from the public right-of-way shall be cleaned of debris, rubbish, and trash at least once a week. While the project is under construction, the developer shall implement effective dust control measures to prevent dust and other airborne matter from leaving the site.

6. **Storm Drain Protection.** No hazardous materials, paint, rinse water, or construction sediments or debris shall be allowed to enter the public right-of-way or any storm drain inlet. The storm drain system flows to the Bay.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **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.

2. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "New Classroom Building for Alexander House Smart Start Infant Center" dated August 18, 2006 on file with the Department Planning, Building and Code Enforcement and to the San José Building Code (San José Municipal Code, Title 24).

3. **Tree Removals.** No tree larger than 56 inches in circumference, at a height of 24 inches above the natural grade slope, shall be removed without a Tree Removal Permit issued by the Director of Planning.

4. **Landscaping.** Planting and irrigation are to be provided, as indicated, on the final Approved Plan Set. Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner. Irrigation is to be installed in accordance with Part 4 of Chapter 15.10 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San José Landscape and Irrigation Guidelines.

5. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:

   a. *Construction Plans.* This permit file number, CP05-002, shall be printed on all construction plans submitted to the Building Division.

   b. *Emergency Address Card.* The project developer shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.

6. **Hours of Operation.** Monday through Friday 7:00 a.m. to 6:00 p.m.

7. **Number of Children.** The maximum number of children shall not exceed 18 and/or that allowed by the State Community Care Licensing requirements for interior and exterior spaces.

8. **Age Limitation.** The daycare center enrollment is limited to children between the ages of six (6) to twenty-four (24) months.

9. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning.

10. **Roof Equipment.** No roof equipment is approved at this time. Any proposed roof equipment shall be screened from view and shall be subject to separate approvals and to the discretion of the Director of Planning, Building, and Code Enforcement.

11. **Fencing.** Fences shall be erected in accordance with the standards established on the approved plan set. All fencing shall conform to the San José Municipal Code.

12. **Nuisance.** This use shall be operated in a manner, which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.

13. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.

CONDITIONS SUBSEQUENT

1. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:

   a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or

   b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or

   c. The use as presently conducted creates a nuisance.

APPROVED this 11th day of October 2006, by the following vote:

AYES: CAMPOS, DHILLON, KALRA, KAMKAR, PHAM, PLATTEN, ZITO

NOES: NONE

ABSENT: NONE

DISQUALIFIED: NONE

Chairperson

ATTEST:

Joseph Horwedel, Secretary

Deputy

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
200 E. Santa Clara Street
San José, California 95113-1905

Hearing Date/Agenda Number
P.C. 10-11-06 Item 4F

File Number CP06-023

Application Type
Conditional Use Permit

Council District 9

Planning Area
Cambrian/Pioneer

Assessor's Parcel Number(s)
447-15-020

STAFF REPORT

PROJECT DESCRIPTION — Completed by: Suparna Saha

Location: Southwest corner of Hillsdale Avenue and Irlanda Way

Gross Acreage: 0.15 — Net Acreage: 0.15 — Net Density: N/A

Existing Zoning: R-1-8 – Single-Family Residence Zoning District — Existing Use: Home daycare

Proposed Zoning: No change — Proposed Use: Child daycare center for 18 children

GENERAL PLAN — Completed by: SS

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8.0 DU/AC)

Project Conformance:
[x] Yes [ ] No
[x] See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING — Completed by: SS

North:	Single-family Detached Residential	R-1-8 Single Family Residence
East:	Single-family Detached Residential	R-1-8 Single Family Residence
South:	Single-Family Detached Residential	R-1-8 Single Family Residence
West:	Single-Family Detached Residential	R-1-8 Single Family Residence

ENVIRONMENTAL STATUS — Completed by: SS

[ ] Environmental Impact Report found complete
[ ] Addendum to a Negative Declaration adopted on 10/12/99
[ ] Negative Declaration adopted on

[x] Exempt
[ ] Environmental Review Incomplete

FILE HISTORY — Completed by: SS

Annexation Title: South Willow Glen No. 10 — Date: July 17, 1952

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

[ ] Approval
[x] Approval with Conditions
[ ] Denial
[ ] Uphold Director's Decision

Date: October 3, 2006

Approved by: Susan Walton
[x] Action
[ ] Recommendation

APPLICANT / OWNER

Partners In Play Infant Child Care Center
Richard & Roxanna Croteau
5944 Hosta Lane
San Jose CA 95124

PUBLIC AGENCY COMMENTS RECEIVED — Completed by: SS

Department of Public Works

- See attached.

Other Departments and Agencies

- San Jose Fire Department

GENERAL CORRESPONDENCE

- Building Department

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

Project Description

The applicant, Richard and Roxanne Croteau of Partners In Play Home Daycare, are requesting a Conditional Use Permit to convert the existing home daycare to a child daycare center, with a capacity of a maximum of 18 children, between the ages of 6 months to 24 months. The project is located in the R-1-8 Single-family Residence Zoning District. The project also proposes modifications to the site plan. Single-family detached residences are adjacent to the subject site on all four sides.

The 0.15-acre site is located at the southwest corner of Hillsdale Avenue and Irlanda Way. The existing home daycare center, serves a total of 14 children with a maximum of 4 infants, (children aged 6 weeks to 2 years old). A daycare home for up to 14 children is permitted by right as incidental to a single-family residence.

A child daycare center is a conditional use in the R-1-8 Single-family Residence Zoning District. The project proposes to demolish and replace the existing 2-car garage (411 square feet) and remove 70 square feet at the rear of the building to accommodate the three required parking spaces for the use. The new infant daycare center will occupy the same building. The front driveway (along Irlanda Way) is proposed to be closed and the area to be landscaped.

ENVIRONMENTAL REVIEW

The project was found to be exempt from environmental review under Section 15301 of the CEQA Guidelines, which exempts projects involving existing facilities with negligible or no expansion of use. The proposed daycare center will increase the existing capacity of fourteen children to eighteen on the site and this will have substantially the substantially the same purpose and capacity as the existing use. The proposed project will replace existing capacity of 14 children with 18 children on the site and this will have substantially the same purpose and capacity.

ANALYSIS

General Plan Conformance

The existing and proposed use of the subject site as a child daycare center supports the intent of the General Plan in that, General Plan Neighborhood Identity Policy 5 states, "To increase neighborhood child care options, the city encourages the location of child care facilities in neighborhood schools, churches and other suitable

facilities. "The site is located on 0.14 acre and an established residential neighborhood on Hillsdale Avenue and Irlanda Way. While the proposed child daycare is not located within one of the aforementioned facilities, it is located within an established residential neighborhood and functioning as a home daycare, and is suitable location in that it is at the corner of major arterial streets.

Zoning Ordinance Conformance

Setbacks

The setbacks for the project are those of the R-1-8 Single-family Residence Zoning District, and include a 25-foot front, 5-foot side, 20-foot rear, and 12.5-foot side corner setback and a maximum height of 35 feet. The proposed child daycare facility is to be located in the existing building which meets the required front and side setback and has a height of 16 feet, in conformance with the maximum height requirement. The subject site is a corner parcel and has two existing driveways. The front driveway along Irlanda Way is proposed to be closed, and the second driveway on Hillsdale Avenue is proposed to be widened to 26 feet to provide more maneuvering space. The unused driveway will be replaced with landscaping.

Project Parking

The Zoning Ordinance requires that a daycare center provide one parking space per six children, inclusive of employee parking. The child daycare center proposes to have a capacity of 18 children and will provide three parking spaces on site (18 / 6 = 3). Therefore, the proposed project conforms to the parking requirements of the Zoning Code.

City Council Policy 6-14: Guidelines for Child Care

The attached City Council Policy, Guidelines for Child Care, was written to ensure that childcare centers conform to City requirements and are compatible with surrounding neighborhoods. They are intended as a reference point so that there is a common understanding of the minimum design and operational expectations of child care centers in San Jose. Key issues identified in the policy that are relevant to this proposal include traffic and circulation, site design, number of children, and hours of operation.

Traffic and Circulation

The Council Policy states that access to child care centers should not negatively impact off-site traffic flow by causing on-street stacking or stopping and that on-site circulation should preclude vehicles from backing onto streets designated as major collectors and arterials on the San Jose 2020 General Plan Land Use/Transportation Diagram. The project proposes three on-site parking spaces in accordance with the Zoning Ordinance, as well as on-street parking that will be utilized for drop off and pick up and employee parking. In addition, the nature of a childcare facility is for children to be picked up and dropped off at varying times, which reduces the amount of vehicles coming to and leaving the site at any one time. The on-site parking spaces have sufficient room to maneuver so that cars will not need to back out onto Hillsdale Avenue.

Site Design

The Council Policy states that a minimum 6-foot high fence should be installed around all active outdoor play areas. A 7-foot high existing fence runs along the perimeter of the rear and interior side of the subject property. A new child safety fence 5 feet from the west property fence and 3 feet from the south property fence line and 3 feet

from the driveway is proposed to be installed. The policy also states that play areas should be located away from adjacent residences as much as possible. The active play area shown is located furthest from the neighboring residences. There is adequate buffering between the play area and residences because it is separated by the grassy area to the west and 5-feet of landscaping to the rear.

The Policy also states that a minimum of five feet of perimeter landscaping should be provided to buffer active play areas, and ten feet for parking areas, from any adjacent residential use. The play area on the site currently serves the existing daycare home and this same area will serve the proposed child daycare facility. In order to provide an additional parking space, the perimeter landscaping buffer to the rear had to be compromised for a length of 7-feet measured from the property, where it is only 3 feet 4 inches wide. However, the buffering resumes the required 5-foot dimension for the rest of the property rear line and the adjacent single-family residence. Staff believes that this deficiency in the site design is acceptable as an existing condition on the site, and because the parking and play areas are used mainly during daytime hours, which reduces the potential for impacting the adjacent residential use.

Finally, the Policy states that proposed buildings should be compatible with the surrounding area with regards to height and mass. The proposed project converts the existing house to the day care facility, and is one-story consistent with the buildings surrounding the site.

Number of Children

The maximum number of children shall not exceed that allowed by the State Community Care Licensing requirements for interior and exterior spaces. The project proposes a maximum of 18 children. As a condition of this permit, the facility will be required to meet the requirements of State Community Care Licensing.

Hours of Operation

The Council Policy states that childcare centers adjacent to residential neighborhoods should operate only between the hours of 6:00 a.m. and 7:00 p.m. Monday through Friday. The project proposes operating hours from 7:00 a.m. to 6:00 p.m. Monday through Friday, in conformance with the above-mentioned guideline.

Conclusion

Based on the above analysis, staff concludes that the proposed daycare center, as conditioned, conforms to City Council Policy 6-14: Guidelines for Child Care, and provides adequate parking for the proposed use.

PUBLIC OUTREACH

Notices of the public hearing for this project were sent to all property owners within 500 feet of the subject property, and the notice was published in the newspaper. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report and staff has been available to discuss the project with members of the public.

RECOMMENDATION

The Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit and include the following findings and conditions in its Resolution.

The Planning Commission finds that the following are the relevant facts regarding the proposed project.

1. This site has a designation of Medium Low Density Residential (8.0 DU/AC) on the adopted San Jose 2020 General Plan Land Use/ Transportation Diagram.

2. The project site is located in the R-1-8 Single-family Residence Zoning District.

3. The applicant is requesting this Conditional Use Permit to allow for a daycare center in the R-1-8 Single-family Residence Zoning District.

4. The 0.15-acre site is developed with a one-story 1,705 square foot building used for a small family daycare.

5. The site is surrounded by residential on all four sides.

6. The Zoning Code requires that a daycare center provide one parking space per six children, which includes employee parking. The daycare center proposes to have a capacity of 18 children, which requires three parking spaces, and the project provides three.

7. The project was found to be exempt from environmental review under Section 15301 of the CEQA Guidelines, which exempts projects involving negligible or no expansion of use. The proposed project will expand the number of children from 14 to 18 children on the site and will have substantially the same purpose and capacity.

This Planning Commission concludes and finds, based upon an analysis of the above facts that:

a. The proposed project will be consistent with the adopted San Jose 2020 General Plan Land Use/ Transportation Diagram of the City of San Jose.

b. The proposed project complies with all applicable provisions of the Zoning Ordinance.

c. The proposed project is in compliance with the California Environmental Quality Act.

d. The proposed use is compatible with the surrounding neighborhood.

Finally, based upon the above stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not

   a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or

   b. Impair the utility or value of property of other persons residing or working in the surrounding area; or

   c. Be detrimental to public health, safety or general welfare; and

2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and

3. The proposed site is adequately served:

a. By highway or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate and; and

b. By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth are hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the applicant fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the applicant shall be deemed to constitute all of the following on behalf of the applicant:
   a. Acceptance of the Permit by the applicant; and
   b. Agreement by the applicant to be bound by, to comply with, and to do all things required of or by the applicant pursuant to all of the terms, provisions, and conditions of this permit or other approval and the provisions of Title 20 applicable to such Permit.

2. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of approval by the Planning Commission or the City Council on appeal, granting this Permit, if within such two-year period, the construction of the building on this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The Director of Planning may approve a Permit Adjustment/Amendment to extend the validity of this Permit in accordance with Title 20. The Permit Adjustment/Amendment must be approved prior to the expiration of this Permit.

3. **Public Works Clearance for Building Permit(s):** Prior to the issuance of Building permits, 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.
   a. **Minor Improvement Permit**: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
   b. **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.
   c. **Transportation:** This projected traffic for this project was reviewed and found to be minimal, therefore no further traffic analysis is required.
   d. **Street Improvements**:

- Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
- Close unused driveway and install any missing street trees. Remove and replace broken or

e. **Undergrounding**:

- The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Hillsdale Avenue prior to issuance of a Public Works clearance. One hundred percent (100%) of the base fee in place at the time of payment will be due (Currently, the base fee is $224 per linear foot of frontage).

4. **Construction Hours.** Construction and grading activities shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. This includes the staging of equipment and construction personnel. The construction hours shall be printed on all plans for the project used to construct the project.

5. **Cleaning and Dust Control.** During construction, the developer shall damp sweep the public and private streets within and adjoining the project site each working day sufficient to remove all visible debris and soil. On-site areas visible to the public from the public right-of-way shall be cleaned of debris, rubbish, and trash at least once a week. While the project is under construction, the developer shall implement effective dust control measures to prevent dust and other airborne matter from leaving the site.

6. **Storm Drain Protection.** No hazardous materials, paint, rinse water, or construction sediments or debris shall be allowed to enter the public right-of-way or any storm drain inlet. The storm drain systems flows to the Bay.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **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.

2. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "Partners In Play Infant Child Care Center" dated August 8, 200 on file with the Department Planning, Building and Code Enforcement and to the San José Building Code (San José Municipal Code, Title 24).

3. **Tree Removals.** No tree larger than 56 inches in circumference, at a height of 24 inches above the natural grade slope, shall be removed without a Tree Removal Permit issued by the Director of Planning.

4. **Landscaping.** Planting and irrigation are to be provided, as indicated, on the final Approved Plan Set. Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner. Irrigation is to be installed in accordance with Part 4 of Chapter 15.10 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San José Landscape and Irrigation Guidelines.

5. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:

   a. *Construction Plans.* This permit file number, CP06-023, shall be printed on all construction plans submitted to the Building Division.

   b. *Emergency Address Card.* The project developer shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.

6. **Hours of Operation.** Monday through Friday 7:00 a.m. to 6:00 p.m.

7. **Number of Children.** The maximum number of children shall not exceed 18 and shall not exceed that allowed by the State Community Care Licensing requirements for interior and exterior spaces.

8. **Sign Approval.** No signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning.

9. **Roof Equipment.** No roof equipment is approved at this time. Any proposed roof equipment shall be screened from view and shall be subject to separate approvals and to the discretion of the Director of Planning, Building, and Code Enforcement.

10. **Fencing.** Fences shall be erected in accordance with the standards established on the approved plan set. All fencing shall conform to the San José Municipal Code.

11. **Nuisance**. This use shall be operated in a manner, which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.

12. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings and wall surfaces within 48 hours of defacement.

CONDITIONS SUBSEQUENT

1. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:

   a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or

   b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or

   c. The use as presently conducted creates a nuisance.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: Suparna Saha
Planning and Building

FROM: Ebrahim Sohrabi
Public Works

SUBJECT: **FINAL RESPONSE TO DEVELOPMENT APPLICATION**

DATE: 09/08/06

PLANNING NO.: CP06-023
DESCRIPTION: Conditional Use Permit to allow conversion of an existing single-family house to a day care center on a 0.15 gross acre site
LOCATION: southwest corner of Hillsdale Avenue and Irlanda Way
P.W. NUMBER: 3-18050

Public Works received revised plans for the subject project on 09/08/06 and submits the following comments and requirements.

Project Conditions:

Public Works Clearance for Building Permit(s): Prior to the issuance of Building permits, 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. **Minor Improvement Permit**: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.

2. **Transportation**: The projected traffic for this project was reviewed and found to be minimal, therefore no further traffic analysis is required.

3. **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.

4. **Undergrounding**: The In Lieu Undergrounding Fee shall be paid to the City for all frontage adjacent to Hillsdale Avenue prior to issuance of a Public Works clearance. One hundred percent (100%) of the base fee in place at the time of payment will be due. (Currently, the base fee is $224 per linear foot of frontage.)

5. **Street Improvements**: Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project. Close unused driveway and install any missing street trees.

Please contact the Project Engineer, Ryan Do, at (408) 535-6897 if you have any questions.

Ebrahim Sohrabi
Senior Civil Engineer
Transportation and Development Services Division

RTD
ES:rd:gj
6000_24836051045.DOC

Saha, Suparna

From: Maiel, Homer
Sent: Tuesday, April 11, 2006 2:16 PM
To: Saha, Suparna
Subject: CP06-023

Suparna,
Since the Occupancy of this building is being changed from R-3 (Single Family Dwelling) to E-3 (Day care), the following requirements are triggered;

- Seismic analysis and possible retrofit is required.
- The wall openings on the south wall are required to be rated if the occupant load is more than 20.
- The bathroom fixture counts seems to be less than what is called in our fixture policy.
- The building needs to comply with accessibility requirement for disabled persons.

Homer

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

CITY OF SAN JOSE PLANNING DEPARTMENT

RECEIVED
APR 13 2006
CITY OF SAN JOSE
PLANNING DEPARTMENT

DATE: 04/06/06

TO: Suparna Saha
FROM: Nadia Naum-Stoian

Re: Plan Review Comments

PLANNING NO:	CP06-023
DESCRIPTION:	Conditional Use Permit to allow conversion of an existing single-family house to a day care center on a 0.15 gross acre site
LOCATION:	southwest corner of Hillsdale Avenue and Irlanda Way
ADDRESS:	southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)
FOLDER #:	06 009932 AO

The Fire Department's review was limited to verifying compliance of the project to Article 9, Appendix III-A, and Appendix III-B of the 2001 California Fire Code with City of San Jose Amendments (SJFC). **Compliance with all other applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process.**

- These comments are based on the following information from drawings dated3/27/06 by Roots Design

  Largest building: 2171 sq. ft.; Construction Type: V N; Number of stories:1

Access on property is not required-all structures are within 150 feet from street frontage. Fire flow of 1000GPM should be available from the closest public hydrant.

The owner/tenant is responsible to insure that the Certificate of Occupancy matches the use of the space as defined in Chapter 3 and Table 3A of the 2001 California Building Code. The owner/tenant is responsible to post the Certificate of Occupancy in a conspicuous place in accordance with California Building Code 109.5.

Contact Captain Steve Padilla, San Jose Fire Department, at (408) 277-8781, to obtain Fire Department sign off **after the Certificate of Occupancy is issued.**

Nadia Naum-Stoian, Fire Protection Engineer
Bureau of Fire Prevention, Fire Department
(408) 535-7699

City of San José, California

CITY COUNCIL POLICY

TITLE	PAGE	POLICY NUMBER
GUIDELINES FOR CHILD CARE	1 of 6	6-14
	EFFECTIVE DATE	REVISED DATE
	September 28, 1982	6/24/2003

APPROVED BY

Council Action – September 28, 1982; April 14, 1992; June 24, 2003

BACKGROUND

The composition of San Jose's workforce has changed dramatically in recent years and is expected to continue to change in the future. The fastest growing segment of the labor force is the dual-working parents of young children. More parents would return to work if they could find affordable, quality child care.

The City of San Jose has historically encouraged new child care facilities and has continued to facilitate their development by deregulating and streamlining the process and requirements by with the City regulates them. Some of these requirements were streamlined in 1988 as a result of 1987 recommendations from the City's Child Care Task Force Report. The cooperation of child care providers is crucial in order to reap the full benefits of the City's streamlining efforts. One of the best means of ensuring success for a proposal is for the child care provider to acquaint themselves with the City's regulations, development process, and the Child Care Policy and its guidelines. Early contact with the City, as well as the State of California Department of Social Services Community Care and Licensing Division is a key to successful development and operation of child care facilities in San Jose.

This Policy update continues the tradition of continuous improvement of the review process for child care facilities, and reflects the need that prudent design review guidelines must be followed to ensure child safety and to maintain neighborhood integrity. The intent of this Policy is to:

1. Create safe environments for all children in child care facilities in the City,
2. Ensure that child care facilities are good neighbors, and are compatible with their surroundings,
3. Provide guidance to child care providers on how to successfully design and operate facilities with greater certainty, and
4. Consolidate the guidelines for use by child care providers, decision-makers, and City staff on the location, design and operation of child care facilities.

DEFINITIONS

1. **Family Child Care Home** – is any residential unit which regularly provides care, protection and supervision to fourteen (14) or fewer children, or as set forth by the State, as an incident to the use of the unit by a family as its residence, for periods of less than twenty-four hours per day. (20.200.380 of SJMC).

2. **Child Care Center** is any child care facility, including a preschool, other than a Family Care Home, which provides non-medical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. (20.200.190 of SJMC).

PURPOSE

The City allows Child Care Centers through the Conditional Use Permit process to ensure that they conform to City requirements and are compatible with surrounding neighborhoods. In making recommendations to the Planning Commission, staff will review proposals for consistency with this Policy and the guidelines included in it as well as the Zoning Ordinance. Proposals are examined on a case-by-case basis to account for the unique circumstances of each property and proposal. To facilitate the evaluation process for individual permit applications, the guidelines identify the project characteristics necessary for approval.

In general, the guidelines have been crafted in the hope that they will be useful to those people engaged in the design, review, approval, and provision of child care.

They are intended as a reference point so that there can be a common understanding of the minimum design and operational expectations of Child Care Centers in San Jose. Child care providers and their design consultants should become familiar with these guidelines and apply them appropriately to their projects so that they can be reviewed and permitted by the City as efficiently as possible. These guidelines, however, do not try to encompass every technique of achieving the best standards in the design and operation of Child Care Centers. Care providers are encouraged to use their own creativity and work with the City staff to achieve individual excellence.

A successful Center normally begins with early discussions with the Department of Planning, Building and Code Enforcement (PBCE) and the City's Office of Early Care and Education Service. In some cases care providers may choose to utilize the Preliminary Review process with PBCE prior to applying for a Conditional Use Permit in order to improve the certainty, predictability, efficiency and potential cost savings of the review process. Early contact by child care providers also avails PBCE an opportunity to coordinate the request within the City and other stakeholders such as the State of California Department of Social Services Community Care and Licensing Division, if necessary. It also allows PBCE to advise the care provider on potential community interests and involvement and the need to conduct early, proactive community outreach possibly prior to the Conditional Use Permit process.

The guidelines in this Policy are general, designed to address citywide issues and should not be construed as the only requirements for each individual site. When deviation is made from the above guidelines, staff should identify the reasons for such deviation in the staff report to the Planning Commission, or City Council on appeal.

Existing Child Care Centers subject to a permit with a time condition are not subject to this Policy. Additionally, it is not the intention of this Policy to deal with specific educational and per-child interior/exterior play space requirements, which are the purview of the State of California Department of Social Services Community Care and Licensing Division.

POLICY

1. **Regulations and Outreach**

   a) Use Matrix

Use	Zoning Regulations	Permit Required
Family Child Care	Allowed by right in all residential dwelling types as incident to the primary residential use.	• State Community Care License • City Fire Clearance • Business License Tax
Child Care Center located on an existing school site or as an incident to an on-site Church/Religious Assembly use **involving no** building additions or changes to the site	Allowed by Right in the Open Space, Agriculture, and all Residential and Commercial Zoning Districts	• No Planning Permit Required • State Community Care License • City Fire Clearance • Business License Tax
Child Care Center located on an existing school site or as an incident to an on-site Church/Religious Assembly use **that involves** building additions or changes to the site (excludes change out of play equipment within existing play area)	Conditional Use in all Residential and Commercial Zoning Districts Special Use Permit for expansion of legal nonconforming use in all other zoning districts	• A Conditional Use Permit or Special Use Permit as appropriate • City Building Permit • State Community Care License • City Fire Clearance • Business License Tax
Child Care Center	Conditional use in all Residential and Commercial zoning districts, as well as in all Industrial zoning districts that have a General Plan Designation of Mixed Industrial Overlay	• A Conditional Use Permit • City Building Permit • State Community Care License • City Fire Clearance • Business License Tax

b) Any interior or exterior building modifications and any new construction requires a City Building Permit.

c) The City Council has adopted a Policy on Public Outreach. This policy addresses the expectations for notifying surrounding property owners and tenants of pending land use applications. The policy may be found at the PBCE offices or on line at: http://www.ci.san-jose.ca.us/planning/sjplan/

2. Guidelines

a) Facility Location

i) New Child Care Centers are encouraged on developed school sites and in conjunction with church uses.

ii) New Child Care Centers are encouraged in non-residential areas to provide care for children near employment centers, provided that the surrounding business or industrial activities would not adversely impact the Center.

iii) New Child Care Centers near non-residential areas should be reviewed for proximity to hazardous materials and should not be located near facilities that may affect the health and safety of the children.

iv) New Child Care Centers are encouraged in residential areas on Major Collectors and Arterial streets, as designated on the adopted San Jose 2020 General Plan Land Use/Transportation Diagram.

v) Conversions from residential uses to Child Care Centers within homogenous single-family residential neighborhoods are discouraged.

vi) New Child Care Centers are discouraged from locating on residential streets with limited accessibility, such as those that terminate in a cul-de-sac, in order to prevent traffic congestion and bottle-necking within the neighborhood.

vii) New Child Care Centers are encouraged in the transitional or mixed use areas at the margins of homogenous neighborhoods as long as the health and safety of the children is protected, and compatibility with proximate uses assured.

b) Traffic and Circulation

i) Access to new Child Care Centers to pick-up and drop-off children should not negatively impact off-site traffic flow by causing on-street stacking or stopping.

ii) On-site circulation should be designed to preclude vehicles from backing onto streets designated as Major Collectors and Arterials on the City's adopted San Jose 2020 General Plan Land Use/Transportation Diagram.

iii) Traffic reports for new Child Care Centers may be required to analyze the traffic generated by the proposed project.

iv) Child Care Centers located in non-residential complexes should not allow drop-off and pick-up activities to interfere with the existing on-site traffic circulation.

v) New Child Care Centers should provide adequate vehicular driveways and sufficient turn-around areas for adequate on-site circulation.

c) Parking and Drop-off

i) All new Child Care Centers are required to provide parking in accordance with the Parking and Loading provision codified under Chapter 20.90 of the San Jose Municipal Code.

ii) Parking areas should not be located in the front or side setback areas. The City regulates the amount of paving allowed within the front setback areas in single family residential zoning districts, normally not to exceed 50%. Refer to front yard paving provisions, Section 20.30.440, of the San Jose Municipal Code for more information.

iii) Child Care Centers should provide adequate short-term parking to accommodate child drop-off areas, which are not located in the public right-of-way.

d) Site Design

i) Child Care Centers must conform to the setback requirements of the Zoning District designated for the site.

ii) New Child Care Centers should be on sites that are able to adequately accommodate the physical requirements of on-site circulation, parking, play areas and setbacks. Our experience has found that this is normally at least a 10,000 square foot parcel or site.

iii) New Child Care Centers should install a minimum 6-foot high fence around the active outdoor play areas for child security. A wall may be required to minimize potential impacts from outdoor play and parking areas to surrounding residential uses.

iv) New Child Care Centers proximate to residential neighborhoods should locate play areas away from adjacent residences as much as possible.

v) Landscaping should be installed and maintained in the areas not designated for parking and driveways in accordance with the City's Landscape and Irrigation Guidelines. Street trees should be installed if missing on the site frontage.

vi) A minimum of five feet of perimeter landscaping should be provided to buffer the active play areas, and 10 feet for parking or service areas of Child Care Centers, from any adjacent residential properties.

vii) Other than to ensure consistency with height requirement of accessory structures where required by the Zoning Code, and to approve play areas themselves, the City does not approve specific outdoor play equipment in the permit review process. Changes to the play equipment do not require additional planning approvals.

viii) Proposed building additions and any other exterior remodeling should be architecturally compatible with existing structures and all new construction, additions and remodeling should be consistent the surrounding neighborhood character.

ix) Proposed buildings should be compatible with the surrounding area, particularly with respect to height and mass.

x) All roof equipment, trash enclosures, and mechanical equipment should be screened from view from public streets and located to minimize the potential for nuisances to any adjacent residences.

xi) The use of temporary facilities not on permanent foundations is prohibited.

e) Number of Children

i) The maximum number of children for a new facility shall not exceed that allowed by the State Community Care Licensing requirements for interior and exterior spaces. In addition, the other criteria outlined in this Policy, particularly circulation, parking and land use compatibility will be utilized to determine if additional restrictions are warranted.

f) Operation

i) To minimize adverse impacts to adjacent residences, Child Care Centers adjacent to residential neighborhoods should operate only from 6:00 a.m. to 7:00 p.m., Monday through Friday.

ii) New Child Care Centers are required to meet the noise standards of the Zoning Ordinance and should meet the City's noise standards as specified in the adopted San Jose 2020 General Plan. A noise study may

be required for Child Care Centers proximate to residential neighborhoods to evaluate noise levels and identify appropriate mitigation.

iii) The City's Office on Early Care and Education Services should review the operational aspects of all Child Care Center proposals to help ensure child safety and security and to evaluate consistency with State Community Care Licensing requirements.

g) Other Requirements

i) Signage for a Child Care Center is regulated by the City's Sign Ordinance based on the zoning designation of the proposed site.

ii) The Planning Commission, or the City Council on appeal, may impose other appropriate conditions on a project-by-project basis as required to ensure land use compatibility. The guidelines in this Policy represent minimum criteria for new Child Care Centers.

iii) The Conditional Use Permit should include standard conditions, such as undergrounding utilities, providing public improvements, screening roof equipment, identifying materials, etc., necessary for the permit to fulfill the requirements for a Site Development Permit.

iv) Conditional Use Permits may be issued for a specified period of time. The normal time frame for a Child Care Center is 5 years for the first permit approval, and 10 years for renewals.

v) Conditional Use Permits can be revoked or subsequent permits may be withheld or denied if the conditions of approval of previous permits are not met.

CONFORMED COPY: This document has not been compared with the original.
SANTA CLARA COUNTY CLERK-RECORDER

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:
CITY OF SAN JOSÉ
DEPARTMENT OF PLANNING, BUILDING
AND CODE ENFORCEMENT
200 EAST SANTA CLARA STREET
SAN JOSÉ, CA 95113

Doc#: 19150929
10/20/2006 12:19 PM

CERTIFICATE OF PERMIT
NOTICE OF GRANTING OF A PERMIT
PURSUANT TO THE PROVISIONS OF
TITLE 20 OF THE SAN JOSÉ MUNICIPAL CODE

NOTICE IS HEREBY GIVEN that a permit (**File No. CP06-023**), covering all of that certain property hereinafter described is granted to **Richard Croteau** by the Planning Commission of the City of San José on **October 13, 2006**, and becomes effective on the date recorded as shown above. This permit contained conditions, restrictions, and use limitations, which are subject to enforcement by the City. The subject property is located **southwest corner of Hillsdale Avenue and Irlanda Way, (1704 Hillsdale Avenue), San José, California.** That said real property is more particularly described in the attached legal description.

Said permit is on file in the office of the Department of Planning, Building and Code Enforcement of the City of San José and is available for inspection at said office by any person interested herein.

City of San José
JOSEPH HORWEDEL, Acting Director
Planning, Building and Code Enforcement

Susan Walton

Susan Walton, Deputy

State of California
County of Santa Clara

On October 13, 2006, before me, Deborah R. Stollman, Notary Public, personally appeared Susan Walton, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Deborah R. Stollman

Deborah R. Stollman, Notary Public

DEBORAH R. STOLLMAN
Commission # 1626568
Notary Public - California
Santa Clara County
My Comm. Expires Dec 3, 2009

CP06-023

Order No. : 0612004079-MA

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to is situated in the State of California, County of Santa Clara, City of San Jose, and is described as follows:

LOT 41, as delineated upon that certain Map entitled "Tract No. 1630", filed for record in the Office of the Recorder of the County of Santa Clara, State of California, on March 20th, 1956 in Book 68 of Maps, at Page 2 and 3

EXCEPTING THEREFROM the underground water or rights thereto with no rights of surface entry, as granted to San Jose Water Works, a California corporation, by instrument, recorded May 17th, 1956 in Book 3497 of Official Records, Page 545

447-15-020
17015
GC/NV/ar
A 447-15-20

upd/SH/KH 10/14/05
upd-b/GC/KH 11/1/05

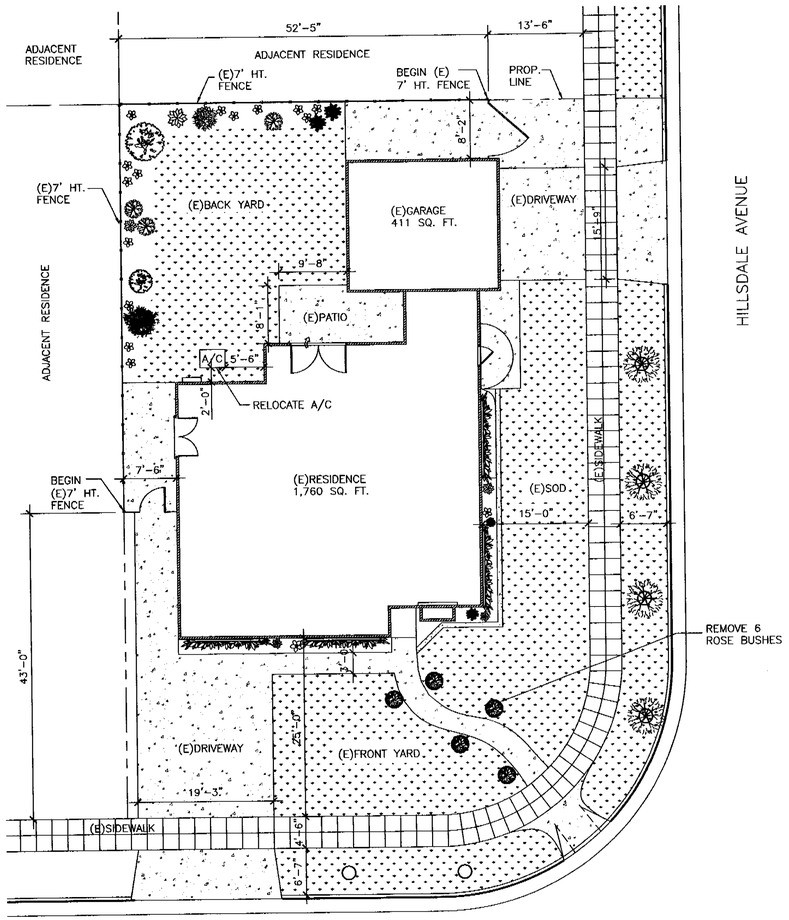
City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **southwest corner of Hillsdale Avenue and Irlanda Way (1704 HILLSDALE AV)**

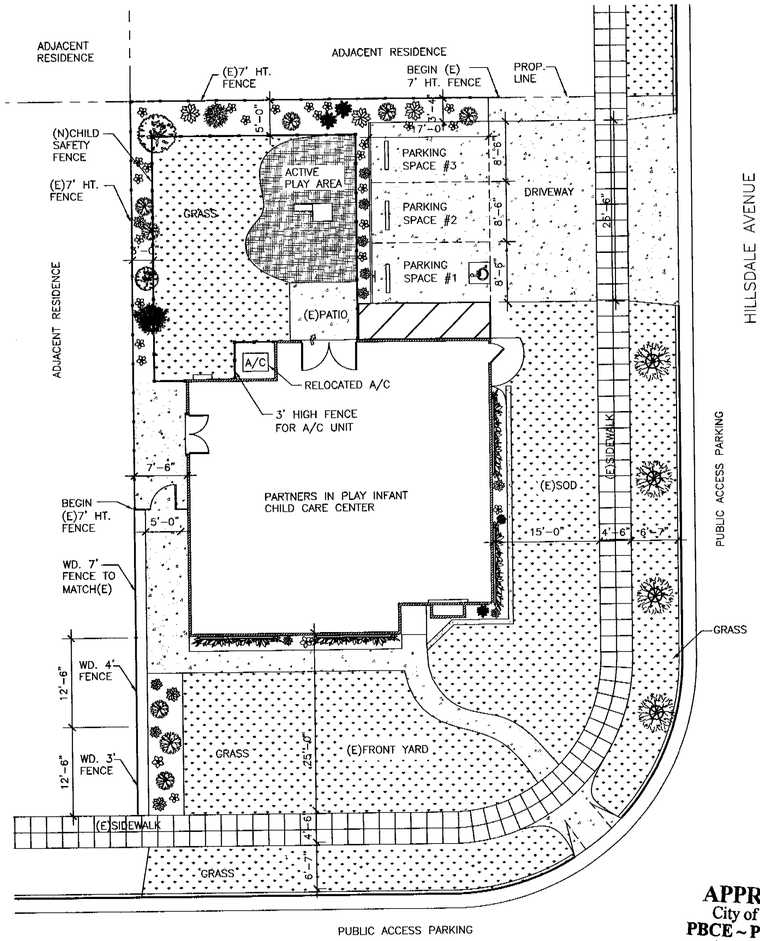
Permit/Project No.: **CP06-023** Issuance Date: **10/13/06**

Prepped By: **SSAHA** Closed By: **XLOPEZ** RSN: **1226269**

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☐ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☐ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☐ (GT) Technical Reports ☐ (GR) Archaeological
☒ (DR) Development Review (207)	☒ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☐ (PE) Permit ☐ (MP) Maps ☐ (AP) Application ☐ (AC) Agency Correspondence ☐ (GC) General Correspondence ☒ (PL) Plans
	☐ (ER) Environmental Review (for 207 series Project Files)	☐ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs



EXISTING SITE PLAN
SCALE: 1" = 10' - 0"



PROPOSED SITE PLAN
SCALE: 1" = 10' - 0"

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Suparna Saha
Date: Oct 31, 2006

CP06-023

CONTACT INFO

OWNERS
PARTNERS IN PLAY INFANT CHILD CARE CENTER
RICHARD & ROXANNA CROTEAU
1704 HILLSDALE AVENUE
SAN JOSE, CALIFORNIA 95124

CONTACT: (408) 314-1176

DESIGNER
ROOTS DESIGNS, INC.
251 SUNOL STREET
SAN JOSE, CA 95126

CONTACT: KEITH ROOTSAERT, (408) 294-7668

BUILDING AUTHORITY
CITY OF SAN JOSE
200 EAST SANTA CLARA STREET
SAN JOSE, CA 95113

CONTACT: (408) 535-3555

SUMMARY OF WORK

ARCHITECTURAL
REMOVE NON-BEARING WALLS TO ENLARGE ROOMS. PATCH GYPSUM BOARD AND FLOORING AS REQUIRED. ADD CHILD SAFETY FENCE. ADD ACTIVE PLAY AREA. ADD DISABILITY PARKING AND ACCESS.

BUILDING DATA

APN:	447-15-020
BUILDING AUTHORITY:	CITY OF SAN JOSE
ZONING	R-1-8
OCCUPANCY	R3/U1
CONSTRUCTION TYPE	V-N
BUILDING HEIGHT	15'-0"
TOTAL EXISTING HOUSE	1,760 SQ. FT.
TOTAL EXISTING GARAGE	411 SQ. FT.
NEW ADDITION	0 SQ. FT.
GROSS TOTAL (EXISTING + NEW)	2,171 SQ. FT.
NEW FLOOR AREA (CONDITIONED AREA)	1,727 SQ. FT.
LOT	6,514 SQ. FT.
FLOOR AREA RATIO	27%
HOUSE ENVELOPE	1,686 SQ. FT.
IMPERVIOUS HARDSCAPE	1,595 SQ. FT.
TOTAL IMPERVIOUS MATERIALS	3,281 SQ. FT.
PERCENT LOT COVERAGE	50%

DRAWING LIST

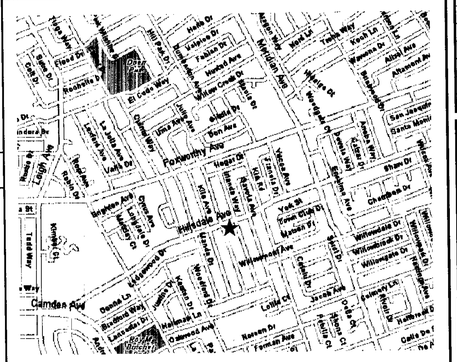
A-0	GENERAL NOTES, DRAWING LIST, BUILDING DATA APPLICABLE CODES, CONTACT INFO, SUMMARY OF WORK & SITE PLAN
A-1	DEMOLITION FLOOR PLAN
A-2	FLOOR PLAN & SCHEDULES, ELECTRICAL
A-3	ELEVATIONS

APPLICABLE CODES

1. 2001 BUILDING STANDARD ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2. 2001 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.; (2002 UNIFORM BUILDING CODE VOLUMES 1-3 & CALIFORNIA AMENDMENTS)
3. 2004 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.; (1999 NATIONAL ELECTRICAL CODE & CALIFORNIA AMENDMENT)
4. 2001 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.; (2000 UNIFORM MECHANICAL CODE & CALIFORNIA AMENDMENT)
5. 2001 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.; (2000 UNIFORM PLUMBING CODE & 2002 CALIFORNIA AMENDMENT)
6. 2004 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.;
7. 2001 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.; (2000 UNIFORM FIRE CODE & CALIFORNIA AMENDMENT)
8. 2001 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.

VICINITY MAP

NOT TO SCALE



ROOTS DESIGNS, INC.
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
DESIGN AND CONSTRUCTION SERVICES
251 Sunol St.
San Jose, CA 95126
(408) 294-7668 phone
(408) 294-7669 fax
General Contractor Lic. #843290

PARTNERS IN PLAY INFANT CHILD CARE CENTER

1704 HILLSDALE AVENUE
SAN JOSE, CA 95124

~~SPECIAL USE~~
PERMIT PLANS

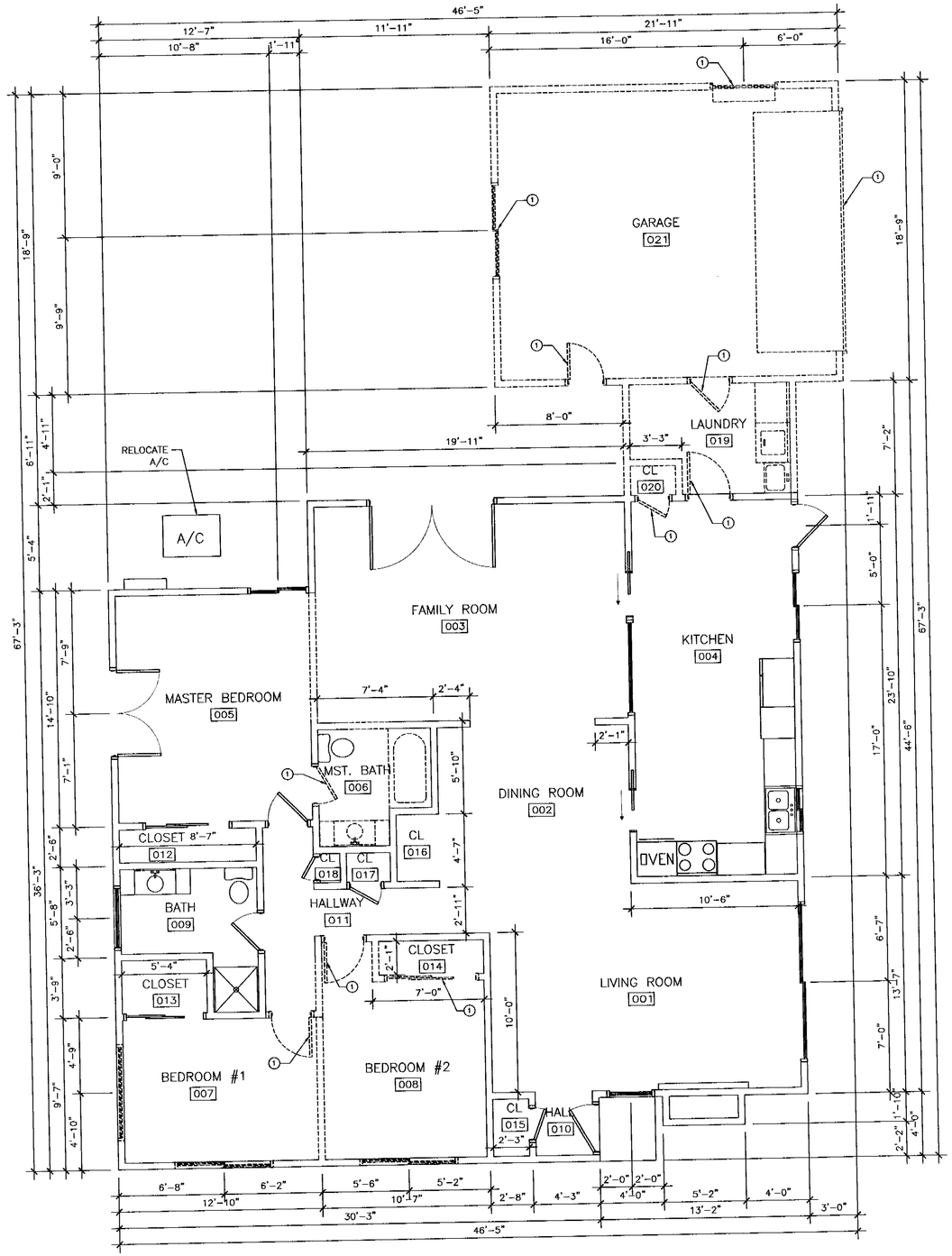
ISSUE		
MARK	DATE	DESCRIPTION
1	10-30-06	CITY COMMENTS

ROOTS DESIGNS PROJECT NO:	06023
DATE:	10/30/2006
XREF FILE(S):	
CONFIG. SCR:	NONE
CAD FILE:	06023-A0.DWG
DRAWN BY:	KN
CHECKED BY:	KR
APPROVED BY:	

SHEET TITLE
GENERAL NOTES, DRAWING LISTS BUILDING DATA, CONTACT INFO. SUMMARY OF WORK, SITE PLAN

SCALE: AS NOTED
THIS DRAWING IS 22" x 34" AT FULL SIZE

A-0
SHEET 1 OF 4



FLOOR PLAN
SCALE: 1/4" = 1'-0"

1 / A-2

DEMOLITION SYMBOLS

- REMOVE EXISTING WALL AS SHOWN. RELOCATE EXISTING ELECTRICAL CIRCUITS AS NECESSARY.
- EXISTING WALLS TO REMAIN

DEMOLITION NOTES

① DEMO DOORS AND WINDOW AS SHOWN

ROOTS DESIGNS, INC.
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
DESIGN AND CONSTRUCTION SERVICES
251 Sunol St.
San Jose, CA 95126
(408) 294-7668 phone
(408) 294-7669 fax
General Contractor Lic. #843290

PARTNERS IN PLAY INFANT CHILD CARE CENTER

1704 HILLSDALE AVENUE
SAN JOSE, CA
95124

~~SPECIAL USE~~
PERMIT PLANS

CP06-023

ISSUE		
MARK	DATE	DESCRIPTION
1	10-30-06	CITY COMMENTS

ROOTS DESIGNS PROJECT NO:	06023
DATE:	8/8/2006
XREF FILE(S):	06023-SITE.DWG
CONFIG. SCR:	NONE
CAD FILE:	06023-A1.DWG
DRAWN BY:	KN
CHECKED BY:	KR
APPROVED BY:	

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Suparna Saha
Date: Oct 31, 2006

SHEET TITLE
DEMO FLOOR PLAN

SCALE: AS NOTED
THIS DRAWING IS 22" x 34" AT FULL SIZE

A-1
SHEET 2 OF 4

DOOR AND FRAME SCHEDULE

MARK	DOOR SIZE WD	DOOR SIZE HGT	DOOR SIZE THK	DOOR MATL	DOOR GLAZING	DOOR LOUVER WD	DOOR LOUVER HGT	FRAME MATL	FRAME EL	FRAME DETAIL HEAD	FRAME DETAIL JAMB	FRAME DETAIL SILL	FIRE RATING LABEL	HARDWARE SET NO	HARDWARE KEYSIDE RM NO	NOTES
001	2'-6"	6'-8"	1 3/4"	WD	NONE	0"	0"	WD	--	--	--	--	NONE			
002	2'-4"	6'-8"	1 3/4"	WD	NONE	0"	0"	WD	--	--	--	--	NONE			

WINDOW SCHEDULE

MARK	SIZE WIDTH	SIZE HEIGHT	TYPE	MATERIAL	NOTES
1	6'-2"	2'-6"			
2	6'-2"	2'-6"			
3	6'-0"	1'-10"			
4	4'-0"	3'-0"		PLEXIGLASS	

NOTES:
WINDOW & DOOR SCHEDULES ONLY SHOW NEW WINDOWS AND DOORS.
NEW ROOM SCHEDULES ONLY SHOW NEW ROOMS OR NEW ROOM USES,

ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR	WALLS N	WALLS S	WALLS E	WALLS W	CEILING MATL	CEILING HEIGHT	NOTES
001	RECEPTION	LINO	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
002	KITCHEN	LINO	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
003	CLASSROOM	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
004	CLASSROOM	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
005	CLASSROOM	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
006	CLASSROOM	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
007	NAPPING ROOM	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
008	CHILDREN'S BATH	TILE	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
009	STAFF BATH	TILE	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
010	HALLWAY	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
011	STORAGE	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
012	STORAGE	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
013	ST	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
014	ST	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
015	ST	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	
016	ST	CARPET	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	GYP. BD.	8'-0"	

SHEAR WALL SCHEDULE

SW — SIMPSON STRONGWALL SW16X7-4HD, USE TEMPLATE FOR FOUNDATION #SWTPF16-HD - NOT USED

1 — BRACED FRAME WALL - NOT USED

LEGEND

- EXISTING WALLS
- NEW WALLS
- 00# — ROOM FINISH
- 00# — DOOR AND FRAME TYPE
- # — WINDOW TYPE

ELECTRICAL & LIGHTING SYMBOL

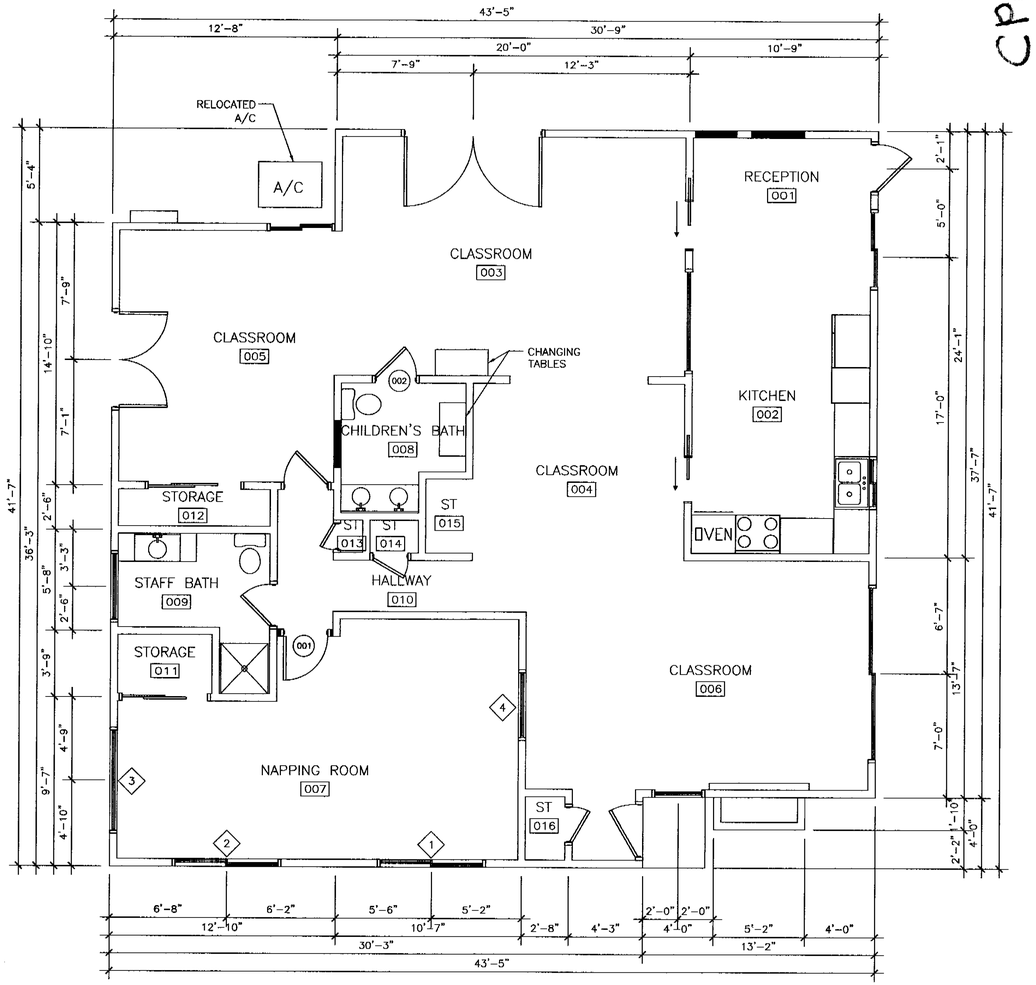
- $a — SINGLE POLE, SINGLE THROW SWITCH AND BOX, +48". LOWER CASE LETTER INDICATES CIRCUIT OR LAMPS CONTROLLED BY SWITCH.
- $D — DIMMER SWITCH, +48". LOWER CASE LETTER INDICATES CIRCUIT OR LAMPS CONTROLLED BY SWITCH.
- DUPLEX RECEPTACLE 15A, 125V, 3WG, NEMA 5-15R +14" UON.
- LIGHT FIXTURE, RECESSED IN CEILING.
- LIGHT FIXTURE, SURFACE MOUNT ON CEILING.
- WALL MOUNTED LIGHT FIXTURE.
- 1X4 FLOURESCENT LIGHT FIXTURE, FLUSH MOUNTED TO CEILING.
- CEILING FAN

NOTES

1. ALL CEILING HTS. ARE 8'-0", U.O.N
2. FURNITURE AND FURNISHINGS SHOWN FOR REFERENCE ONLY, N.I.C.
3. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE. SEC. 1003.3.1.8
4. MINIMUM WIDTH OF LANDING SHALL BE 36" IN THE LINE OF TRAVEL. SEC. 1003.3.1.6
5. THE CEILING AND WALL SEPARATING THE U-1 FROM THE R-3 IS TO BE 5/8" TYPE-X GYP. BOARD. SEC. 302.4, EXC. 3.
6. UNDER FLOOR AREAS SHALL BE VENTED VIA VENTS EQUAL TO 1 SF. FOR EACH 150 SF. OF FLOOR AREA. SEC 2306.2.
7. ATTICS MUST BE VENTED WITH AN AREA EQUAL TO 1 SF. FOR EACH 150 SF. OF FLOOR AREA. SEC. 1505.3

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Suparna Saha
Date: Oct 31, 06

CP06-023



FIRST FLOOR PLAN — 1 / A-2
SCALE: 1/4" = 1'-0"

ROOTS DESIGNS, INC.
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
DESIGN AND CONSTRUCTION SERVICES
251 Sunol St.
San Jose, CA 95126
(408) 294-7668 phone
(408) 294-7669 fax
General Contractor Lic. #843290

PARTNERS IN PLAY
INFANT CHILD CARE CENTER

1704 HILLSDALE AVENUE
SAN JOSE, CA 95124

~~SPECIAL USE~~
PERMIT PLANS

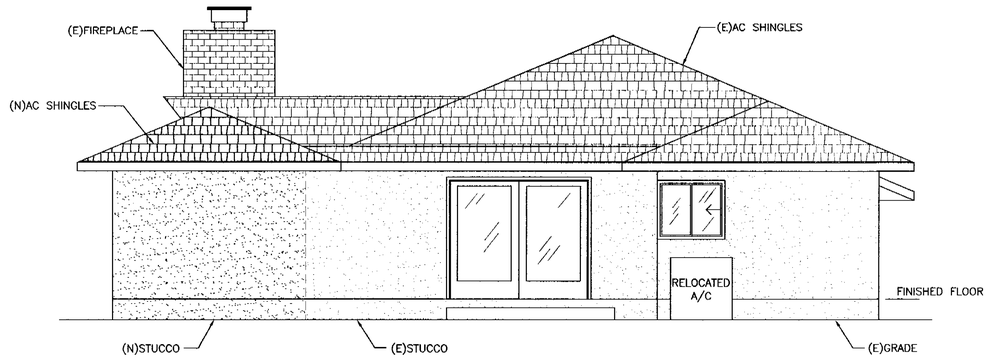
ISSUE MARK	DATE	DESCRIPTION
1	10-30-06	CITY COMMENTS

ROOTS DESIGNS PROJECT NO:	06023
DATE:	8/8/2006
XREF FILE(S):	06023-SITE.DWG
CONFIG. SCR:	NONE
CAD FILE:	06023-A2.DWG
DRAWN BY:	KN,KR
CHECKED BY:	KR
APPROVED BY:	

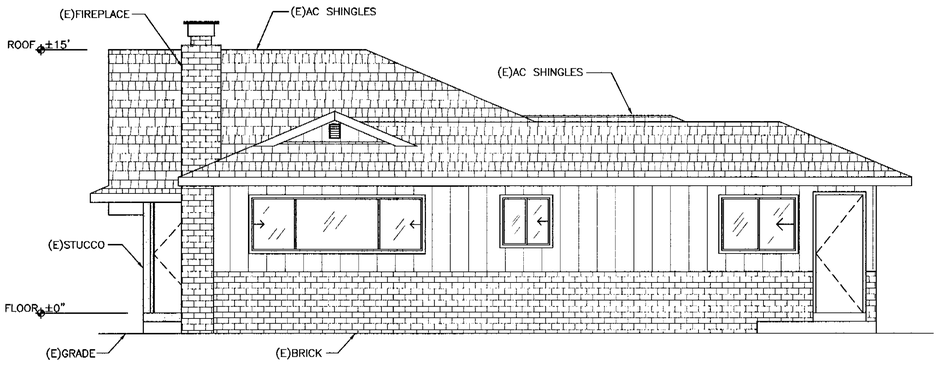
SHEET TITLE
FLOOR PLAN
SCHEDULES

SCALE: AS NOTED
THIS DRAWING IS 22" x 34" AT FULL SIZE

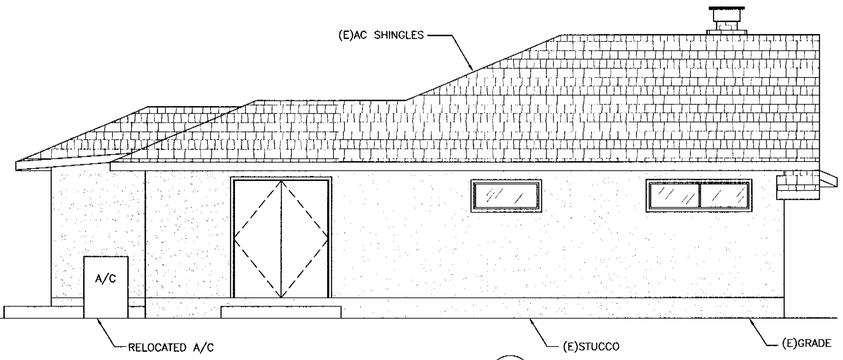
A-2
SHEET 3 OF 4



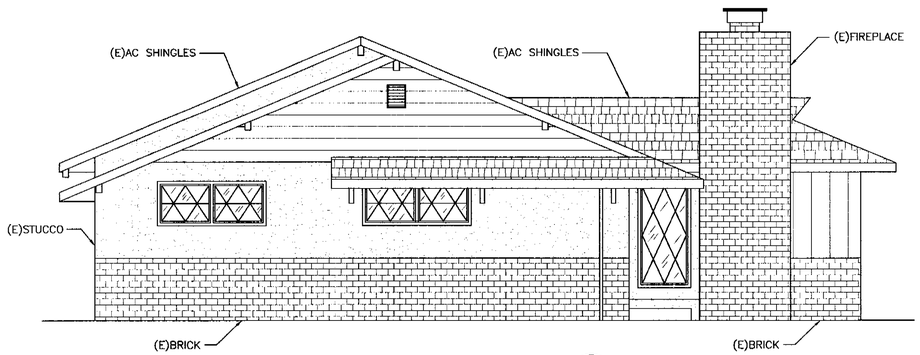
WEST ELEVATION 4 / A-3
SCALE: 1/4" = 1' - 0"



NORTH ELEVATION 3 / A-3
SCALE: 1/4" = 1' - 0"



SOUTH ELEVATION 2 / A-3
SCALE: 1/4" = 1' - 0"



EAST ELEVATION 1 / A-3
SCALE: 1/4" = 1' - 0"

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Suparna Saha
Date: Oct 31, 06

CP06-023

ROOTS DESIGNS, INC.
RESIDENTIAL - COMMERCIAL - INDUSTRIAL
DESIGN AND CONSTRUCTION SERVICES
251 Sunol St.
San Jose, CA 95126
(408) 294-7668 phone
(408) 294-7669 fax
General Contractor Lic. #843290

PARTNERS IN PLAY
INFANT CHILD
CARE CENTER

1704 HILLSDALE
AVENUE
SAN JOSE, CA
95124

~~SPECIAL USE~~
PERMIT PLANS

ISSUE		
MARK	DATE	DESCRIPTION
1	10-30-06	CITY COMMENTS

ROOTS DESIGNS PROJECT NO:	06023
DATE:	10/30/2006
XREF FILE(S):	
CONFIG. SCR:	NONE
CAD FILE:	06023-A3.DWG
DRAWN BY:	KN
CHECKED BY:	KR
APPROVED BY:	

SHEET TITLE
ELEVATIONS

SCALE: AS NOTED
THIS DRAWING IS 22" x 34" AT FULL SIZE

A-3
SHEET 4 OF 4

1704 Hillsdale Avenue

Tract No. _____ Lot No. _____ Permit No. 78097 SVR

CITY OF SAN JOSE
BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

P.C. No. _____

Application Date _____, 19____ Permit Date 1-25, 1989

Application is hereby made for a permit to Repair (Vehicle damage)

a 1 story, Type V N Res Building Use Zone R-1

at 1704 Hillsdale Ave Occupancy R-3

to be occupied only as 1 Fam Res Sq. feet _____

_____ Parking Space _____

in accordance with Plans, Specifications and Plot-plan filed herewith. Fire Sprinkler _____

Estimated Value of Improvements, $ 1500 — Emer. Elect. _____

☐ I certify that in the performance of the work for which this permit is issued I shall not employ any person

Owner Ida Washington Address 1704 Hillsdale Ave

By Cooper Contr. Ed Mistretta Address 1440 Koll Circle Suite 104

This permit shall expire and become null and void if the work authorized by it is not commenced within 120 days from the date issued or if the work is suspended or abandoned for a period of 120 days after commencement.

FINAL INSPECTION C. Erath 2-24-89
by RB

280-601 N
REV. 1/4/84

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant:

as owner ☐ statement filed ☒

Applicant attests that his State of California Contractor's License No. 402484 is in full force and effect and properly authorizes this application.

San Jose City Business License No. 065720689

CITY OF SAN JOSE
NEIGHBORHOOD PRESERVATION
BUILDING DIVISION

CITY HALL - ROOM 200
801 NORTH FIRST STREET
SAN JOSE, CA 95110
PHONE 277-4541

SURVEY OF FIRE DAMAGE

Inspection Area 14A

Location 1204 HILLSDALE AVE Zone R1

Occupancy R-3 Stories 1 Type Structure V

Conforming Use 1/25 Non-Conforming Use

Condition of Building Check List By: [illegible] Date: 1/25/89

General Notes MINOR DAMAGE TO EXTERIOR WALL BRICK VENEER, ORDI & REPAIRS AS NECESSARY

Need Electrical Permit ☐ Need Plumbing/Gas Permit ☐ Need Mechanical Permit ☐

Percent of Damage

More than 50% _____

25% to 50% _____

25% or less ✓

SKETCH

Damage Description

1. Structural BROKEN WALL

2. Non-structural REPLACE SHEETROCK & TILE + BRICK AS NECESSARY

Operable Smoke Detector must be in place prior to re-occupying dwellings per S.J.M.C. Section 17.20.540.

Recommendation

1. Demolish _____

2. Repair ✓ Plan Required _____ No Plan Required ✓

3/87

CITY OF SAN JOSE INSPECTION NOTICE

1. LOCATION 1704 Hillsdale Ave. Hillsdale | 2. DATE RCD. 2/23 | 3. TIME RCD. 78097

4. READY AM ( ) ANYTIME ( ) PM ( ) SPECIFY ____ | 5. TYPE OF INSPECT final | 6. AREA 14A | 7. INSPT. MADE TIME 215 DATE 2-24-89

8. APPROVED (V) DISAPPROVED ( ) | 9. REMARKS: 292-7314 Vehicle damage repairs

INSPECTOR J Eslatt

WHITE - FILE YELLOW - INSPECTOR PINK - OFFICE REV '81 280-671

CITY OF SAN JOSE INSPECTION NOTICE

1. LOCATION 1704 Hillsdale Ave | 2. DATE RCD. 1-30-89 | 3. TIME RCD. 78097

4. READY AM ( ) ANYTIME ( ) PM ( ) SPECIFY ____ | 5. TYPE OF INSPECT framing | 6. AREA 14A | 7. INSPT. MADE TIME 945 DATE 1-31-89

8. APPROVED (V) DISAPPROVED ( ) | 9. REMARKS:

INSPECTOR J Eslatt

WHITE - FILE YELLOW - INSPECTOR PINK - OFFICE REV '81 280-671