



CITY COUNCIL STAFF REPORT

File Nos.	C22-075, H22-027 & ER22-167
Applicant	Matthew Johnson (Halle Properties, LLC)
Location	Northeast corner of Blossom River Drive and Blossom Hill Road (1009 Blossom Hill Road) (APN: 458-14-023)
Council District	9
General Plan Designation	Neighborhood/Community Commercial
Existing Zoning	A(PD) Planned Development (File No. PDC88-015)
Proposed Zoning	CG Commercial General
Acreage	0.79 gross acres
Historic Resource	No
Demolition	Approximately 8,015 square feet of commercial use
Existing Land Use	General retail
Proposed Land Use	Vehicle parts sales and installation
Annexation Date	December 6, 1961 (Coleman No. 3-A)
CEQA	Exemption per CEQA Guidelines Section 15303(c) for New Construction or Conversion of Small Structures

APPLICATION SUMMARY:

Conforming Rezoning from an A(PD) Planned Development Zoning District (File No. PDC88-015) to the CG Commercial General Zoning District and a Site Development Permit to allow demolition of an existing approximately 8,015-square foot commercial building (formerly Pier 1 Imports) and the removal of six non-ordinance size trees for the construction of a new approximately 7,488-square foot commercial building (proposed America's Tire) and minor site improvements on an approximately 0.79-gross-acre site.

RECOMMENDATION:

Staff recommends that the City Council take all of the following actions:

1. Approve an ordinance rezoning that certain real property of approximately 0.79 gross acre located on the northeast corner of Blossom River Drive and Blossom Hill Road (1009 Blossom Hill Road; APN 458-14-023) from the A(PD) Planned Development Zoning District to the CG Commercial General Zoning District.
2. Adopt a resolution approving, subject to conditions, a Site Development Permit to allow the demolition of an existing approximately 8,015-square foot commercial building (formerly Pier 1 Imports) and the removal of six non-ordinance size trees for the

construction of a new approximately 7,488-square foot commercial building (proposed America's Tire) and minor site improvements on an approximately 0.79-gross-acre site.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Neighborhood/Community Commercial <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		IP-1.1, IP-1.7, IP-8.2, and IP-8.3, LU-5.1, LU-5.4, CD-1.7, VN-1.3, VN-1.8	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Neighborhood/Community Commercial	A(PD) Planned Development (File No. PDC82-090)	Public eating establishment
South	Neighborhood/Community Commercial	A(PD) Planned Development (File No. PDC91-013)	Commercial shopping center
East	Neighborhood/Community Commercial	A(PD) Planned Development (File No. PDC82-090)	Vacant commercial building (formerly a public eating establishment)
West	Open Space, Parklands, and Habitat	HI Heavy Industrial	Guadalupe River Trail

RELATED APPROVALS	
Date	Action
9/30/1988	File No. PDC88-015. Planned Development Rezoning from A(PD) to A(PD) to allow approximately 8,000 square feet of retail uses.
12/8/1988	File No. PD88-067. Planned Development Permit to allow the construction of an approximately 8,015-square-foot retail building.

PROJECT DESCRIPTION

On July 1, 2022, the applicant, Matthew Johnson of Halle Properties, LLC, on behalf of property owner The Steve Hongdur Lin & Carol Yao Lin Revocable Trust, submitted the following applications to be reviewed concurrently:

- Conforming Rezoning from an A(PD) Planned Development Zoning District (File No. PDC88-015) to the CG Commercial General Zoning District on an approximately 0.79-gross-acre site.
- Site Development Permit to allow demolition of an existing approximately 8,015-square foot commercial building (formerly Pier 1 Imports) and the removal of six non-ordinance size trees for the construction of a new approximately 7,488-square foot commercial building (proposed America's Tire) and minor site improvements on an approximately 0.79-gross-acre site.

As shown on the Site Plan (Figure 1 below), the new commercial building would be located at the southwest corner of the site, fronting Blossom Hill Road and Blossom River Drive. The

commercial building would be used for the sales and installation of tires and wheels for passenger vehicles. Five vehicle workstations facilitating the installation of tires and wheels would be located on the northern building façade. The project would not conduct any outdoor sales. It is anticipated that 10 employees will be on site at any given time. Minor site improvements include landscaping, a new trash enclosure, and reconfiguring the existing surface parking lot. Thirty-two vehicle parking spaces exist on site. The project will remove eight vehicle parking spaces, leaving 24 vehicle parking spaces on site. Six non-ordinance-size trees would be removed from the site and replaced with ten 24-inch box trees. The commercial building would be located approximately 120 feet from the Guadalupe River to the west. The project would not impact the existing driveways accessing the site.

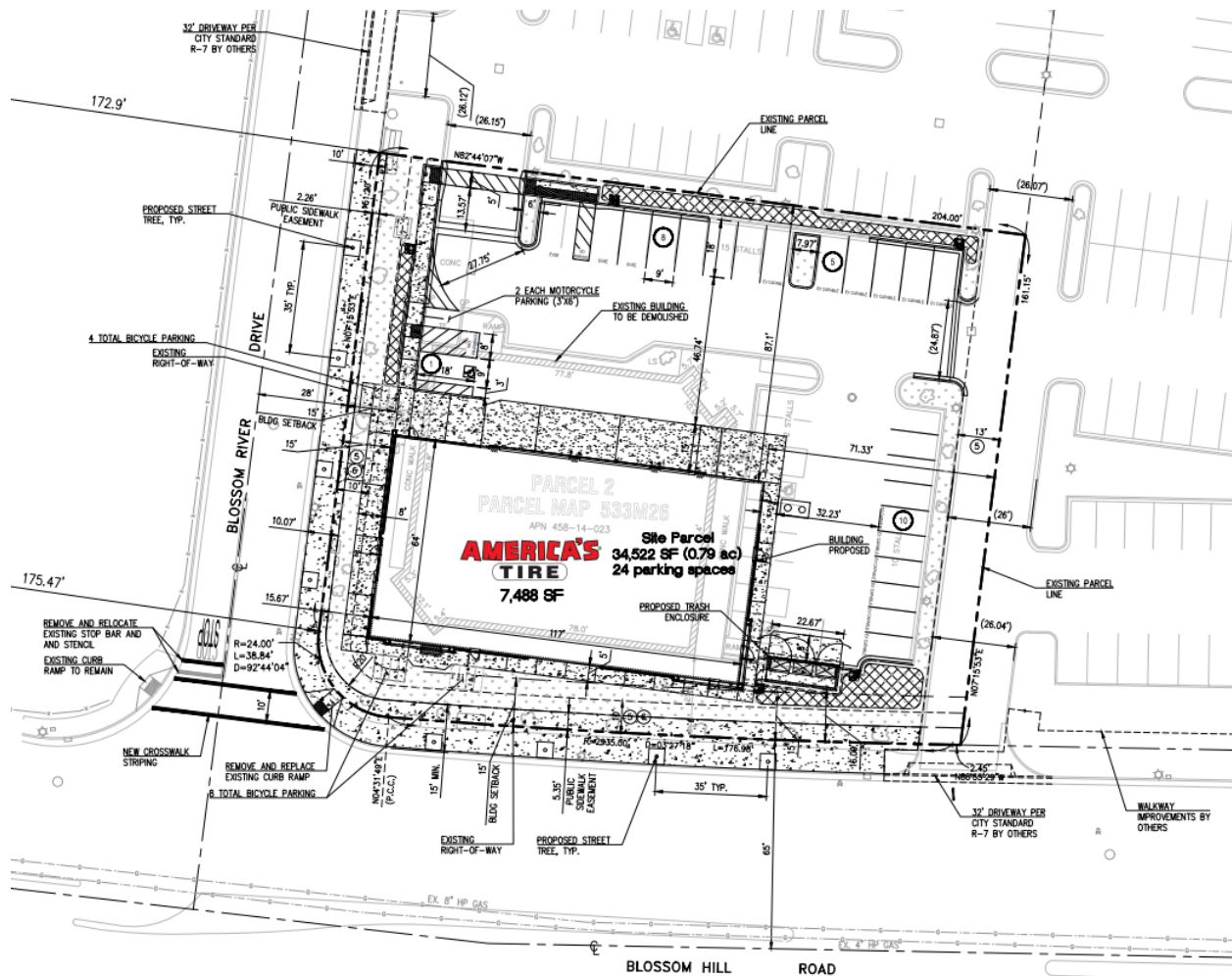


Figure 1 – Site Plan

Site Description and Surrounding Uses

As shown on the Aerial Map (Figure 2 below), the subject site consists of an approximately 0.79-gross-acre parcel located at the northeast corner of Blossom River Drive and Blossom Hill Road (1009 Blossom Hill Road, APN 458-14-023). The 0.79-gross-acre site is currently occupied by a vacant approximately 8,015-square-foot commercial building, formerly Pier 1 Imports, and associated parking lot. The site is located within the A(PD) Planned Development Zoning District (File No. PDC88-015).

The site is bounded by a public eating establishment to the north, a commercial shopping center to the south across Blossom Hill Road, a vacant commercial building to the east, and the Guadalupe River Trail to the west across Blossom River Drive. Multifamily residences are located approximately 350 feet to the north. The site is accessed by one driveway along Blossom Hill Road and a second driveway along Blossom River Drive.

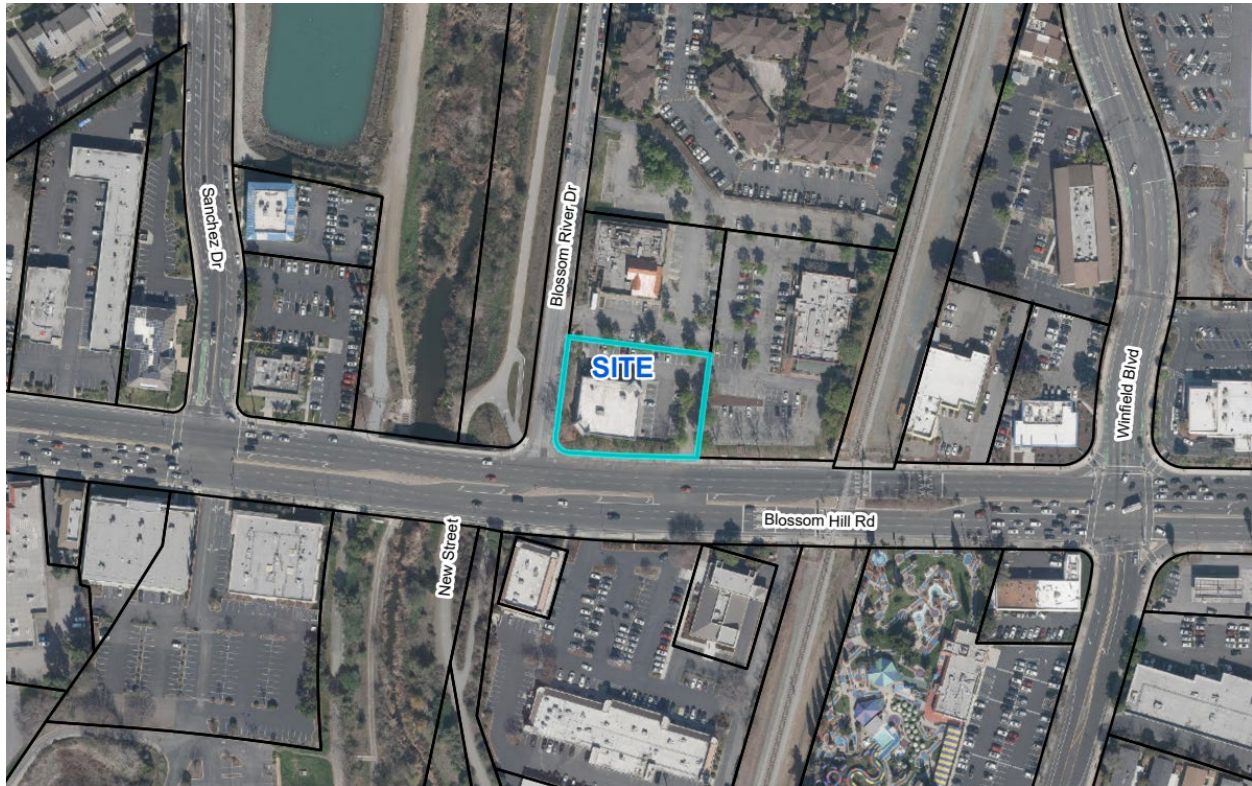


Figure 2 – Aerial Map

ANALYSIS

The project was analyzed for conformance with the following:

1. Envision San José 2040 General Plan
2. Zoning Code
3. Senate Bill 330 Compliance
4. Citywide Design Standards and Guidelines
5. Permit Findings
6. California Environmental Quality Act (CEQA)
7. Public Outreach

Envision San José 2040 General Plan Conformance
General Plan Land Use Designation

As shown on the General Plan Land Use Map below (Figure 3), the subject site has an [Envision San José 2040 General Plan](#) land use designation of **Neighborhood/Community Commercial**. This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood serving retail and services and commercial/professional office development. The site is also located within the boundary of the **Oakridge Mall and Vicinity (Edenvale) Urban Village**. This Urban Village currently does not have an adopted plan to date. Commercial projects that are consistent with all applicable General Plan and Zoning Code requirements can proceed ahead of an approved plan.

Analysis: The project would establish a new commercial use on the property, replacing an existing vacant commercial building. The commercial use—a tire sales and installation facility—would include neighborhood-serving retail and services, consistent with the uses supported by the Neighborhood/Community Commercial land use designation.

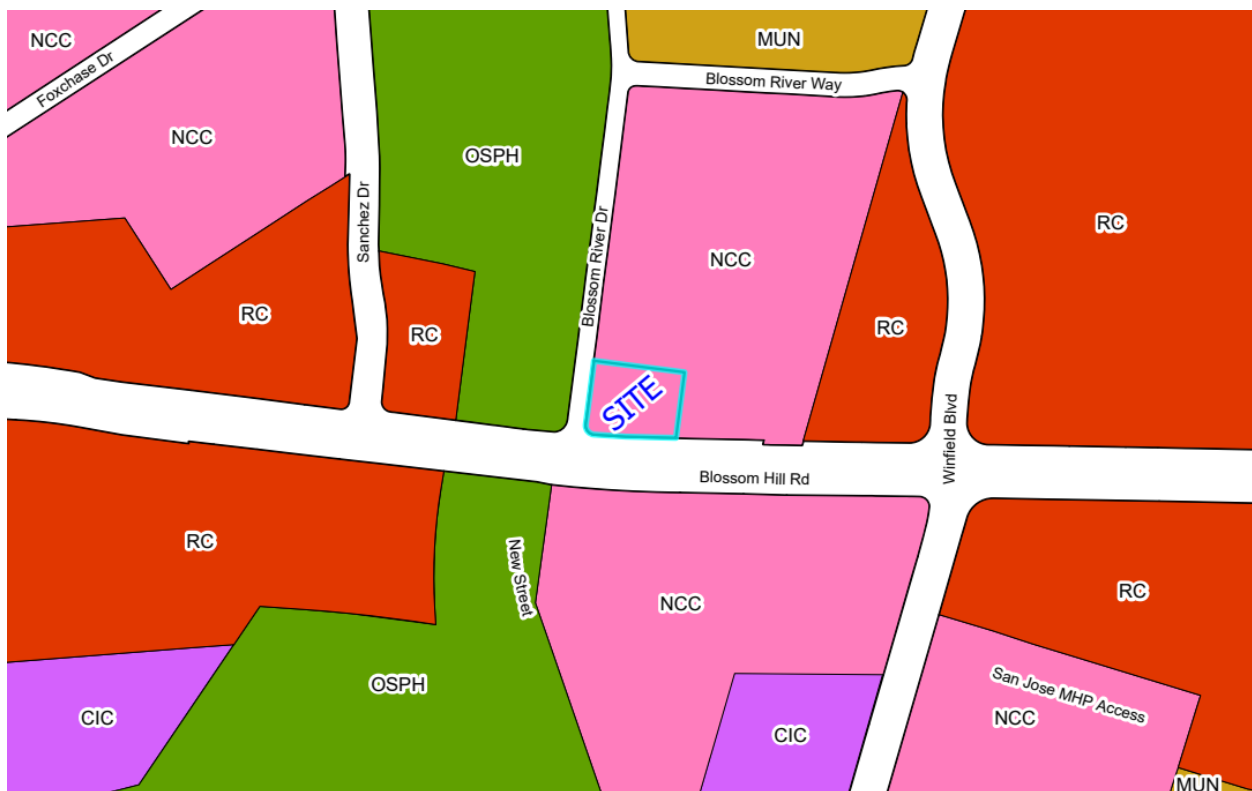


Figure 3 – General Plan Land Use Map

General Plan Policy Conformance

The Conforming Rezoning is consistent with the following goals and policies of the Envision San José 2040 General Plan:

1. Implementation Policy IP-1.1 Land Use/Transportation Diagram: Use the *Envision General Plan* Land Use/Transportation Diagram designations to indicate the general intended land use, providing flexibility to allow for a mix of land uses, intensities, and development forms compatible with a wide variety of neighborhood contexts and to designate the intended roadway network to be developed over the timeframe of the *Envision General Plan*. Use the Zoning designation to indicate the appropriate type, form, and height of development for particular properties.

2. Implementation Policy IP-1.7 Land Use/Transportation Diagram: Ensure that proposals to rezone and pre-zone properties conform to the Land Use/Transportation Diagram, and advance *Envision General Plan* vision, goals and policies.
3. Implementation Policy IP-1.8 Land Use/Transportation Diagram: Use standard Zoning Districts to promote consistent development patterns when implementing new land use entitlements. Limit use of the Planned Development Zoning process to unique types of development or land uses which cannot be implemented through standard Zoning Districts, or to sites with unusual physical characteristics that require special consideration due to those constraints.
4. Implementation Policy IP-8.2 - Zoning: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the *Envision General Plan* Land Use/ Transportation Diagram. These districts include a range of allowed land uses, development intensities, and standards within major land use categories (residential, commercial, and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity correspond generally to the respective *Envision General Plan* land use designations, while providing greater detail as to the appropriate land uses and form of development.

*Analysis: The project consists of a Conforming Rezoning of the property from the A(PD) Planned Development Zoning District (File No. PDC88-015) to the CG Commercial General Zoning District, which is a standard Zoning District in conformance with the General Plan Land Use Designation of Neighborhood/Community Commercial pursuant to [Section 20.120.110](#) of the Zoning Code. The rezoning would also allow for consistent development patterns with other surrounding sites that have a Neighborhood/Community Commercial land use designation. The allowed uses and development standards for the CG Commercial General Zoning District generally correspond to the Neighborhood/Community Commercial land use designation and would implement the goals and policies of the *Envision San José 2040 General Plan*. Development of the commercial building would be required to conform with the development standards of the CG Commercial General Zoning District, as analyzed in the Zoning Code Conformance section below.*

The associated Site Development Permit is consistent with the following goals and policies of the *Envision San José 2040 General Plan*:

1. Business Growth and Retention Policy IE-2.6: Promote retail development to the maximum extent feasible, consistent with other General Plan goals and policies, in order to generate City revenue, create jobs, improve customer convenience, and enhance neighborhood livability.
2. Commercial Lands Policy L-4.1: Retain existing commercial lands to provide jobs, goods, services, entertainment, and other amenities for San José's workers, residents, and visitors.
3. Commercial Lands Policy L-4.3: Concentrate new commercial development in identified growth areas and other sites designated for commercial uses on the Land Use/Transportation Diagram. Allow new and expansion of existing commercial development within established neighborhoods when such development is appropriately located and designed and is primarily neighborhood serving.
4. Neighborhood Serving Commercial Policy LU-5.1: In order to create complete communities, promote new commercial uses and revitalize existing commercial areas in locations that provide safe and convenient multi-modal access to a full range of goods and services.

Analysis: The project would retain and revitalize existing commercial lands by constructing a new commercial building (proposed America's Tire) to replace an existing vacant commercial

building. The project would provide a new commercial use adjacent to existing commercial uses of similar scale within an identified growth area. The project would create jobs and contribute to a more complete neighborhood by providing additional commercial services for nearby residents.

Zoning Code Conformance

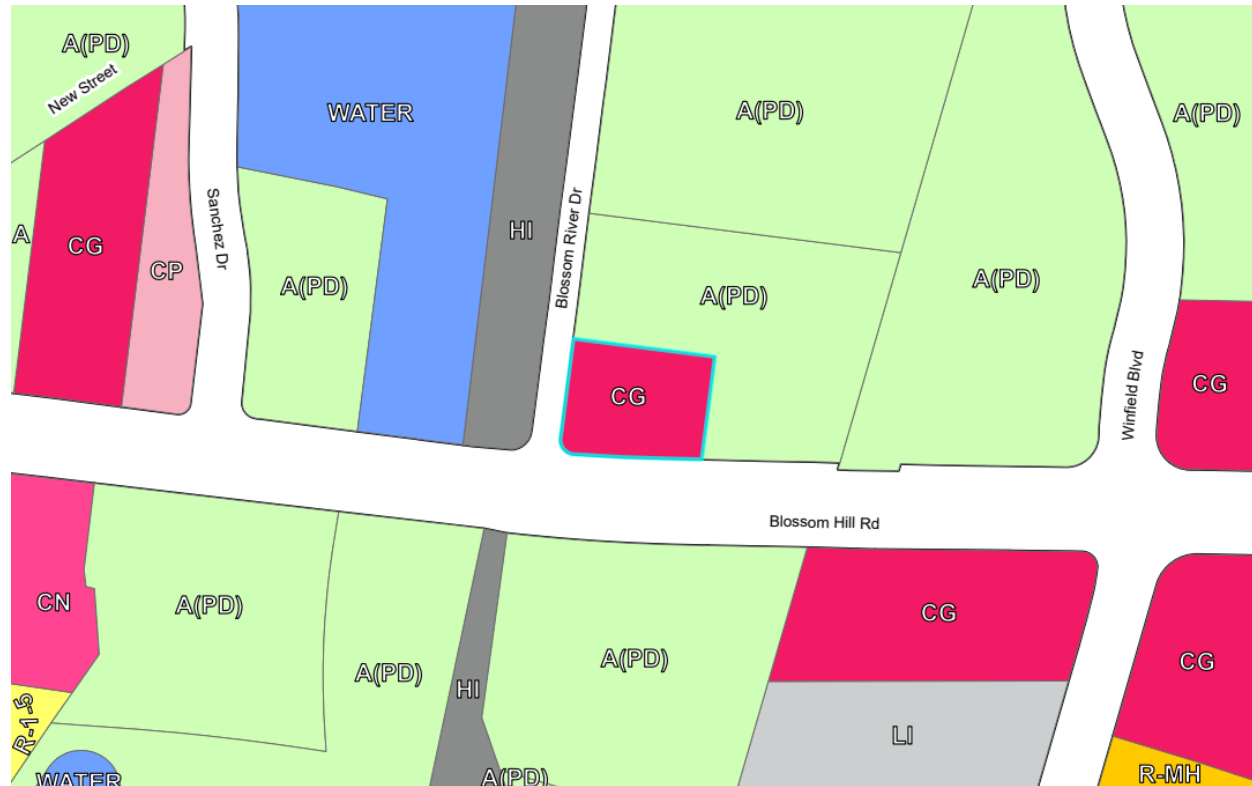


Figure 4 – Proposed Zoning Map

Conforming Rezoning

The Conforming Rezoning from the A(PD) Planned Development Zoning District to the CG Commercial General Zoning District (shown above in Figure 4) is consistent with Table 20-270 in [Section 20.120.110](#) of the Zoning Code, which identifies the CG Commercial General Zoning District as a conforming district to the General Plan Land Use/Transportation Diagram land use designation of Neighborhood/Community Commercial. A Legal Description and Plat Map delineating the property to be rezoned are attached (Attachments A and B).

Pursuant to Senate Bill 1333 (SB 1333), passed in 2018, charter cities must align and match zoning districts and General Plan land use designations. The project complies with SB 1333, as the CG Commercial General Zoning District aligns with the Neighborhood/Community Commercial Zoning District, as stated above.

Use Regulations

In conjunction with the Conforming Rezoning, the project would be subject to Table 20-90 in [Section 20.40.100](#) which outlines the uses allowed in the CG Commercial General Zoning District. Pursuant to Table 20-90, “Accessory installation, passenger vehicles and pick-up trucks” and “Sale, vehicle parts” are both permitted uses within the CG Commercial General Zoning District. Pursuant to [Section 20.100.610.A.1](#), since the project includes constructing a

building, this, this Site Development Permit is the appropriate permit for the project. Future development of the site would be subject to the allowed uses outlined in Table 20-90 in [Section 20.40.100](#), as amended.

Development Standards

The project conforms with all required setback and height requirements of the CG Commercial General Zoning District, outlined below.

Development Standard	Requirement	Provided
Minimum setback, front	15 feet	15 feet, 0 inches
Minimum setback, rear corner	0 feet	66 feet, 4 inches from the eastern rear property line 86 feet, 5 inches from the northern rear property line
Maximum height	65 feet	28 feet, 0 inches

Analysis: The subject site is a corner lot. Pursuant to [Section 20.200.670.A.2](#), the subject lot has two front property lines as both street frontages exceed 150 feet. The two front property lines are along Blossom Hill Road and Blossom River Drive. The remaining two property lines are, therefore, considered rear property lines. The commercial building would be set back 15 feet from both Blossom Hill Road and Blossom River Drive, 66 feet, 4 inches from the eastern rear property line, and 86 feet, 5 inches from the northern rear property line. The commercial building would be 28 feet in height. Therefore, the project conforms with the development standards of the CG Commercial General Zoning District.

Vehicle Parking

The project is subject to the new parking ordinance, which went into effect on April 10, 2023. The applicant opted to comply with the new parking ordinance, even though the project was eligible to be reviewed under the old parking ordinance, as the project was submitted before it went into effect. The new parking ordinance is outlined in [Chapter 20.90](#). While the new parking ordinance eliminated minimum parking requirements, specific uses require vehicle parking. Pursuant to [Section 20.90.064.B](#), uses that include vehicle workstations require four vehicle parking spaces per vehicle workstation.

Analysis: The commercial building provides five vehicle workstations, requiring a total of 20 vehicle parking spaces on site. The project provides 24 vehicle parking spaces, meeting this requirement. A Transportation Demand Management Plan is not required pursuant to [Section 20.90.900.B.2.d.](#), as the project would construct less than 100,000 square feet of Visit End Uses.

Bicycle Parking

Use	Ratio	Employees	Required
Accessory installation, passenger vehicles and pick-up trucks	1 per 10 full-time employees	10 employees	1 space
Sale, vehicle parts	1 plus 1 per 10 full-time employees		2 spaces

Total Required	3 spaces
Total Provided	12 spaces

Analysis: Ten employees would be on site serving the commercial building. Therefore, a total of three bicycle parking spaces are required. The project provides 12 bicycle parking spaces on site, meeting this requirement.

Two-Wheeled Motorized Vehicle Parking

Pursuant to [Section 20.90.350.A](#), two-wheeled motorized vehicle parking shall be provided at a rate of 2.5 percent of vehicle parking provided.

Analysis: As the project provides 24 vehicle parking spaces, one two-wheeled motorized vehicle parking spaces is required. The project provides two two-wheeled motorized vehicle parking spaces, meeting this requirement.

Noise

The subject site is surrounded by non-residential uses on all sides. Pursuant to Table 20-105 of [Section 20.40.600](#), the maximum noise level at adjacent non-residential property lines is 60 decibels. Multifamily residences are located approximately 350 feet to the north. Wood fencing surrounds the multifamily residences, which are separated from the project site by vegetation and a commercial building operating as a public eating establishment. Therefore, the project will not generate significant noise impacts to the nearby multifamily residences. Construction will be limited to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. Standard permit conditions pertaining to construction-related noise are included in this Site Development Permit.

Senate Bill 330 Compliance

The Housing Crisis Act of 2019 (SB 330, effective 2019) limits the manner in which local governments may reduce the capacity for residential units that can be built within the local agency's jurisdiction, including actions such as downzoning, changing general or specific plan land use designations to a less intensive use, reductions in height, density or floor area ratio, or other types of increased requirements that work to reduce the amount of housing capacity in the jurisdiction. An exception to this limitation is that a property may be allowed to reduce intensity of residential uses if changes in land use designations or zoning elsewhere in the jurisdiction ensure there is no net loss in residential capacity within the jurisdiction.

The Conforming Rezoning (File No. C22-075) does not reduce the city's capacity for residential uses. The existing A(PD) Planned Development Zoning District does not allow for standalone residential uses. The proposed zoning district, CG Commercial General, also does not allow for standalone residential uses. Therefore, the rezoning from the A(PD) Planned Development Zoning District to the CG Commercial General Zoning District would not result in any net gain or loss in the allowable number of residential units, nor has this site been used for residential purposes.

Citywide Design Standards and Guidelines

Projects within the City of San José's Urban Growth boundary are subject to the [Citywide Design Standards and Guidelines](#). The project is consistent with the following standards of the Citywide Design Standards and Guidelines, last amended on October 4, 2022.

- 2.2.3: Services and Utilities Access and Location

- Standard 1: Provide a covered area for solid waste collection when it is located outside the building envelope.

Analysis: The project provides a trash enclosure to the east of the commercial building. The trash enclosure is covered by a sloped steel roof, as indicated on the Plan Set (Attachment C). Therefore, the project is consistent with this design standard.

- Standard 3: Screen all services and utilities located outside the building envelope that are within 30 feet of a public right-of-way.

Analysis: The trash enclosure is located within 30 feet of the public sidewalk along Blossom Hill Road. The project would provide shrubs and groundcover between the trash enclosure and the sidewalk. Therefore, the project is consistent with this design standard.

- 2.3.5: Bicycle Parking Placement

- Standard 2: Place bicycle parking so that bicyclists do not have to cross vehicular parking or drive aisles to enter the building.

Analysis: Twelve bicycle parking spaces would be installed on-site to meet the project's bicycle parking requirements. Eight bicycle parking spaces would be located in front of the commercial building along Blossom Hill Road, and four bicycle parking spaces would be located in front of the building along Blossom River Drive. The location of the bicycle spaces allows bicyclists to park their bicycles without having to cross drive aisles or parking areas before entering the building. Therefore, the project is consistent with this design standard.

- 2.3.6: Vehicular Parking Placement and Surface Parking Design

- Standard 1: For medium and large sites, place the first parking stall at least 30 feet away from the driveway when accessing a parking lot from a primary street to allow cars to stack on site rather than in the street.

Analysis: The project would restripe the existing parking area. The first parking stall nearest the driveway along Blossom Hill Road is approximately 125 feet from the driveway. The first parking stall nearest the driveway along Blossom River Drive is approximately 85 feet from the driveway. Therefore, the project is consistent with this design standard.

- Standard 3: Screen at least 75 percent of surface parking from primary streets, secondary streets, public open spaces, and adjacent sites with Mixed-Use and Residential General Plan land use designations using landscaping or three-foot-tall architectural elements that (at least one of the following):
 - Utilize the same materials, colors, and lighting fixtures as the site or building façades on the property for at least 75 percent of the area.
 - Are covered with landscaping or public art for at least 75 percent of the total length along public open spaces, primary streets, and secondary streets.

Analysis: Approximately 140 linear feet of the site's surface parking area faces the street, one hundred percent of which is screened with landscaping in the form of street trees, private trees, shrubs, and groundcover. Therefore, the project is consistent with this design standard.

- 2.3.8: Landscaping and Stormwater Management – Exception Request

- Standard 1: Select trees which at maturity create a tree canopy cover that shades a minimum of 50 percent of each on-site surface parking area, common open space at the ground floor, and Privately-owned (and maintained) Public Open Space.

Analysis: The project includes planting trees that create a canopy cover shading less than 50 percent of the on-site surface parking area. Therefore, the project is inconsistent with this design standard. An exception request, dated February 1, 2023 (Attachment D), is requested per the following:

1. There is a physical constraint or unique situation that is not created by the project applicant or property owner and is not caused by financial or economic considerations.

Analysis: The project site consists of an existing commercial building and a surface parking lot. The project would retain most of the surface parking lot area and restripe the existing spaces. The project is implementing a bioretention basin to comply with the State of California's C.3 stormwater requirements. The bioretention basin requires the installation of storm drain lines throughout the surface parking lot area. As a result, there is not enough remaining surface parking lot area to construct additional landscape planters in locations where trees would further shade the parking lot.

2. Approving the waiver will not create a safety hazard or impair the integrity and character of the neighborhood in which the subject property is located.

Analysis: A reduction in the shaded surface parking lot area would not create a safety hazard or impair the neighborhood's integrity. In addition, the project would decrease the number of existing vehicle parking spaces on site from 32 to 24, reducing the amount of vehicle traffic within the site.

3. The proposed project meets the intent of the design standard under consideration to the extent feasible.

Analysis: Ten 24-inch box trees would be planted on site, the maximum number that can be planted within the parking lot's existing landscape planters, while meeting appropriate spacing requirements.

Permit Findings

Site Development Permit Findings

[Section 20.100.630](#) of the San José Municipal Code specifies the required findings for the approval of a Site Development Permit.

1. The Site Development Permit, as approved, is consistent with and will further the policies of the General Plan and applicable specific plans and area development policies.

Analysis: As discussed in the Envision San José 2040 General Plan Conformance section above, the project is consistent with the General Plan land use designation of Neighborhood/Community Commercial. The project would establish a new commercial use, retaining existing commercial lands and creating new jobs and services for nearby residents. The associated Conforming Rezoning is consistent with SB 1333 and General Plan policies, promoting consistency between the General Plan and the City's standard zoning districts.

2. The Site Development Permit, as approved, conforms with the zoning code and all other provisions of the San José Municipal Code applicable to the project.

Analysis: As discussed in the Zoning Code Conformance section above, the new commercial building would be consistent with the minimum setback and maximum height requirements within the CG Commercial General Zoning District. The project would install the required number of vehicle, bicycle, and two-wheeled motorized vehicle parking spaces.

3. The Site Development Permit, as approved, is consistent with applicable City Council Policies or counterbalancing considerations justify the inconsistency.

Analysis: The project complies with Council Policy 6-30: Public Outreach Policy for Pending Land Use and Development Proposals. An on-site sign describing the project has been posted at the project site visible to the public right-of-way since November 10, 2022. Notices for public hearing were mailed to property owners and tenants within a 500-foot radius of the project site. Staff has been available to answer questions from the public.

4. The interrelationship between the orientation, location, and elevations of proposed buildings and structures and other uses on-site are mutually compatible and aesthetically harmonious.

Analysis: The new commercial building would be located at the street corner, fronting both Blossom River Drive and Blossom Hill Road. Vehicle parking would be located in the rear of the site, away from the public right-of-way. A new trash enclosure would be installed on-site within the surface parking lot and screened by new landscaping. Therefore, the uses on-site would be mutually compatible and aesthetically harmonious.

5. The orientation, location and elevation of the proposed buildings and structures and other uses on the site are compatible with and are aesthetically harmonious with adjacent development or the character of the neighborhood.

Analysis: As described in the Project Description section above, the Project site is surrounded by other commercial uses. These existing commercial uses consist of standalone single-story commercial buildings surrounded by surface parking lots, which share access with the Project site. The Project will continue this development pattern, while improving the site's landscaping by planting new trees, shrubs, and groundcover. The Project will provide street improvements, including sidewalk widening and street tree planting, which are included as conditions of approval in this Site Development Permit. Therefore, on-site uses will be compatible with and aesthetically harmonious with adjacent development.

6. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties.

Analysis: Under the provisions of Section 15303(c) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the Site Development Permit 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. Article 19 Categorical Exemptions includes a list of classes of Projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the Provisions of CEQA. Section 15303, Class 3 Projects include "construction and location of limited numbers of new, small facilities or structures."

The Project will construct a new commercial building not exceeding 10,000 square feet located

within an urbanized area. As discussed in the Zoning Ordinance Compliance section above, nearby multifamily residences located approximately 350 feet from the Project site are separated from the Project site by wood fencing, vegetation, and a commercial building operating as a public eating establishment. All construction activity and impacts related to the commercial building and associated site improvements, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor, will be temporary. Construction will be limited to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. Therefore, the Project will not result in significant impacts that will have an unacceptable negative affect on adjacent properties. The Project is subject to standard environmental conditions of approval and agency regulatory requirements as conditioned in this Site Development Permit.

7. Landscaping, irrigation systems, walls and fences, features to conceal outdoor activities, exterior heating, ventilating, plumbing, utility and trash facilities are sufficient to maintain or upgrade the appearance of the neighborhood.

Analysis: The project includes planting ten 24-inch box trees on-site to replace six non-ordinance-size trees. New landscaping would provide additional shade and would screen the site's surface parking lot from the public right-of-way. Therefore, the project would upgrade the appearance of the neighborhood.

8. Traffic and pedestrian access are adequate.

Analysis: The site is accessed by two driveways: one driveway along Blossom Hill Road and one driveway along Blossom River Drive. The location of these driveways would not change. As discussed in the Zoning Code Conformance section above, the project complies with the vehicle, bicycle, and two-wheeled-motorized vehicle parking requirements of the new parking ordinance. Review of the project by Public Works found that the projected traffic for the project would be minimal. No additional transportation analysis was required. To improve pedestrian access to the site, the project would provide street improvements, including sidewalk widening and street tree planting, which are included as conditions of approval in the Site Development Permit.

Demolition Permit Findings

[Section 20.80.460](#) of the San José Zoning Code requires the City Council to “determine whether the benefits of permitting the demolition, removal or relocation outweigh the impacts of the demolition, removal or relocation.” In making such a determination, the following shall be considered:

1. The failure to approve the permit would result in the creation or continued existence of a nuisance, blight or dangerous condition;
2. The failure to approve the permit would jeopardize public health, safety or welfare;
3. The approval of the permit should facilitate a project that is compatible with the surrounding neighborhood;
4. The approval of the permit should maintain the supply of existing housing stock in the City of San José;
5. Both inventoried and non-inventoried buildings, sites and districts of historical significance should be preserved to the maximum extent feasible;
6. Rehabilitation or reuse of the existing building would not be feasible; and

7. The demolition, removal or relocation of the building without an approved replacement building should not have an adverse impact on the surrounding neighborhood.
8. The permit applicant has provided evidence that either the existing Building or Structure is not a Multiple Dwelling or Mobilehome Park or that the permit applicant has complied with all relocation obligations under state and local law, including but not limited to the obligations in Chapters [17.20](#), [17.23](#) and [20.200](#) of the Municipal Code.

Analysis: The project includes the demolition of an approximately 8,015-square-foot commercial building to construct an approximately 7,488-square-foot commercial building. Approving the demolition permit would not result in the creation or continued existence of a nuisance, blight, or dangerous condition. Failure to approve the permit would not jeopardize public health, safety, or welfare. As previously described, the new commercial building would be compatible with site's surrounding commercial uses and is consistent with all applicable General Plan goals and policies, zoning code requirements, and design standards. The approval of this permit would not impact the supply of existing housing stock or sites and districts of historical significance. The commercial building was constructed in 1989 and is not identified as a historic structure on the City's Historic Resources Inventory.

The demolition would facilitate the construction of a new commercial building that would offer retail and vehicle parts installation services to the surrounding neighborhood. Given the scope of the project and the architectural design requirements for vehicle parts installation services, reuse of the existing structure would not be feasible. The demolition of the existing structure would not be approved until a grading or building permit is submitted, whichever comes first. The existing structure is not a Multiple Dwelling or Mobilehome Park.

Tree Removal Permit Findings

[Section 13.32.100](#) of the San José Municipal Code in relevant part requires the City Council to make findings for issuance of a Live Tree Removal Permit for ordinance-size trees. These findings do not need to be made, as this project would remove only non-ordinance-size trees. However, the project would still be required to provide on-site replacement trees, pursuant to the table below.

Tree Replacement Ratios				
Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	none	15-gallon
Less than 19 inches	1:1	1:1	none	15-gallon

Tree Replacement Ratios				
Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
x:x = tree replacement to tree loss ratio				
Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial, and Industrial properties, a permit is required for removal of trees of any size.				
A 38-inch tree equals 12.1 inches in diameter.				
A 24-inch box tree = two 15-gallon trees				

Analysis: The project includes the removal of six non-ordinance-size trees, including five Ash trees and one Chinese Lantern tree. All six trees are non-native species and require replacement at a 2:1 ratio. Therefore, the project requires 12 15-gallon or six 24-inch box replacement trees to be planted on site. Ten 24-inch box trees would be planted on site, meeting this requirement. The trees to be planted include four Desert Willows, two Chinese Lanterns, and for Island Oaks.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Under the provisions of Section 15303(c) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the Site Development Permit 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. Article 19 Categorical Exemptions includes a list of classes of Projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the Provisions of CEQA. Section 15303, Class 3 Projects include “construction and location of limited numbers of new, small facilities or structures.”

The Project will construct a new commercial building not exceeding 10,000 square feet located within an urbanized area. As discussed in the Zoning Ordinance Compliance section above, nearby multifamily residences located approximately 350 feet from the Project site are separated from the Project site by wood fencing, vegetation, and a commercial building operating as a public eating establishment. All construction activity and impacts related to the commercial building and associated site improvements, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor, will be temporary. Construction will be limited to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday. Therefore, the Project will not result in significant impacts that will have an unacceptable negative affect on adjacent properties. The Project is subject to standard environmental conditions of approval and agency regulatory requirements as conditioned in this Site Development Permit.

PUBLIC HEARING NOTIFICATION

Staff followed [Council Policy 6-30: Public Outreach Policy](#) in order to inform the public of the proposed project. On-site signs have been posted on the project frontages since November 10, 2022. A notice of the public hearing was distributed to the owners and tenants of all properties

located within 500 feet of the project site and posted on the City's website. The staff report is also posted on the [City's website](#). Staff has also been available to respond to questions from the public.

/s/

CHRISTOPHER BURTON, Director
Planning, Building and Code Enforcement

For questions, please contact Robert Manford, Deputy Director, at (408) 535-7900.

Attachments:

- A. Legal Description
- B. Plat Map
- C. Plan Set
- D. Citywide Design Standards and Guidelines Exception Request
- E. Development Permit Resolution

Attachment A

Exhibit A**Legal Description****PARCEL ONE:**

ALL OF PARCEL 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP BEING ALL OF PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 501 OF MAPS, AT PAGE 30, SANTA CLARA COUNTY RECORDS, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON AUGUST 29, 1984 IN BOOK 533 OF MAPS, AT PAGE 26.

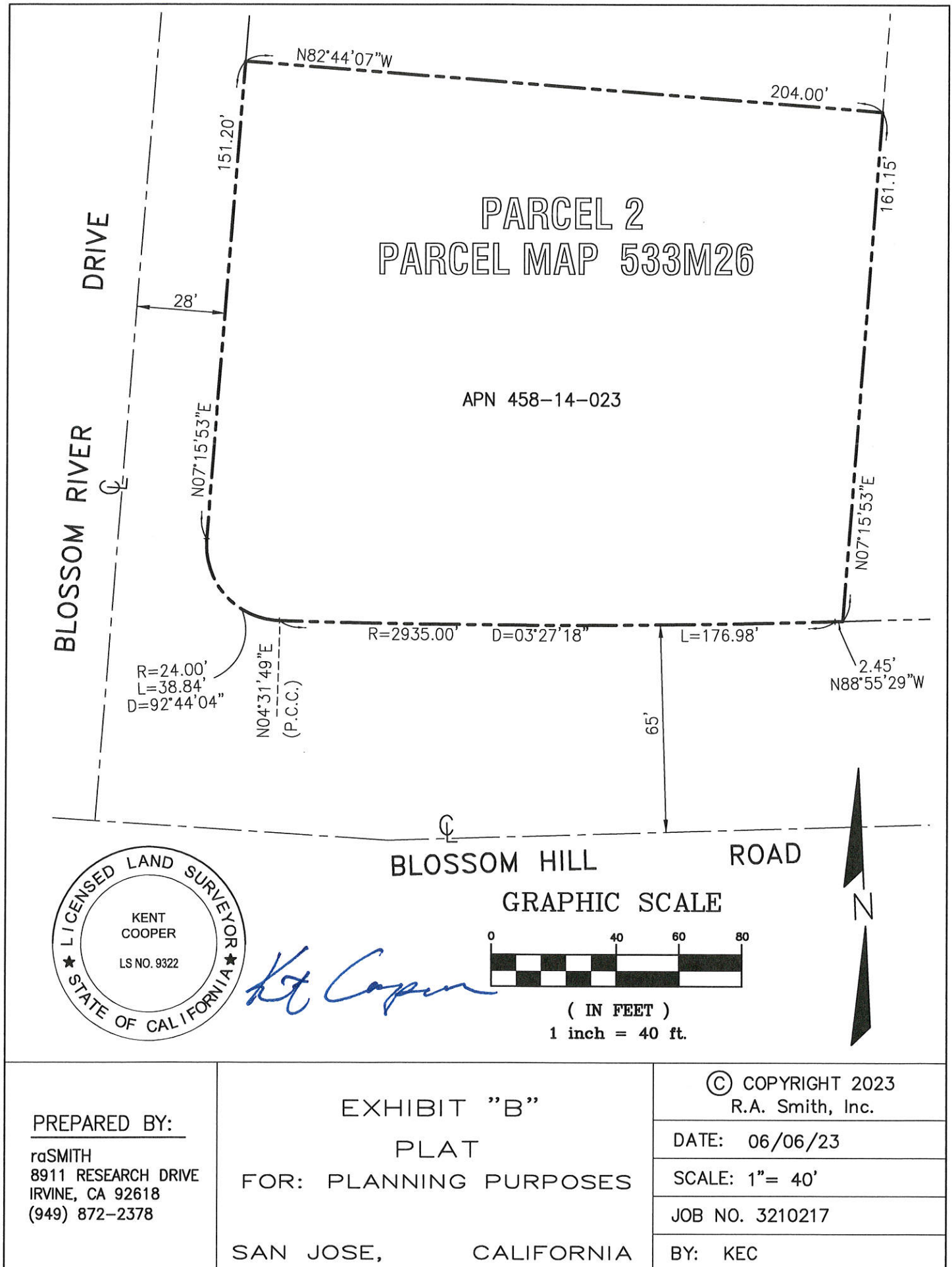
PARCEL TWO:

A NON-EXCLUSIVE EASEMENT AND RIGHT OF INGRESS, EGRESS AND USE FOR VEHICULAR AND PEDESTRIAN PASSAGE, AND PARKING ON AND ACROSS ALL ROADS, PARKING AREAS AND ACCESS ENTRIES TO AND FROM PUBLIC THOROUGH-FARES AS SUCH ROADS, PARKING AREAS AND ENTRIES ARE LOCATED AND EXIST FROM TIME TO TIME ON SAID PARCELS 1, 3, 4 AND 5, AS SHOWN ON THE MAP HEREINABOVE REFERRED TO.

PARCEL THREE:

AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM WATER TRANSPORTATION PIPE LINES OVER AND ACROSS PARCELS 3 AND 4 OF PARCEL MAP RECORDED IN BOOK 533, PAGE 26, AS SET FORTH IN THE RECIPROCAL EASEMENT ATTACHED.

APN: 458-14-023



Parcel name: 1

North: 1691.8400 East : 4219.1543
Line Course: S 82-44-07 E Length: 204.00
North: 1666.0434 East : 4421.5167
Line Course: S 07-15-53 W Length: 161.15
North: 1506.1870 East : 4401.1387
Line Course: N 88-55-29 W Length: 2.45
North: 1506.2330 East : 4398.6891
Curve Length: 176.98 Radius: 2935.00
Delta: 3-27-18 Tangent: 88.52
Chord: 176.96 Course: N 87-11-50 W
Course In: N 01-04-31 E Course Out: S 04-31-49 W
RP North: 4440.7161 East : 4453.7674
End North: 1514.8859 East : 4221.9438
Curve Length: 38.84 Radius: 24.00
Delta: 92-44-04 Tangent: 25.17
Chord: 34.74 Course: N 39-06-09 W
Course In: N 04-31-49 E Course Out: N 82-44-07 W
RP North: 1538.8109 East : 4223.8395
End North: 1541.8458 East : 4200.0321
Line Course: N 07-15-53 E Length: 151.20
North: 1691.8320 East : 4219.1519

Perimeter: 734.63 Area: 34,522 Sq Ft 0.79 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

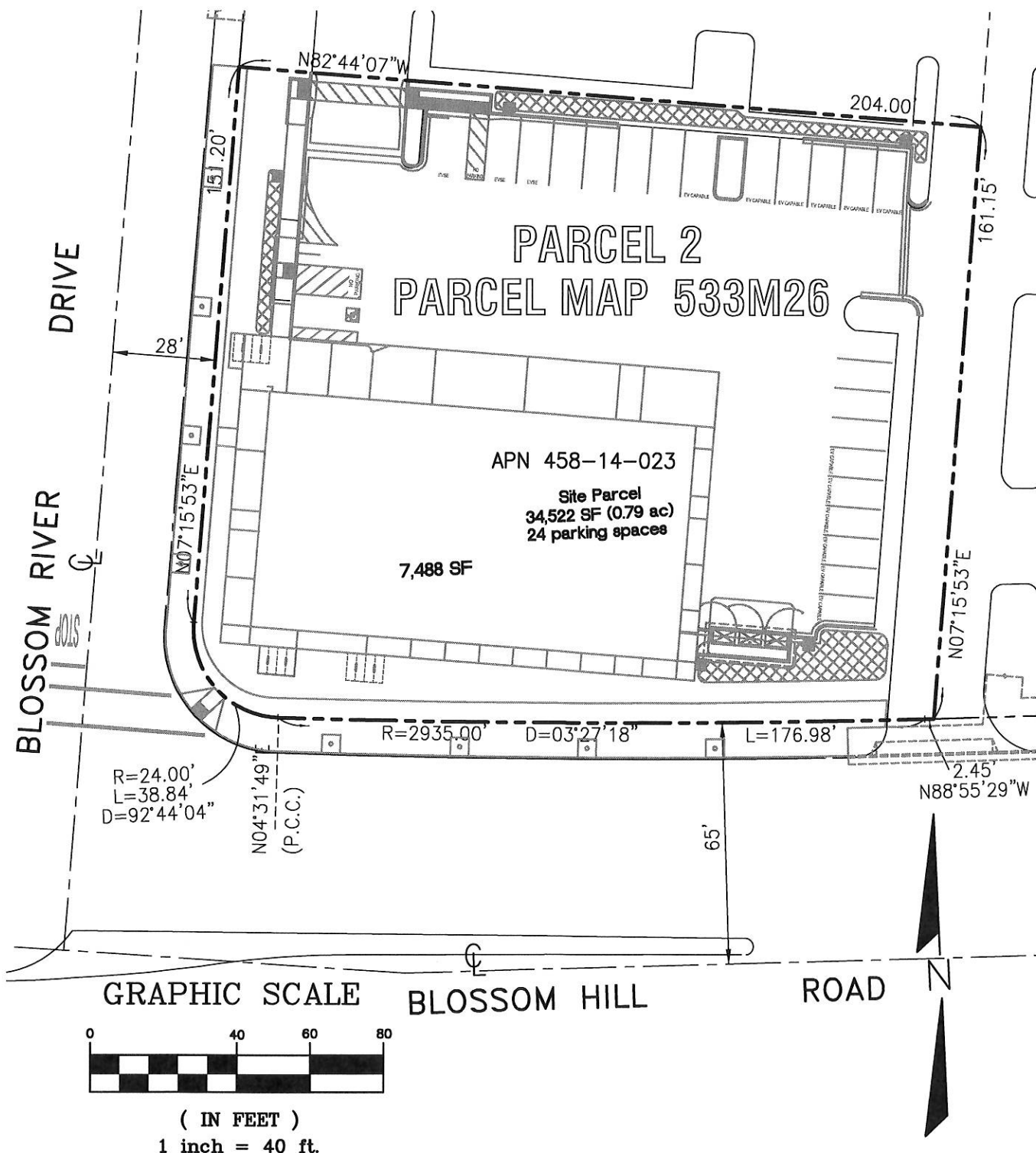
Error Closure: 0.0083 Course: S 16-41-17 W

Error North: -0.00795 East : -0.00238

Precision 1: 88,508.43



Kt. Cooper



PREPARED BY:

raSMITH
8911 RESEARCH DRIVE
IRVINE, CA 92618
(949) 872-2378

EXHIBIT "B"

PLAT
SITE EXHIBIT

SAN JOSE, CALIFORNIA

© COPYRIGHT 2023
R.A. Smith, Inc.

DATE: 06/06/23

SCALE: 1" = 40'

JOB NO. 3210217

BY: KEC

LEGAL DESCRIPTION

BASED UPON PRELIMINARY REPORT ORDER NO. 3420-6645575, DATED JUNE 25, 2021, PREPARED BY FIRST AMERICAN TITLE COMPANY.

REAL PROPERTY IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
ALL OF PARCEL 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP BEING ALL OF PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 501 OF MAPS, AT PAGE 30, SANTA CLARA COUNTY RECORDS, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON AUGUST 29, 1984 IN BOOK 533 OF MAPS, AT PAGE 26.

PARCEL TWO:
A NON-EXCLUSIVE EASEMENT AND RIGHT OF INGRESS, EGRESS AND USE FOR VEHICULAR AND PEDESTRIAN PASSAGE, AND PARKING ON AND ACROSS ALL ROADS, PARKING AREAS AND ACCESS ENTRIES TO AND FROM PUBLIC THOROUGH - FARES AS SUCH ROADS, PARKING AREAS AND ENTRIES ARE LOCATED AND EXIST FROM TIME TO TIME ON SAID PARCELS 1, 3, 4 AND 5, AS SHOWN ON THE MAP HEREINABOVE REFERRED TO.

PARCEL THREE:
AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM WATER TRANSPORTATION PIPE LINES OVER AND ACROSS PARCELS 3 AND 4 OF PARCEL MAP RECORDED IN BOOK 533, PAGE 26, AS SET FORTH IN THE RECIPROCAL EASEMENT ATTACHED TO DEED RECORDED OCTOBER 1, 1984 IN BOOK 1927, PAGE 30, OFFICIAL RECORDS, SANTA CLARA COUNTY.

APN: 458-14-023

EXISTING EASEMENTS

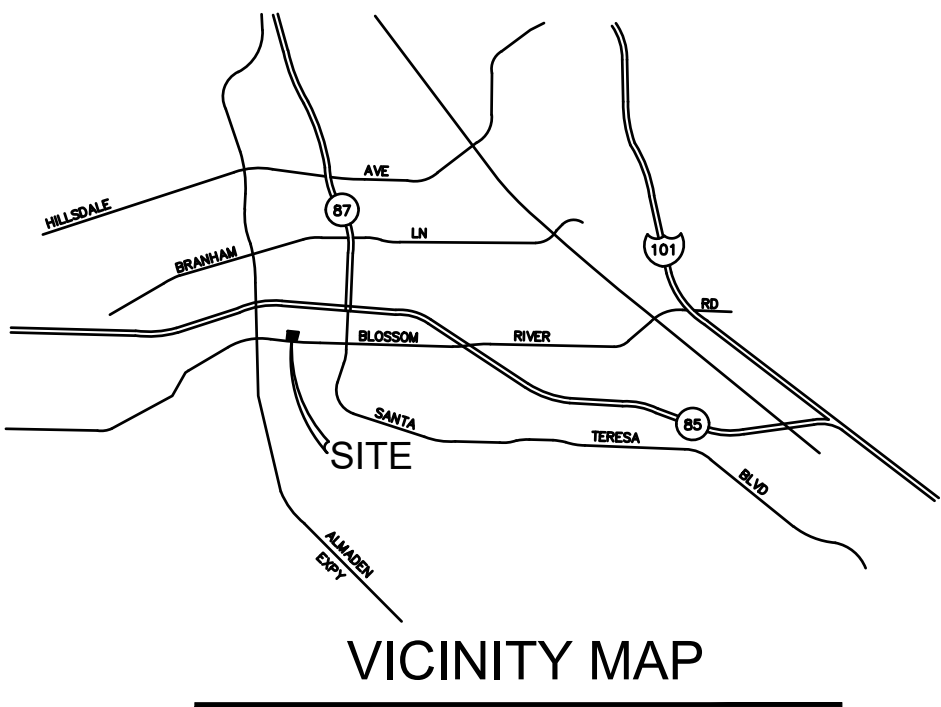
BASED UPON PRELIMINARY REPORT ORDER NO. NCS-1057395-PHX1, DATED MARCH 11, 2021, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

- ⑤ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: STORM DRAINAGE EASEMENT AND FOR ANY AND ALL PUBLIC SERVICE EASEMENT AND INCIDENTAL PURPOSES.-PLOTTED HEREON (AFFECTS)
- ⑥ AN EASEMENT FOR CONSTRUCT AND MAINTAIN AERIAL AND UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 10, 1984 AS BOOK J101, PAGE 561 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC BELL AFFECTS: WESTERLY AND SOUTHERLY 10 FEET OF SUBJECT PROPERTY -PLOTTED HEREON (AFFECTS)

ZONING

THE PROPERTY IS ZONED: A(PD) - "PLANNED DEVELOPMENT"

PRELIMINARY IMPROVEMENT PLANS
FOR
AMERICA'S TIRE SAN JOSE
1009 BLOSSOM HILL RD, SAN JOSE,CA



N.T.S.

PROJECT DATA

SITE ADDRESS:	1009 BLOSSOM HILL ROAD SAN JOSE, CA 85112
PARCEL AREA:	34,522 SF (0.792 AC)
APN:	458-14-023
ZONING:	A(PD) PLANNED DEVELOPMENT
OCCUPENCY CLASSIFICATION:	M- RETAIL/S1- SERVICE & TIRE STORAGE
BUILDING AREA PROPOSED:	7,488 SF (AGGREGATE BLDG AREA) .21 FAR
NUMBER OF STORIES:	ONE STORY (WITH MEZZANINE LEVEL)
BUILDING SETBACKS:	FRONT: 15 FT. SIDES: 12.5 FT. REAR: NONE
PARKING REQUIREMENTS:	VEHICLE: REQUIREMENT: 1 PER 200 SF + 4 PER VEHICLE WORK STATION + 1 PER EMPLOYEE SF= 1,547.97 NO. WORK STATION= 5 NO. EMPLOYEES= 10 NO. REQUIRED SPACES = 37 (INCLUDING 2 ADA SPACES) PROVIDED = 24 (INCLUDING 1 ADA SPACE) PER TDM
BICYLCE:	REQUIREMENT: 1 PER 10 EMPLOYEES + 1 PER 3,000 SF SF= 1,547.97 NO. EMPLOYEES= 10 NO. REQUIRED SPACES = 2 PROVIDED = 12 PER TDM
EV CAPABLE :	REQUIREMENT: 40% OF TOTAL PARKING STALLS NO. REQUIRED SPACES = 10 PROVIDED = 12 PER TDM
EVSE:	REQUIREMENT: 10% OF TOTAL PARKING STALLS NO. REQUIRED SPACES = 3 PROVIDED = 3 PER TDM
EX. BUILDING AREA = 8,015 SF	
PROPOSED PARKING STALLS = 24 PER TDM	

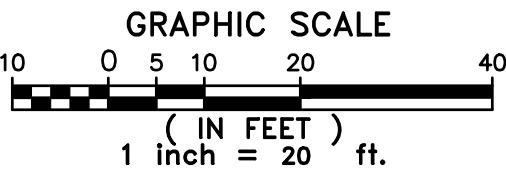
- NOTE:
1. SITE AREA IS BASED ON THE ALTA PERFORMED BY R.A. SMITH, INC. ON 8/31/21.
 2. PROPOSED PARKING STALL COUNT PER THE TDM (TRANSPORTATION DEMAND MANAGEMENT) REPORT.

CIVIL PLAN INDEX

TITLE SHEET NO.	DESCRIPTION
C1	TITLE SHEET
ARCH SHEET NO.	DESCRIPTION
A.1	CONCEPTUAL FLOOR PLANS
A.2	CONCEPTUAL ELEVATIONS
A.3	CONCEPTUAL COLOR ELEVATIONS
CIVIL SHEET NO.	DESCRIPTION
C2	ZONING MAP
C2A	DEVELOPMENT STANDARDS
C3	CONCEPTUAL SITE PLAN
C4	GRADING AND DRAINAGE
C4A	SITE SECTIONS
C5	STORMWATER CONTROL PLAN
C5A	STORMWATER CONTROL PLAN NOTES & DETAILS
C5B	STORMWATER CONTROL PLAN OFFSITE DETAILS
C6	CONCEPTUAL UTILITY AND LIGHTING PLAN
LANDSCAPE SHEET NO.	DESCRIPTION
L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	TREE REMOVAL/REPLACEMENT PLAN
L-3	PARKING LOT SHADE PLAN

RA SMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RA SMITH.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



FILE NO. H22-027

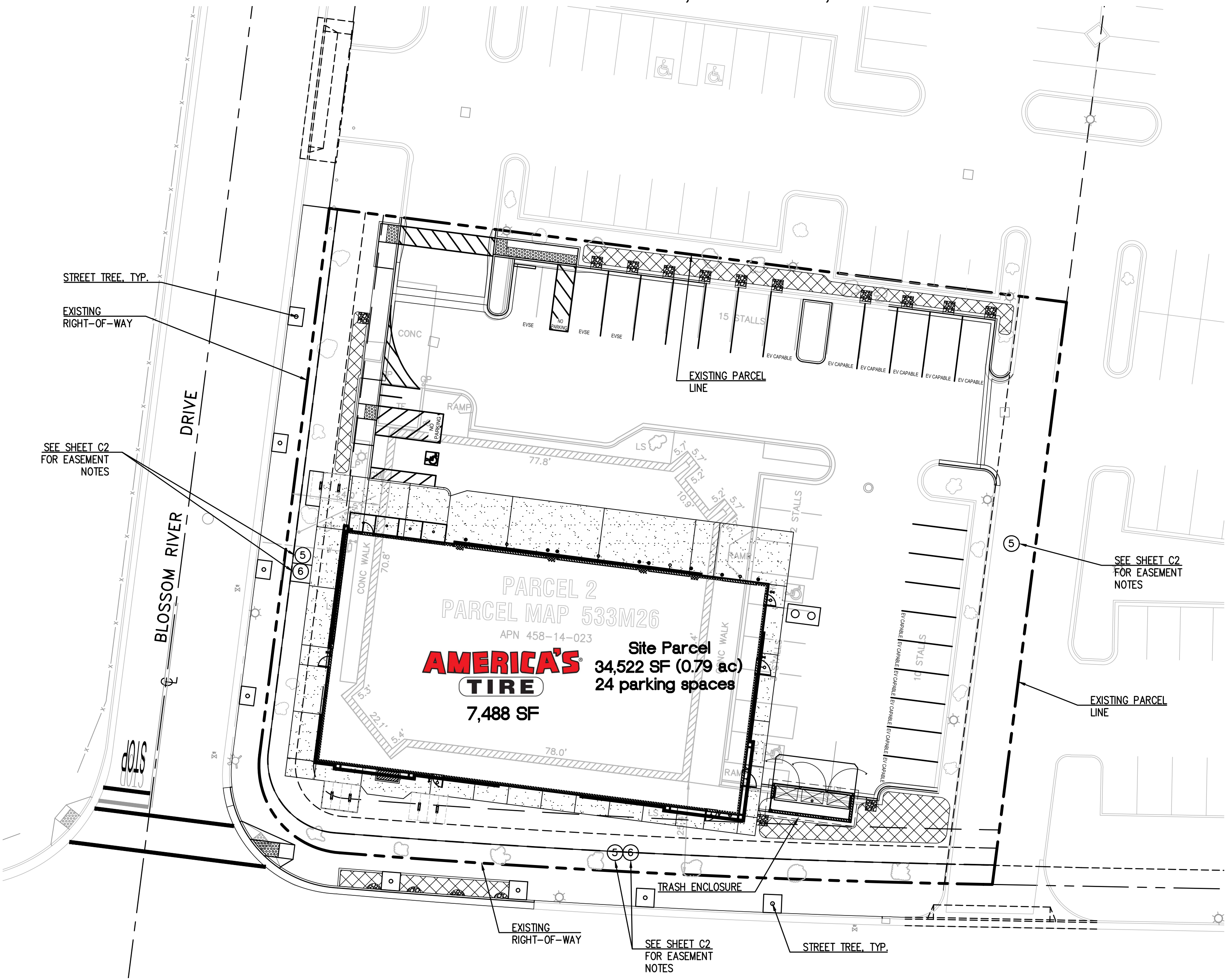
WDID NO.: N/A-LESS THAN ONE ACRE

PROJECT NAME:
AMERICA'S TIRE

SITE ADDRESS:
1009 BLOSSOM HILL ROAD
SAN JOSE, CA 95123

PROJECT DESCRIPTION:
REMOVE THE EXISTING 8,015 SF BUILDING AND CONSTRUCT A SINGLE STORY TBD SF AUTOMOTIVE PARTS SALES WITH A TBD SF MEZZANINE FLOOR. PROPOSED FACILITY IS USED ENTIRELY FOR TIRES AND WHEELS SALES AND INSTALLATION ONLY. SCOPE OF WORK INCLUDES NEW PARKING LOT PAVING, LANDSCAPING, PARKING STRIPING, AND INSTALLATION OF NEW UNDERGROUND UTILITY LINES.

BUSINESS HOURS ARE: 8AM - 6PM (MONDAY - FRIDAY)
8AM - 5PM (SATURDAY)



DEVELOPER

HALLE PROPERTIES, L.L.C.
20225 N SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255
(480) 606-7039 EXT: 67039
CONTACT : COLT ELLSWORTH

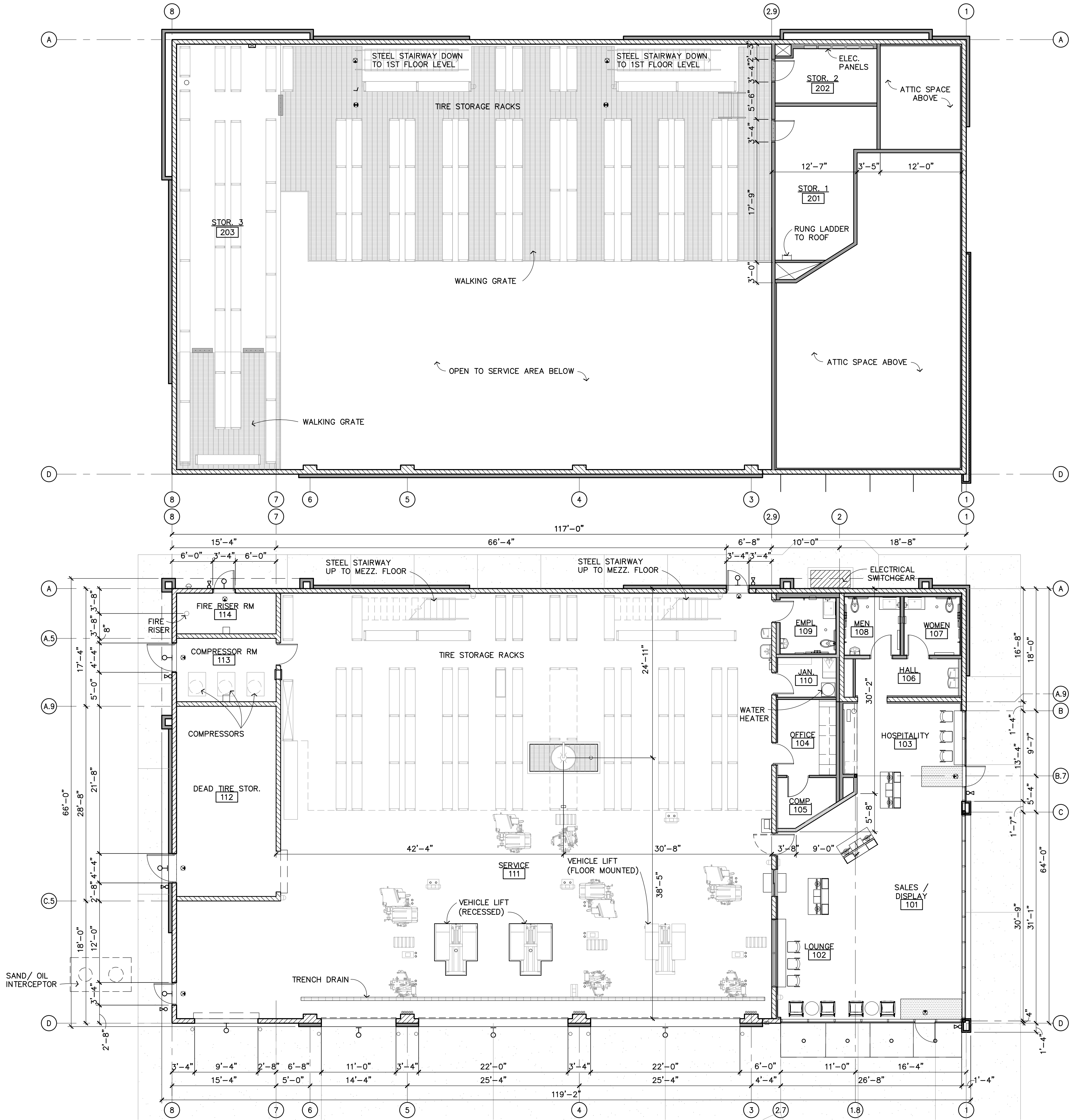
CIVIL ENGINEER

R.A. SMITH, INC.
8911 RESEARCH DRIVE
IRVINE, CALIFORNIA 92618
(949) 872-2378 Phone
(949) 387-3915
CONTACT: REID KUNISHIGE
COLBY NENNIG, P.E.

OWNER

THE STEVE HONGDUR LIN & CAROL YAO LIN
REVOCABLE TRUST DATED JULY 22, 1994
360 SWIFT AVE., SUITE 21
SOUTH SAN FRANCISCO, CA 94080
CONTACT: STEVE LIN
EMAIL: STEVEHDLIN@GMAIL.COM

CITY OF SAN JOSE STAMP



Building Area Breakdown	
TOTAL GROUND FLOOR AREA: 7,488.00 S.F.	
GROUND FLOOR AREA	
'M' OCCUPANCY:	
SALES / DISPLAY	657.50 S.F.
LOUNGE / DISPLAY	242.85 S.F.
HOSPITALITY	160.37 S.F.
OFFICE	96.30 S.F.
COMPUTER	53.17 S.F.
HALL	83.18 S.F.
MEN	68.97 S.F.
WOMEN	68.97 S.F.
EMPLOYEE	66.35 S.F.
JANITOR ROOM:	50.31 S.F.
'S-1' OCCUPANCY:	
SERVICE	4793.36 S.F.
DEAD TIRE STORAGE	410.87 S.F.
COMPRESSOR ROOM	136.89 S.F.
FIRE RISER ROOM	88.00 S.F.
(NET AREA/USABLE) 6,979.89 S.F.	
MEZZANINE LEVEL AREA:	
'S-1' OCCUPANCY:	
STORAGE # 1:	278.80 S.F.
STORAGE # 2:	116.31 S.F.
STORAGE # 3:	695.09 S.F.
WALKING GRATE:	1450.81 S.F.
(NET AREA/USABLE) 2,541.01 S.F.	



CONCEPTUAL MEZZ. FLOOR PLAN

SCALE: 1/8" = 1'-0"



CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

CITY APPROVAL STAMP



THIS PLAN IS PROPERTY OF KINETIC DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

CONCEPTUAL FLOOR PLANS

1009 BLOSSOM HILL RD.

SAN JOSE, CA

FILE NO. H22-027

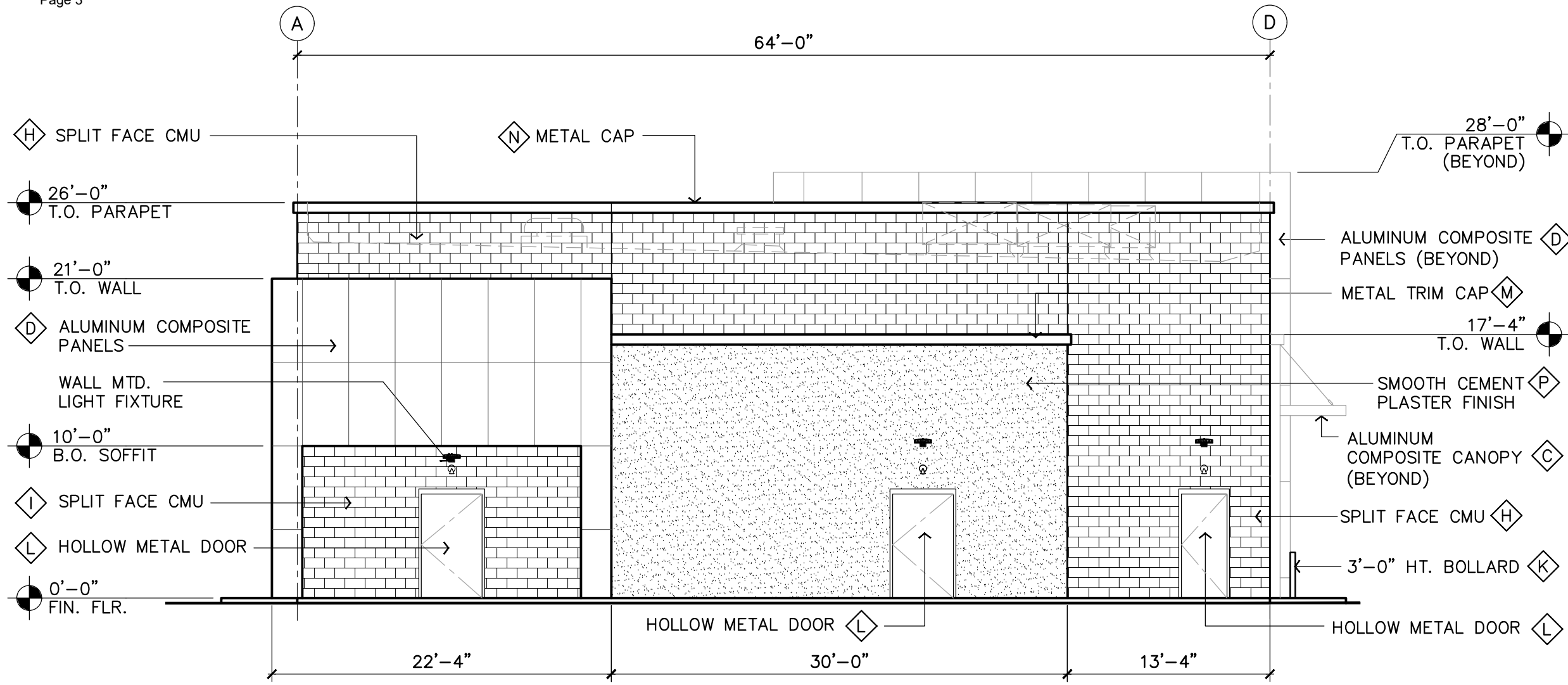


Kinetic Design
20381 Lake Forest Dr.,
Suite B16
Lake Forest, CA 92630
951-710-6334 (T)

BUILDING MODEL	
FRAME DESIGN	
REVISION	
DATE	2.24.2022
SCALE	AS NOTED
PROJECT NUMBER	CAN 12441

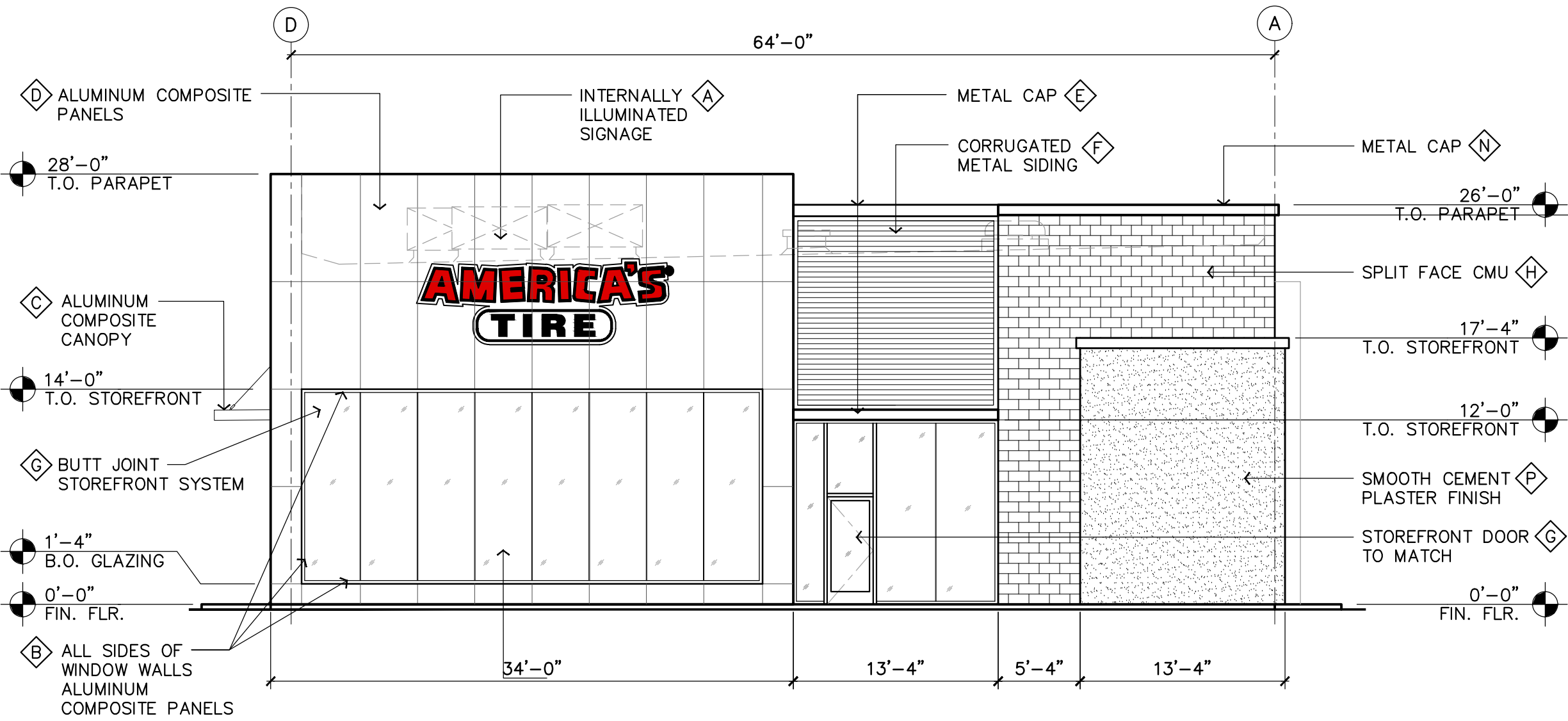
Sheet No.

A.1



EAST ELEVATION - DRIVE WAY

SCALE: 1/8" = 1'-0"

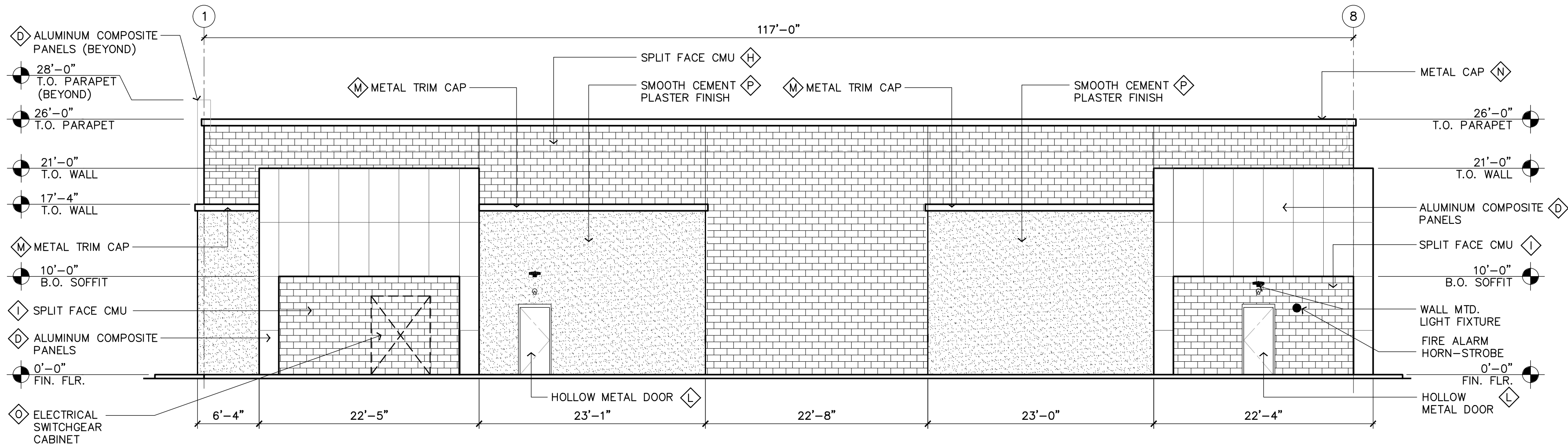


WEST ELEVATION - BLOSSOM RIVER

SCALE: 1/8" = 1'-0"

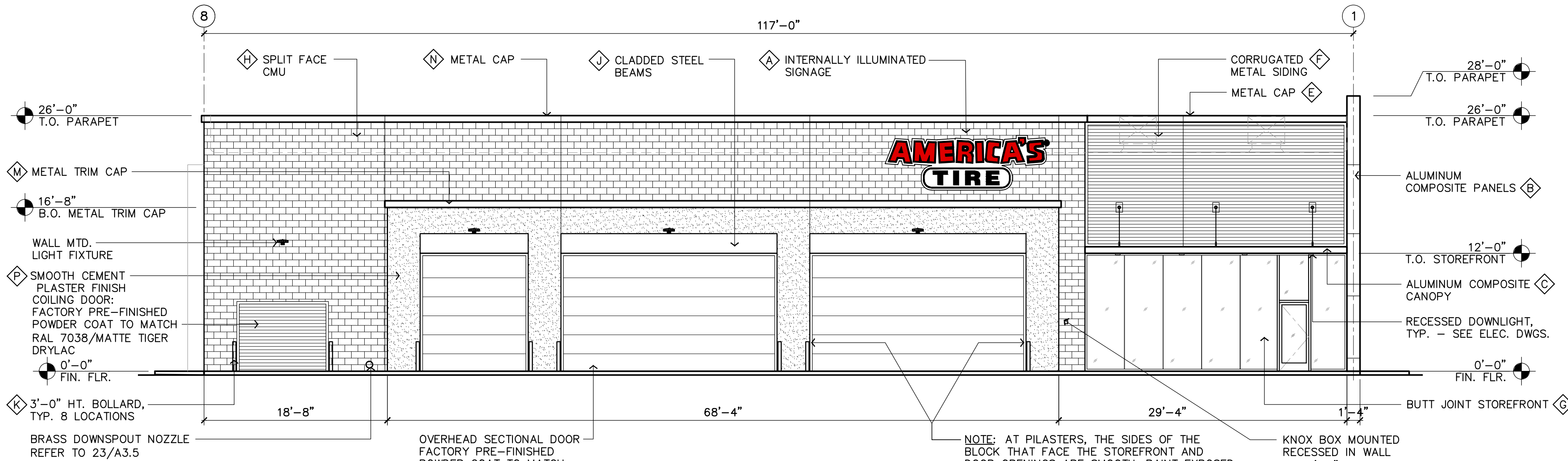
FINISH LEGEND

- 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE PATRIOT RED"
- ALUMINUM CLADDED CANOPY: ALUCOBOND "MATTE BRUSHED STAINLESS"
- ALUMINUM COMPOSITE PANELS: ALUCOBOND "MATTE BONE WHITE"
- 8" METAL CAP BY ATAS INTERNATIONAL INC. COATED: "BLACK"
- CORRUGATED METAL PANEL BY ATAS INTERNATIONAL INC. COATED: "BLACK"
- ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED FINISH ARCADIA AFG601T
- INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7104 "COTTON WHITE"
- INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7066 "GRAY MATTERS"
- CLADDED STEEL BEAMS: POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- STEEL BOLLARDS - POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- HOLLOW METAL DOORS - PAINTED SHERWIN WILLIAMS SW 7066 "GRAY MATTERS"
- METAL TRIM CAP - 8" LINK & LOCK BY LONGBOARD - LONGBOARD COLOR "SLATE GREY"
- METAL CAP - COLOR TO MATCH SW 7104 "COTTON WHITE"
- PAINT SHERWIN WILLIAMS SW 7066 "GRAY MATTERS"
- SMOOTH STUCCO TO MATCH SHERWIN WILLIAMS SW 7066 "GRAY MATTERS"



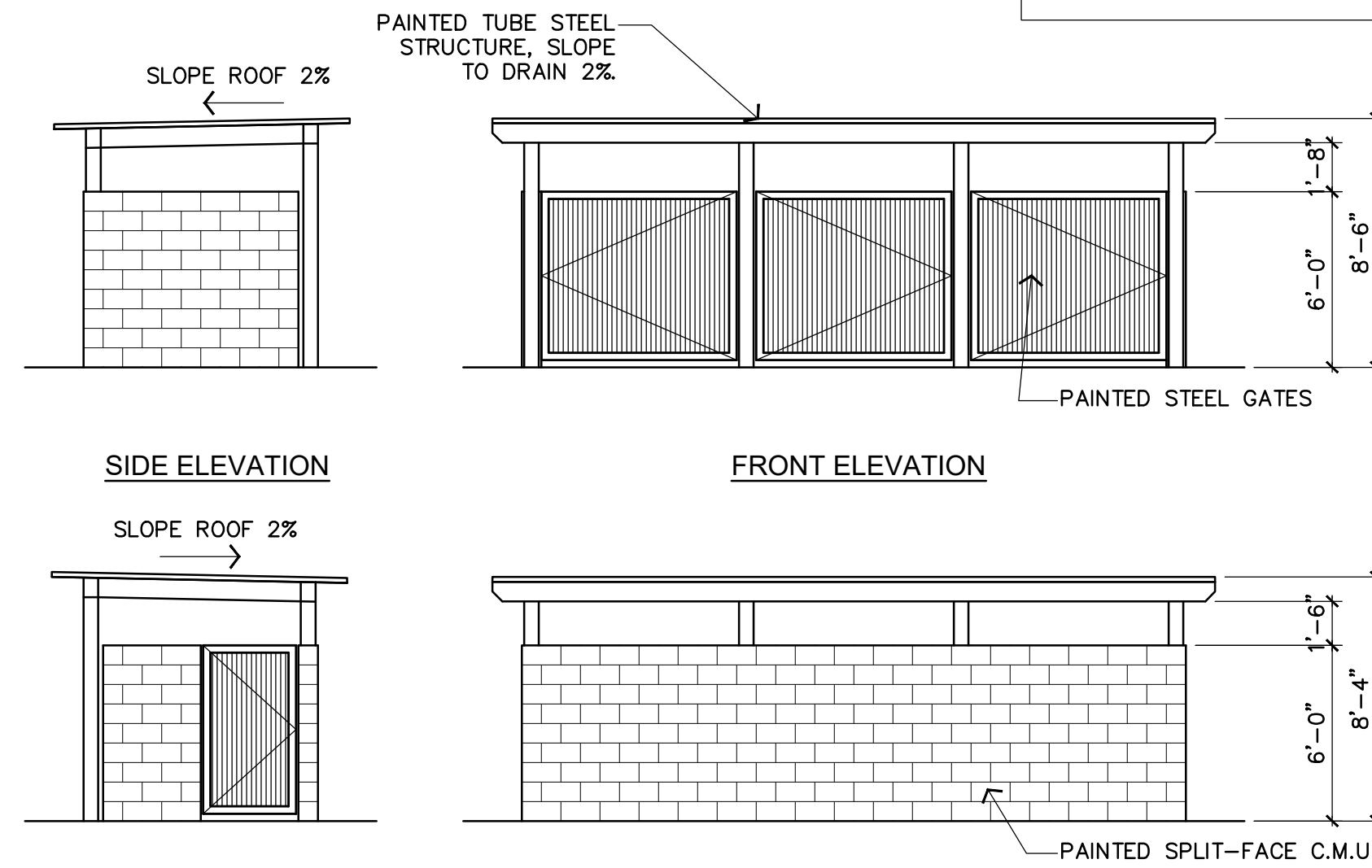
SOUTH ELEVATION - BLOSSOM HILL

SCALE: 1/8" = 1'-0"



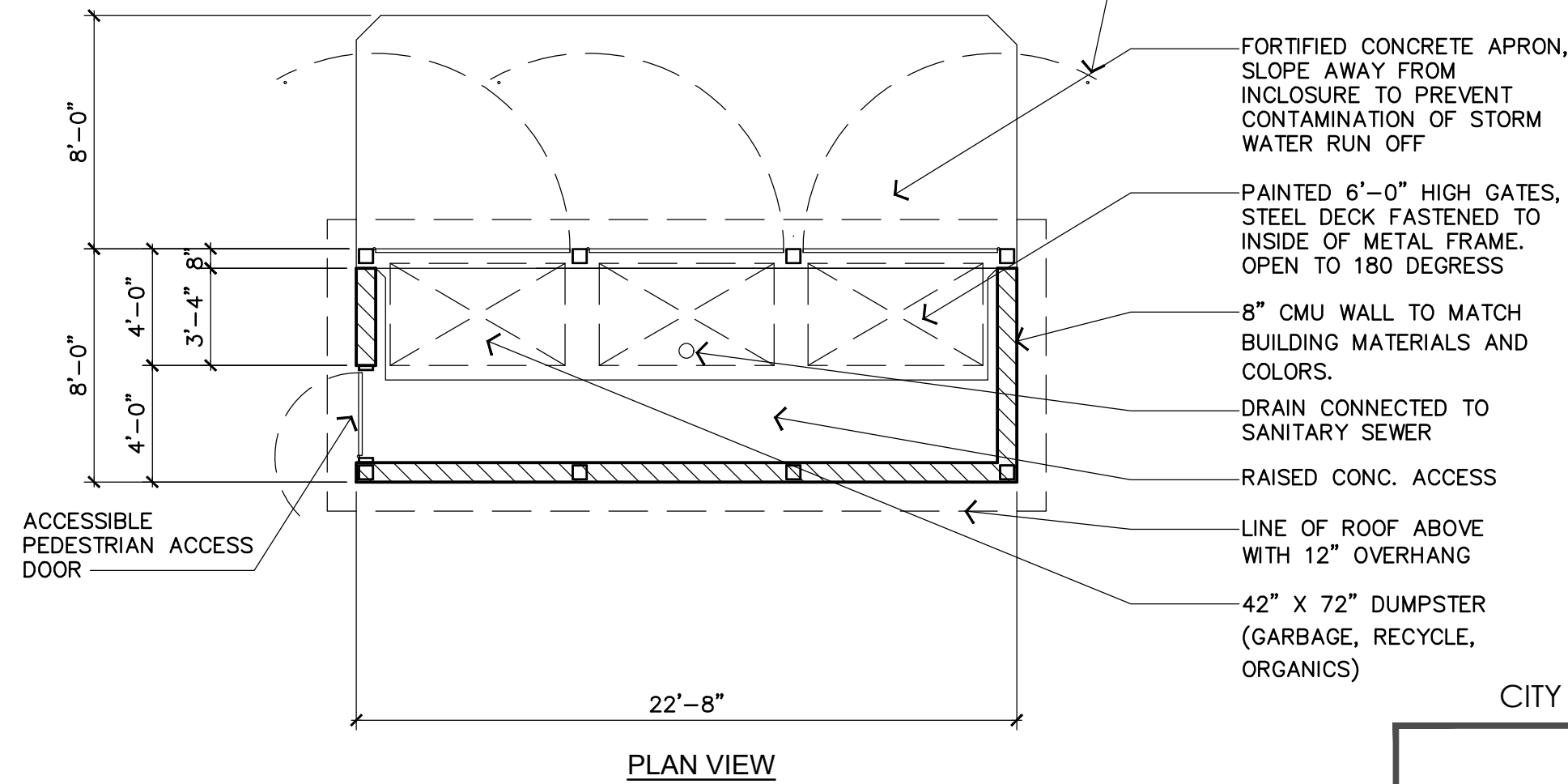
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

REAR ELEVATION



PLAN VIEW

TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: 3/16" = 1'-0"



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CONCEPTUAL ELEVATIONS
1009 BLOSSOM HILL RD.
SAN JOSE, CA
FILE NO. H22-027

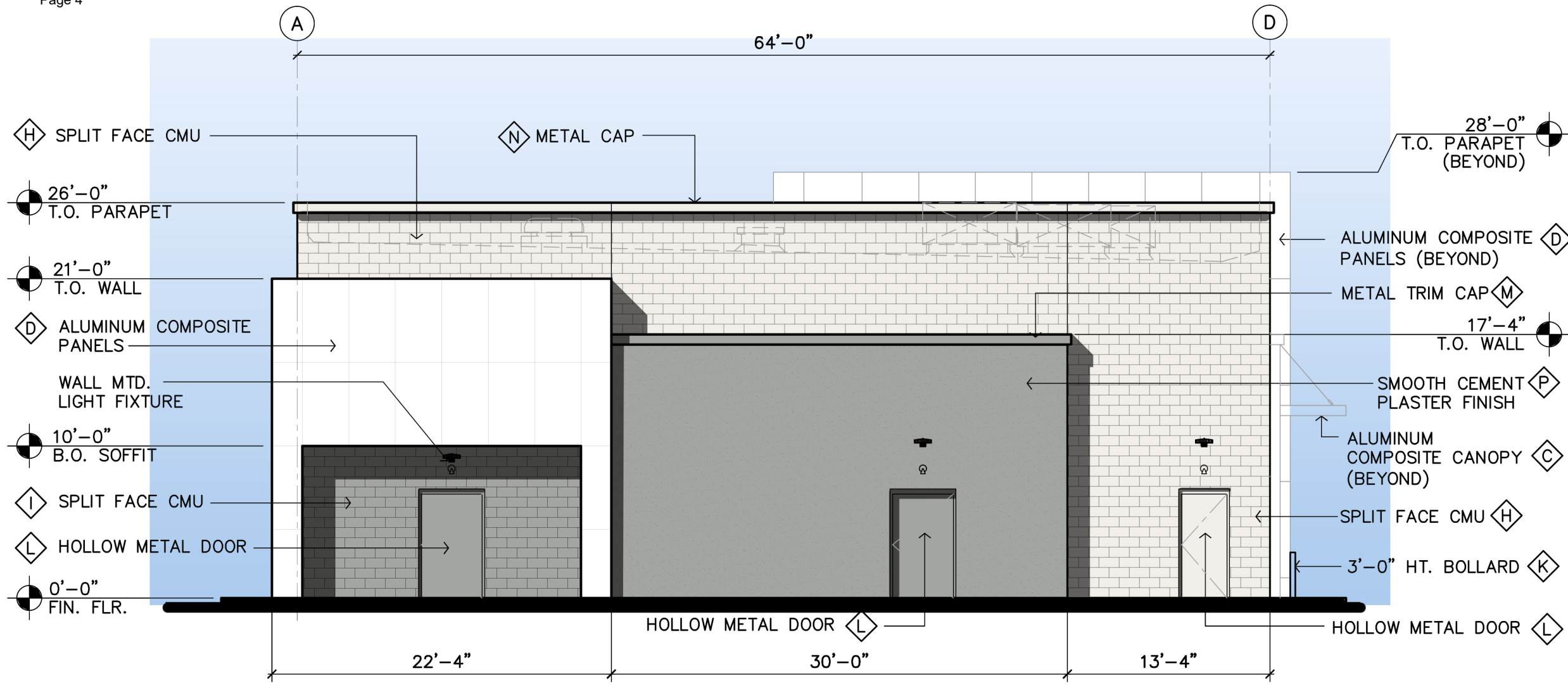


Kinetic Design
20381 Lake Forest Dr.,
Suite B16
Lake Forest, CA 92630
951-710-6334 (T)

BUILDING MODEL	
FRAME DESIGN	
REVISION	
DATE	2.24.2022
SCALE	AS NOTED
PROJECT NUMBER	CAN 12441

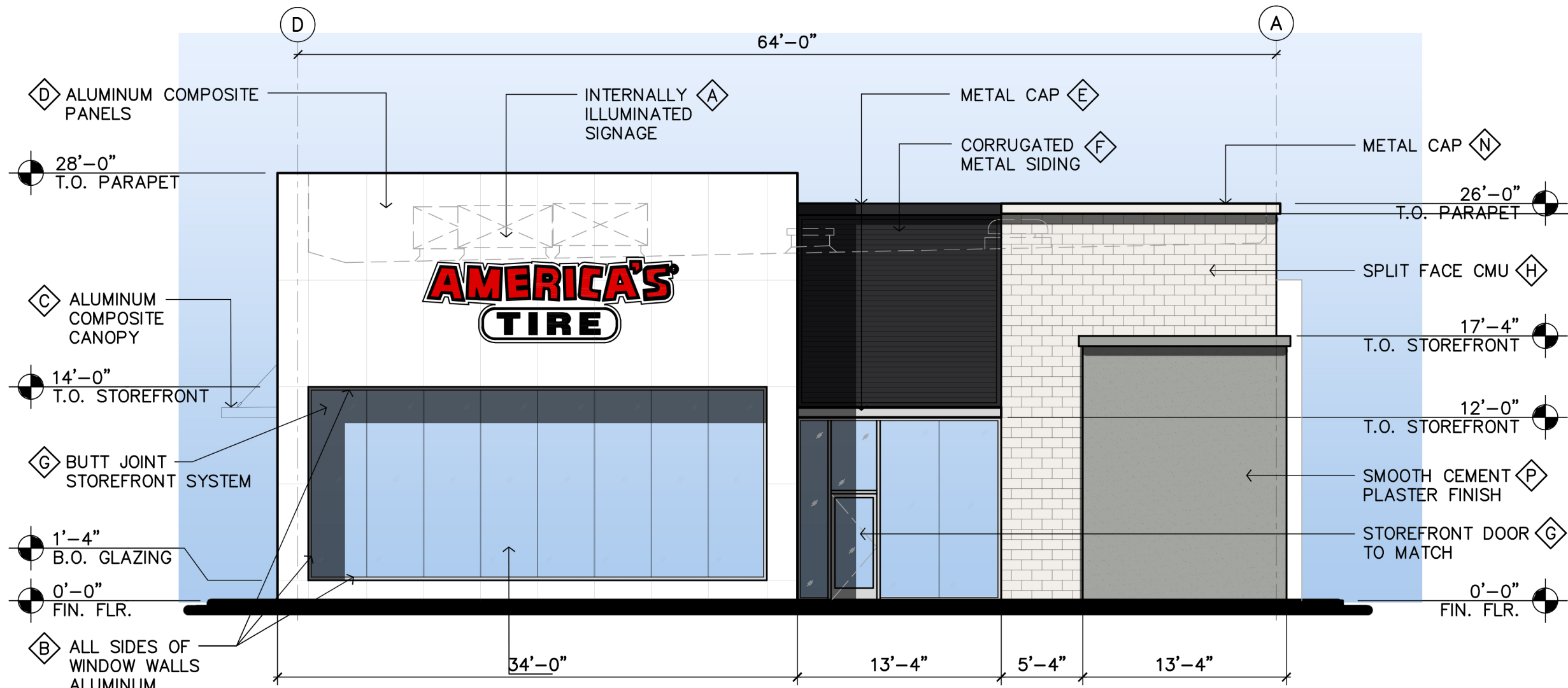
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A.2



EAST ELEVATION - DRIVE WAY

SCALE: 1/8" = 1'-0"

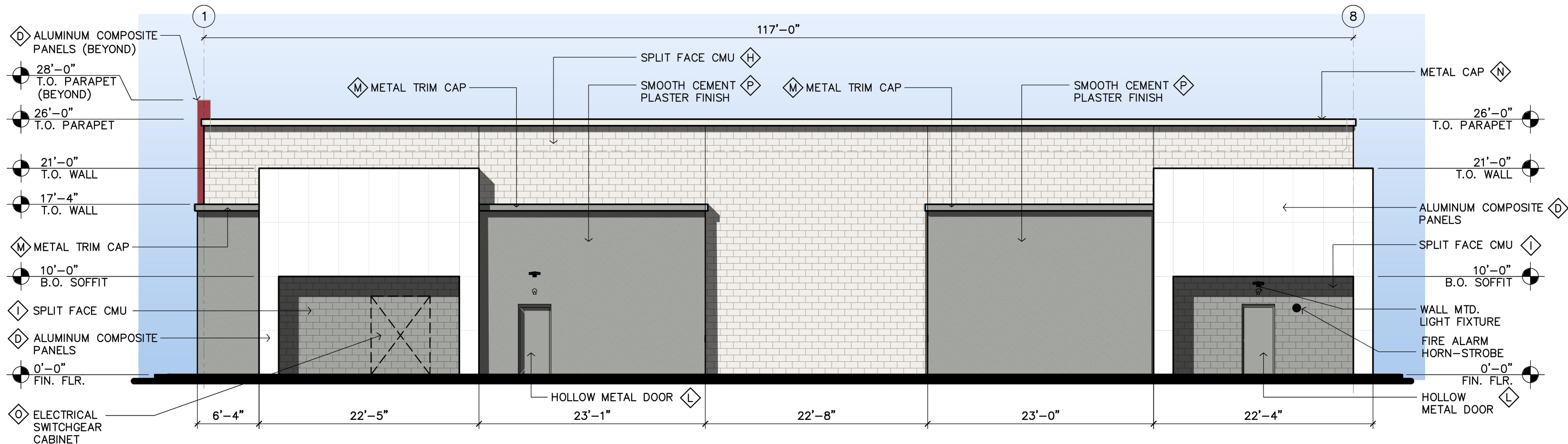


WEST ELEVATION - BLOSSOM RIVER

SCALE: 1/8" = 1'-0"

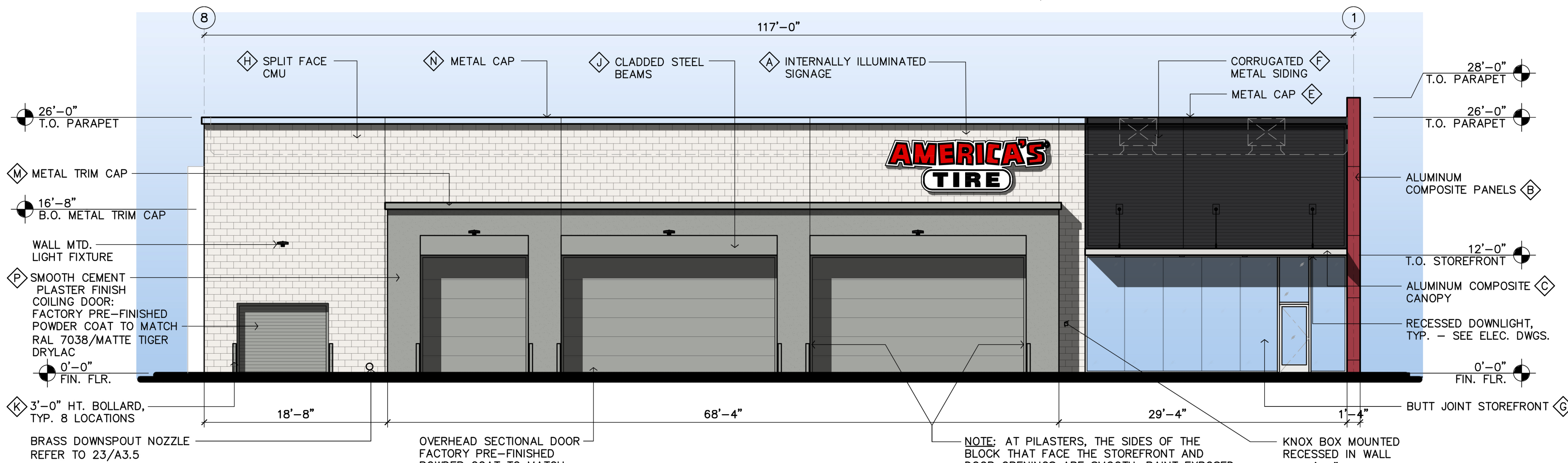
FINISH LEGEND

- 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
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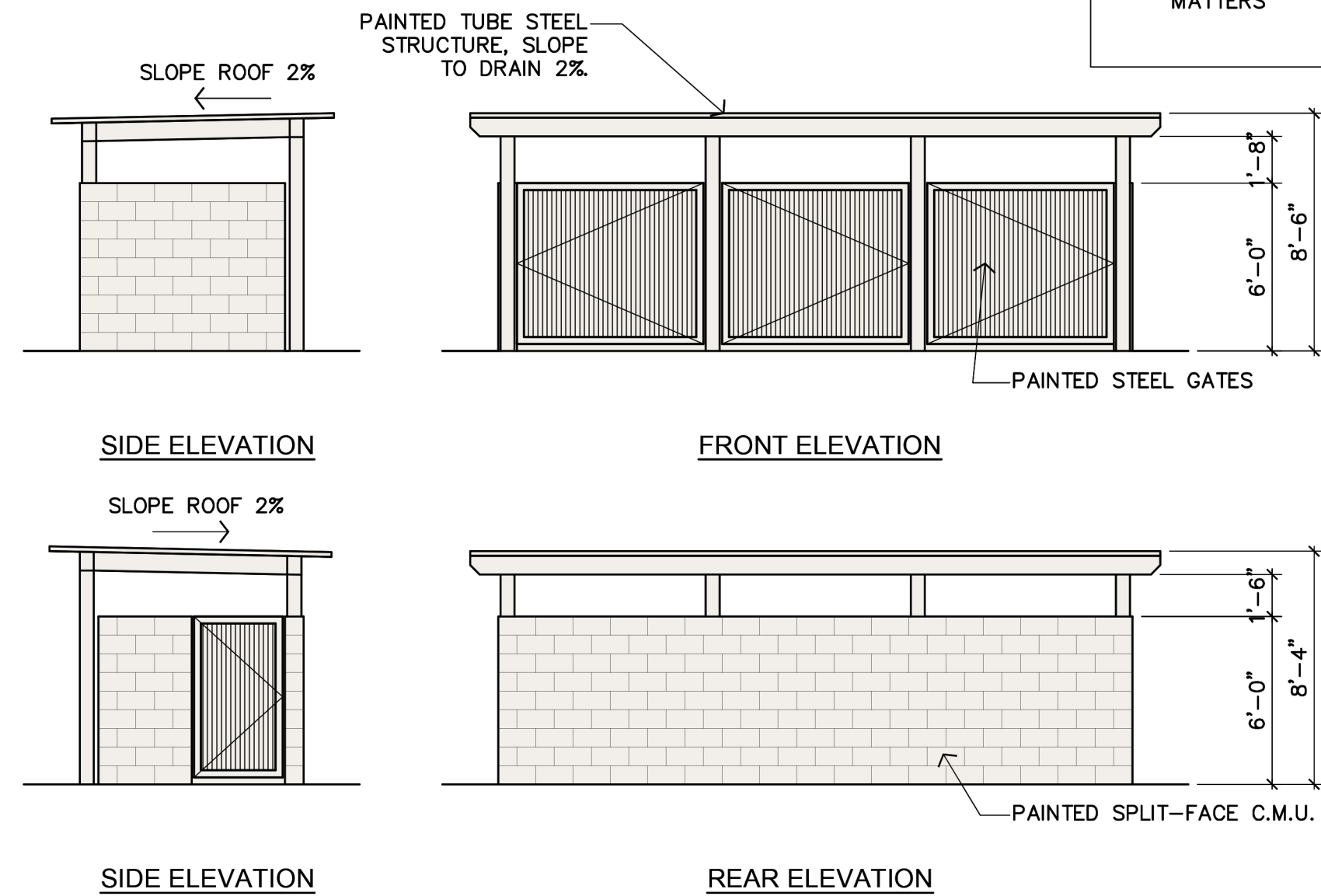
SOUTH ELEVATION - BLOSSOM HILL

SCALE: 1/8" = 1'-0"



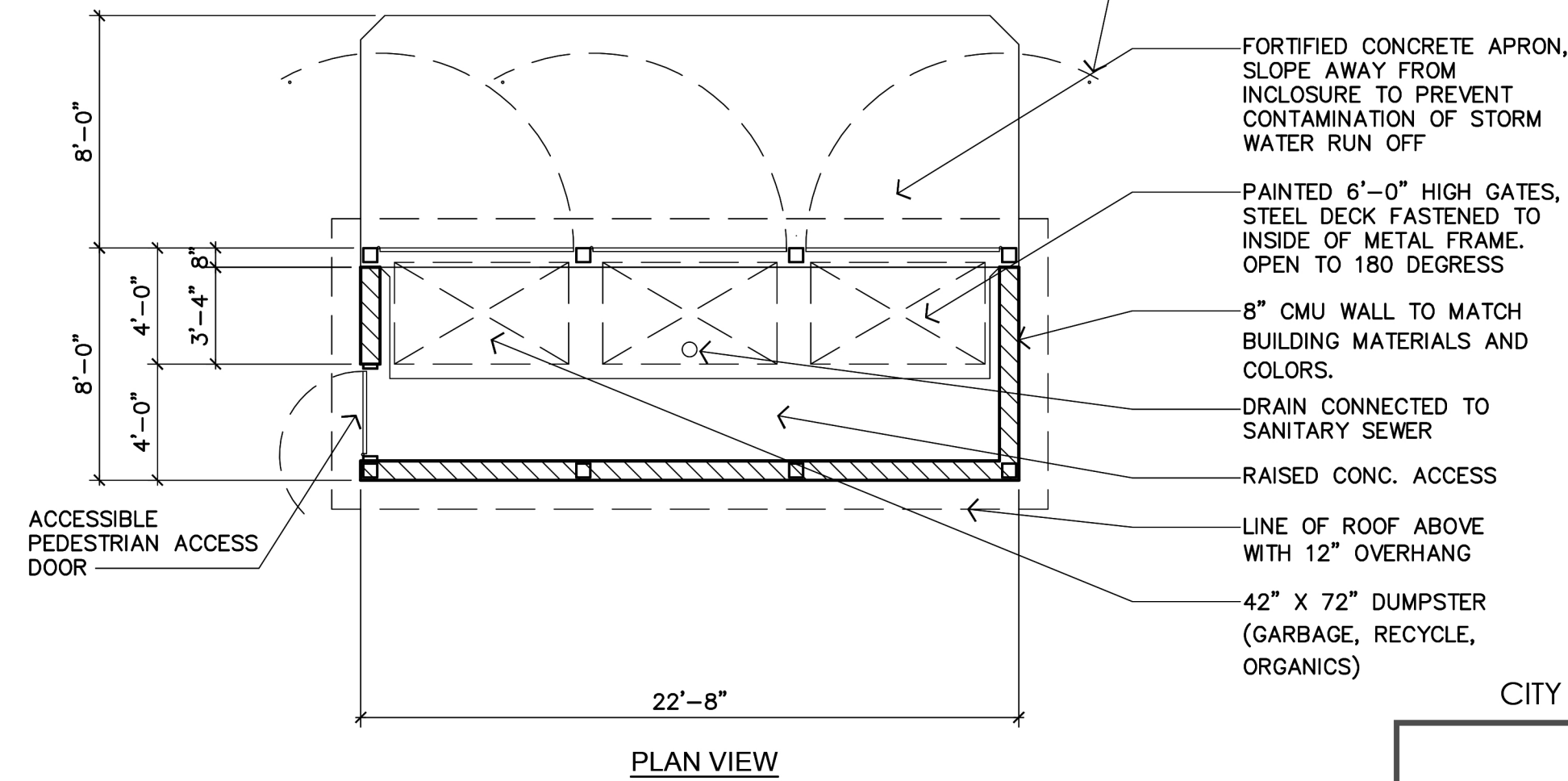
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SIDE ELEVATION

REAR ELEVATION



TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: 3/16" = 1'-0"

CITY APPROVAL STAMP



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COLOR ELEVATIONS
1009 BLOSSOM HILL RD.
SAN JOSE, CA
FILE NO. H22-027



Kinetic Design
20381 Lake Forest Dr.,
Suite B16
Lake Forest, CA 92630
951-710-6334 (T)

BUILDING MODEL	FRAME DESIGN
REVISION	
DATE	2.24.2022
SCALE	AS NOTED
PROJECT NUMBER	CAN 12441

Sheet No.

A.3

LEGAL DESCRIPTION

BASED UPON PRELIMINARY REPORT ORDER NO. 3420-6645575, DATED JUNE 25, 2021, PREPARED BY FIRST AMERICAN TITLE COMPANY.

REAL PROPERTY IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
ALL OF PARCEL 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "PARCEL MAP BEING ALL OF PARCELS 1 AND 2 AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 501 OF MAPS, AT PAGE 30, SANTA CLARA COUNTY RECORDS, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON AUGUST 29, 1984 IN BOOK 533 OF MAPS, AT PAGE 26.

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A NON-EXCLUSIVE EASEMENT AND RIGHT OF INGRESS, EGRESS AND USE FOR VEHICULAR AND PEDESTRIAN PASSAGE, AND PARKING ON AND ACROSS ALL ROADS, PARKING AREAS AND ACCESS ENTRIES TO AND FROM PUBLIC THOROUGH-FARES AS SUCH ROADS, PARKING AREAS AND ENTRIES ARE LOCATED AND EXIST FROM TIME TO TIME ON SAID PARCELS 1, 3, 4 AND 5, AS SHOWN ON THE MAP HEREINABOVE REFERRED TO.

PARCEL THREE:
AN EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND STORM WATER TRANSPORTATION PIPE LINES OVER AND ACROSS PARCELS 3 AND 4 OF PARCEL MAP RECORDED IN BOOK 533, PAGE 26, AS SET FORTH IN THE RECIPROCAL EASEMENT ATTACHED TO DEED RECORDED OCTOBER 1, 1984 IN BOOK 1927, PAGE 30, OFFICIAL RECORDS, SANTA CLARA COUNTY.

APN: 458-14-023

EXISTING EASEMENTS

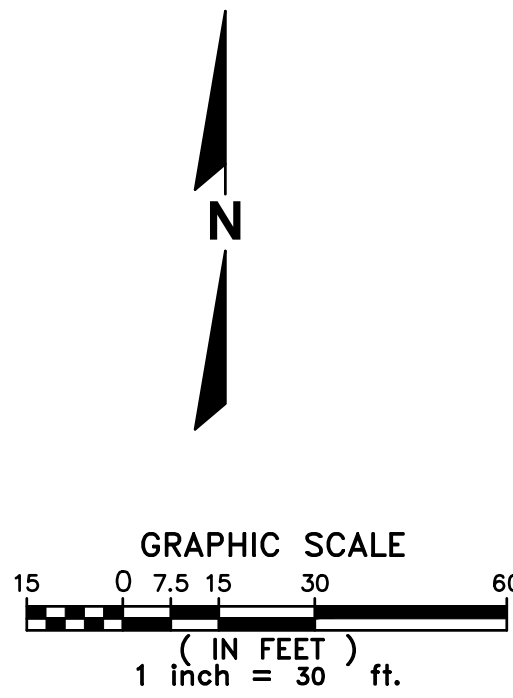
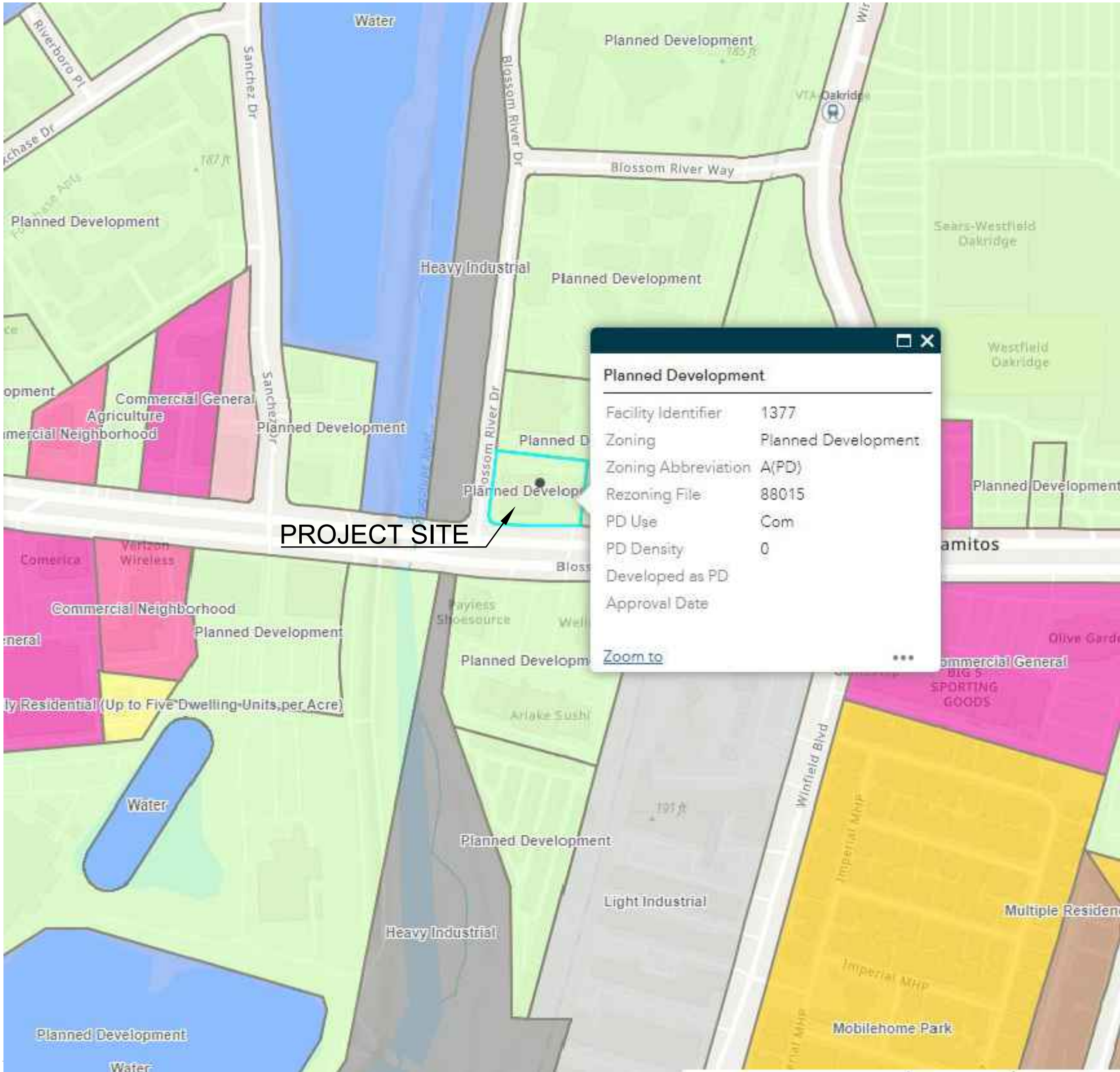
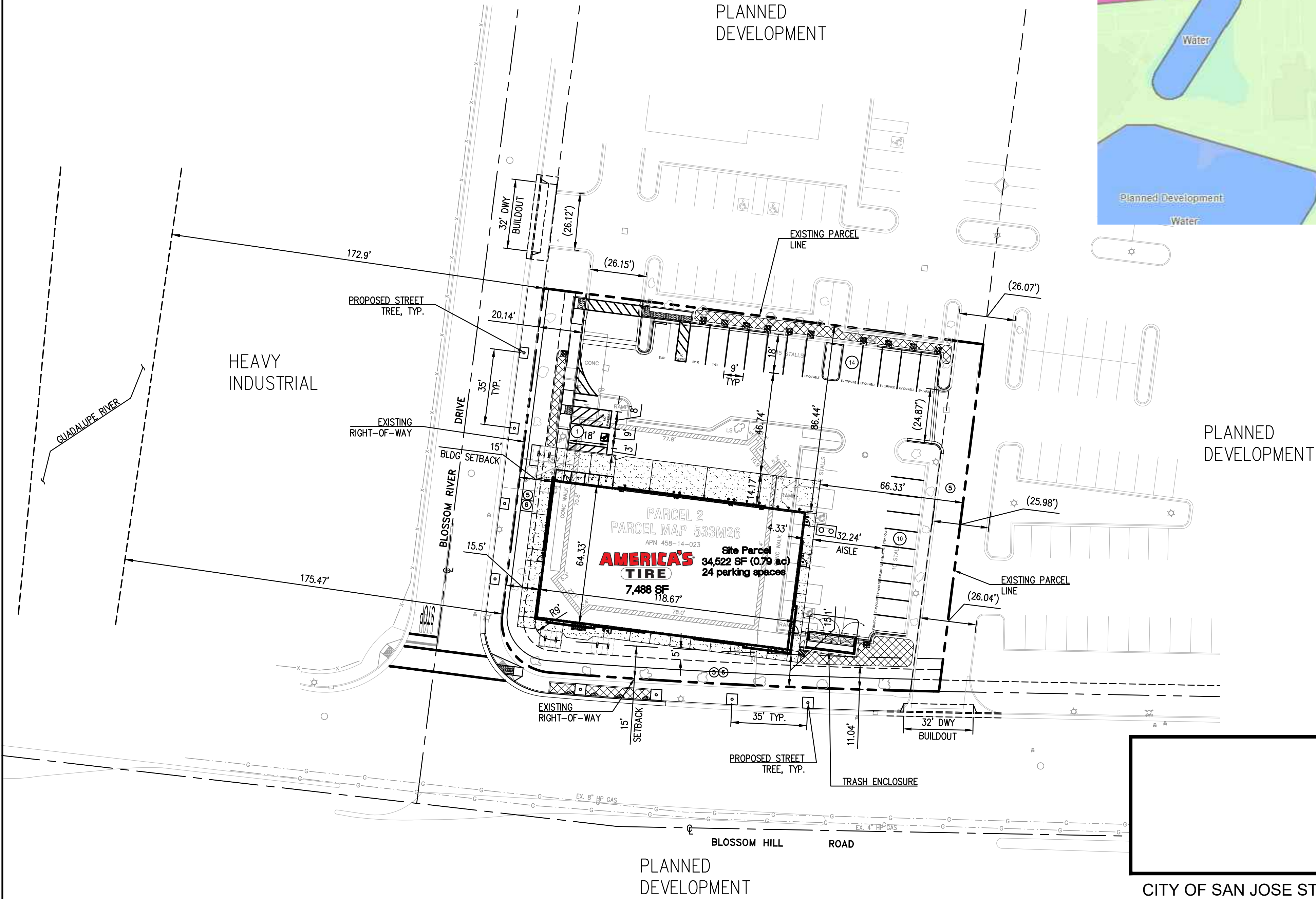
BASED UPON PRELIMINARY REPORT ORDER NO. NCS-1057395-PHX1, DATED MARCH 11, 2021, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

⑤ AN EASEMENT SHOWN OR DEDICATED ON THE MAP AS REFERRED TO IN THE LEGAL DESCRIPTION FOR: STORM DRAINAGE EASEMENT AND FOR ANY AND ALL PUBLIC SERVICE EASEMENT AND INCIDENTAL PURPOSES.-PLOTTED HEREON (AFFECTS)

⑥ AN EASEMENT FOR CONSTRUCT AND MAINTAIN AERIAL AND UNDERGROUND COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED DECEMBER 10, 1984 AS BOOK J101, PAGE 561 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC BELL. AFFECTS: WESTERLY AND SOUTHERLY 10 FEET OF SUBJECT PROPERTY -PLOTTED HEREON (AFFECTS)

ZONING

THE PROPERTY IS ZONED: A(PD) - "PLANNED DEVELOPMENT"

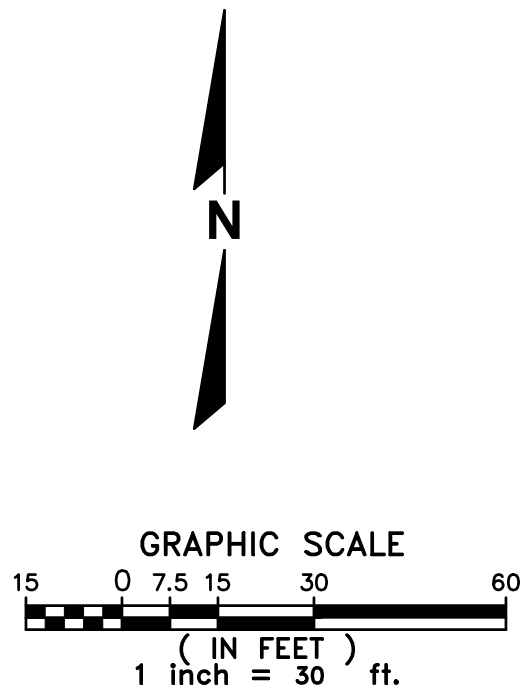
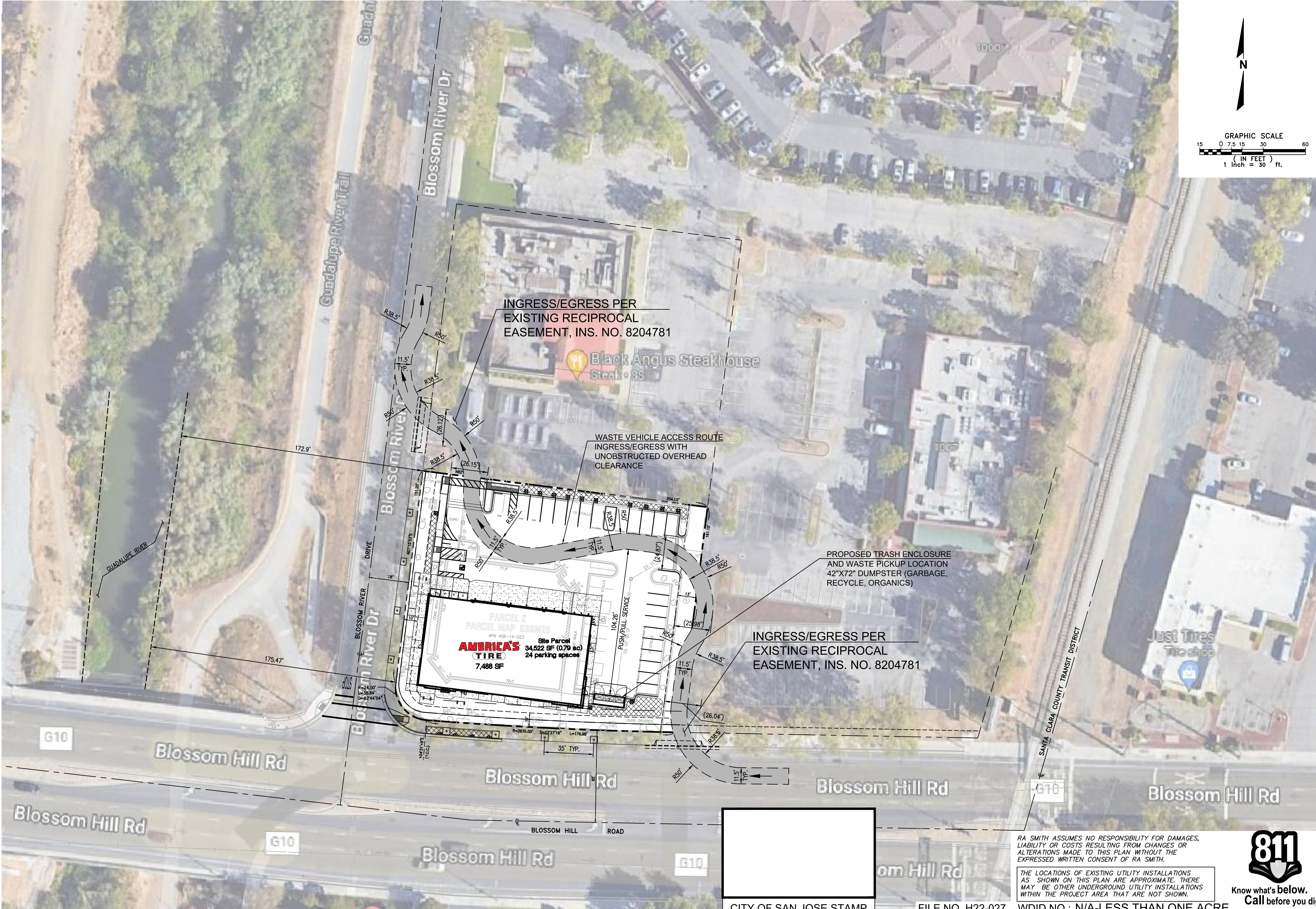


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THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



DESCRIPTION	
DATE	
8911 Research Drive Irvine, CA 92618-4237 (949) 872-2378 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
AMERICA'S TIRE SAN JOSE 1009 BLOSSOM HILL RD, SAN JOSE, CA	ZONING MAP
© COPYRIGHT 2023 R.A. Smith, Inc.	
DATE: 10/18/23	
SCALE: 1" = 30'	
JOB NO. 3210217	
PROJECT MANAGER: REID M. KUNISHIGE	
DESIGNED BY: JHR	
CHECKED BY: CJN	
SHEET NUMBER C2	



DESCRIPTION	
DATE	
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raSmith CREATIVITY BEYOND ENGINEERING	
AMERICA'S TIRE SAN JOSE 1009 BLOSSOM HILL RD, SAN JOSE, CA	
DEVELOPMENT STANDARDS	
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DATE: 10/18/23	
SCALE: 1" = 30'	
JOB NO. 3210217	
PROJECT MANAGER: REID M. KUNISHIGE	
DESIGNED BY: JHR	
CHECKED BY: CJN	
SHEET NUMBER	
C2A	

CITY OF SAN JOSE STAMP

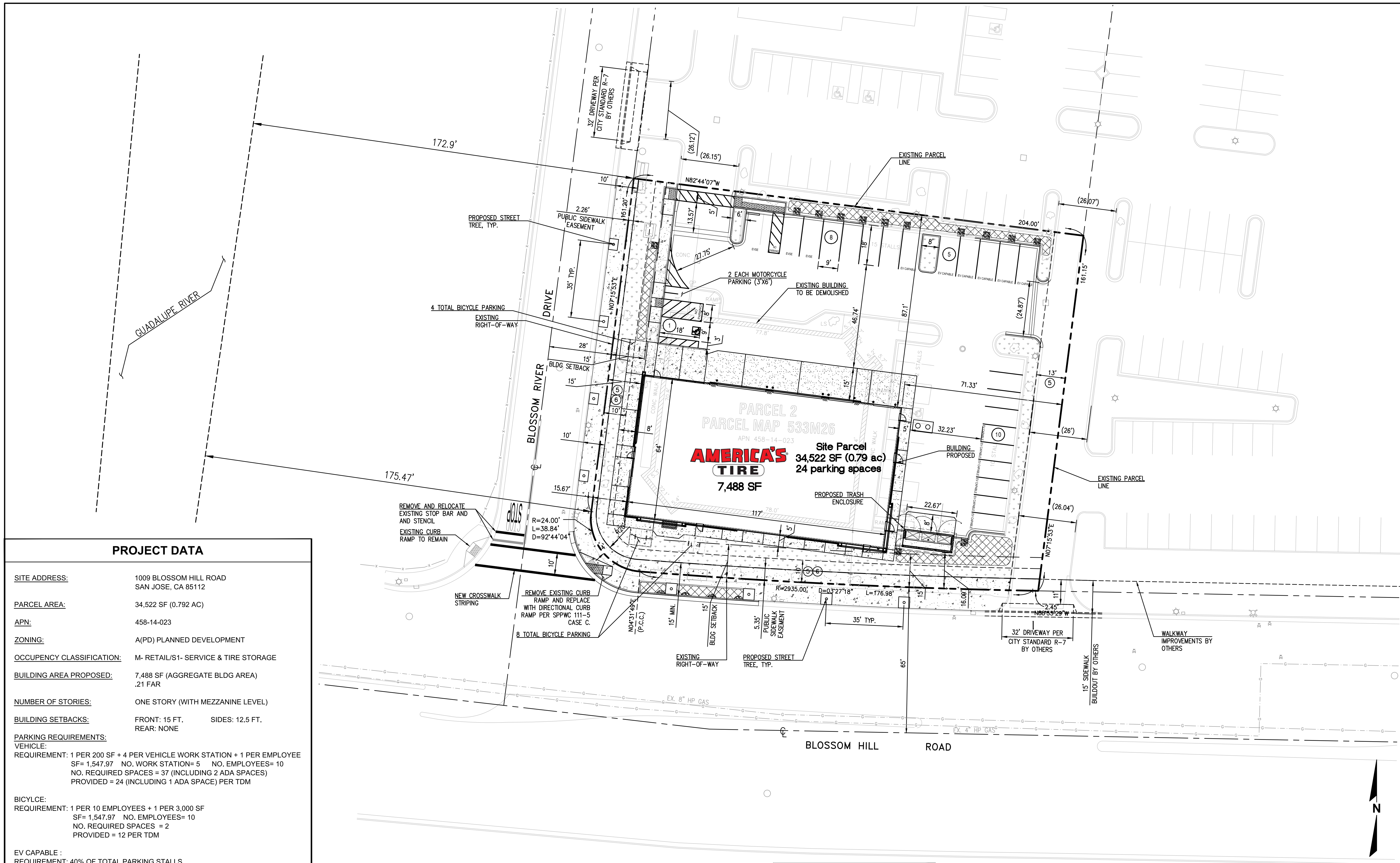
FILE NO. H22-027

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WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

WDID NO.: N/A-LESS THAN ONE ACRE

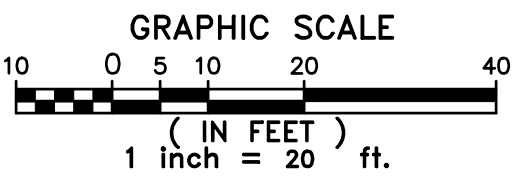




PROJECT DATA	
<u>SITE ADDRESS:</u>	1009 BLOSSOM HILL ROAD SAN JOSE, CA 85112
<u>PARCEL AREA:</u>	34,522 SF (0.792 AC)
<u>APN:</u>	458-14-023
<u>ZONING:</u>	A(PD) PLANNED DEVELOPMENT
<u>OCCUPENCY CLASSIFICATION:</u>	M- RETAIL/S1- SERVICE & TIRE STORAGE
<u>BUILDING AREA PROPOSED:</u>	7,488 SF (AGGREGATE BLDG AREA) .21 FAR
<u>NUMBER OF STORIES:</u>	ONE STORY (WITH MEZZANINE LEVEL)
<u>BUILDING SETBACKS:</u>	FRONT: 15 FT. SIDES: 12.5 FT. REAR: NONE
<u>PARKING REQUIREMENTS:</u>	
VEHICLE:	REQUIREMENT: 1 PER 200 SF + 4 PER VEHICLE WORK STATION + 1 PER EMPLOYEE SF= 1,547.97 NO. WORK STATION= 5 NO. EMPLOYEES= 10 NO. REQUIRED SPACES = 37 (INCLUDING 2 ADA SPACES) PROVIDED = 24 (INCLUDING 1 ADA SPACE) PER TDM
BICYCLE:	REQUIREMENT: 1 PER 10 EMPLOYEES + 1 PER 3,000 SF SF= 1,547.97 NO. EMPLOYEES= 10 NO. REQUIRED SPACES = 2 PROVIDED = 12 PER TDM
EV CAPABLE :	REQUIREMENT: 40% OF TOTAL PARKING STALLS NO. REQUIRED SPACES = 10 PROVIDED = 12 PER TDM
EVSE:	REQUIREMENT: 10% OF TOTAL PARKING STALLS NO. REQUIRED SPACES = 3 PROVIDED = 3 PER TDM
EX. BUILDING AREA = 8,015 SF	
PROPOSED PARKING STALLS = 24 PER TDM	

Area Breakdown
TOTAL PARKING AREA: 7,409 S.F.
TOTAL LANDSCAPING AREA: 5,097 S.F.
TOTAL BUILDING AREA: 7,488 S.F.

CITY OF SAN JOSE STAMP



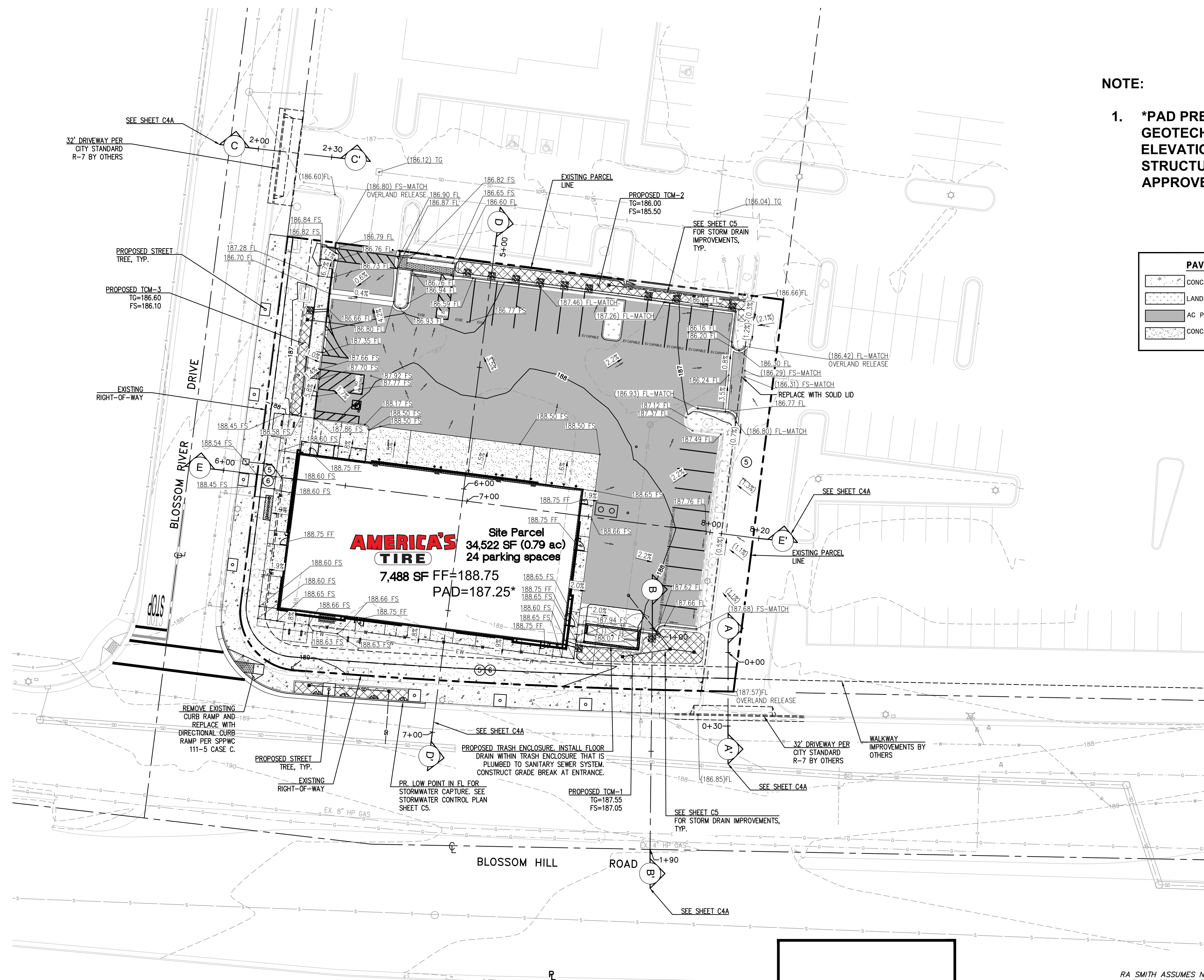
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Know what's **below**.
Call before you dig





[illegible]



NOTE:

1. ***PAD PREPARATION PER APPROVED GEOTECHNICAL REPORT. FINAL PAD ELEVATION SHALL BE COORDINATED WITH STRUCTURAL BUILDING PLANS AND THE APPROVED GEOTECHNICAL REPORT.**

PAVING LEGEND:

	CONCRETE SIDEWALK
	LANDSCAPING
	AC PAVEMENT
	CONCRETE PAVEMENT

AMERICA'S TIRE SAN JOSE
1009 BLOSSOM HILL RD, SAN JOSE, CA

GRADING AND DRAINAGE



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DATE: 10/18/23
SCALE: 1" = 20'
JOB NO. 3210217
PROJECT MANAGER:
REID M. KUNISHIGE
DESIGNED BY: JHR
CHECKED BY: CJN
SHEET NUMBER
C4

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GRAPHIC SCALE

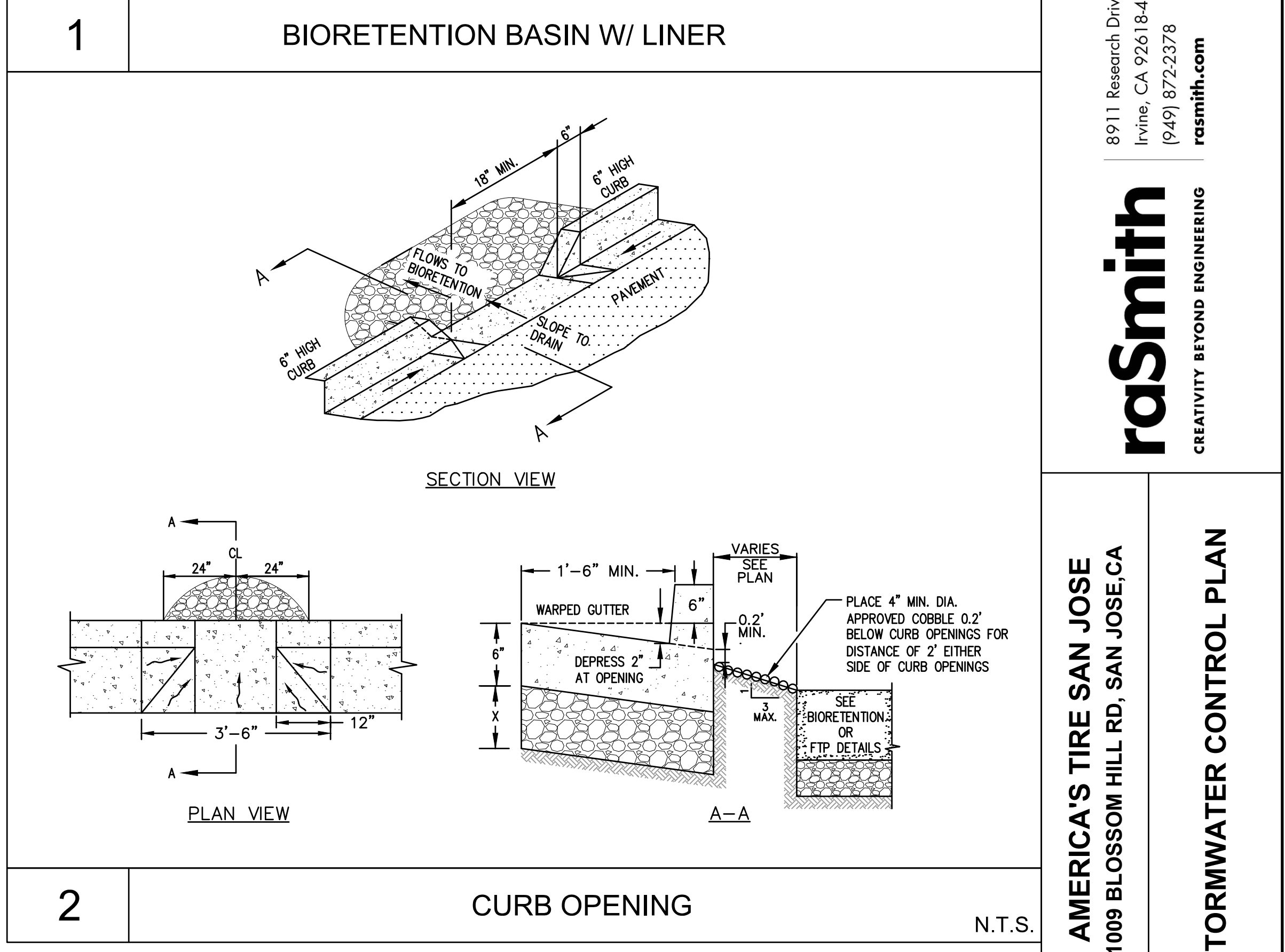
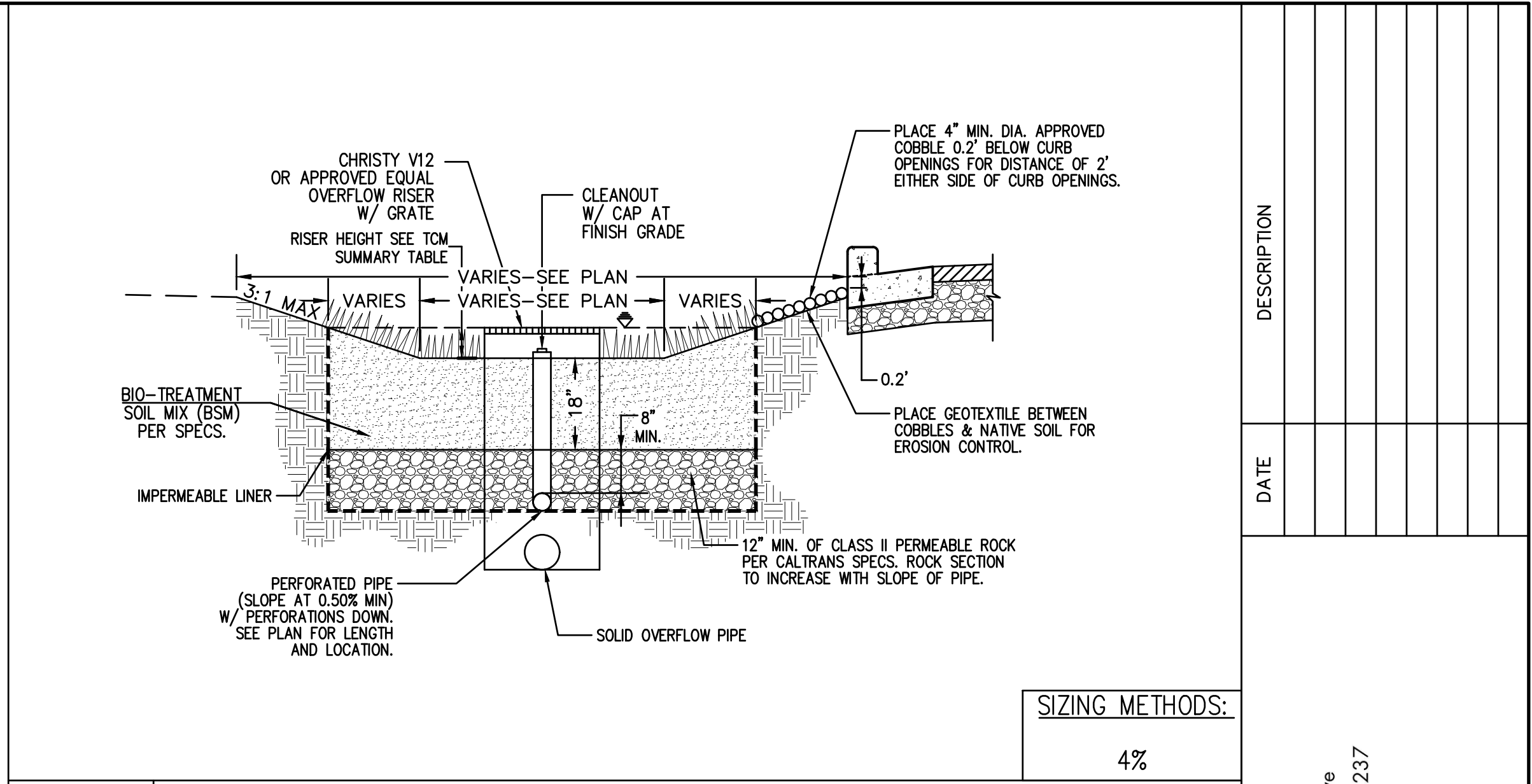
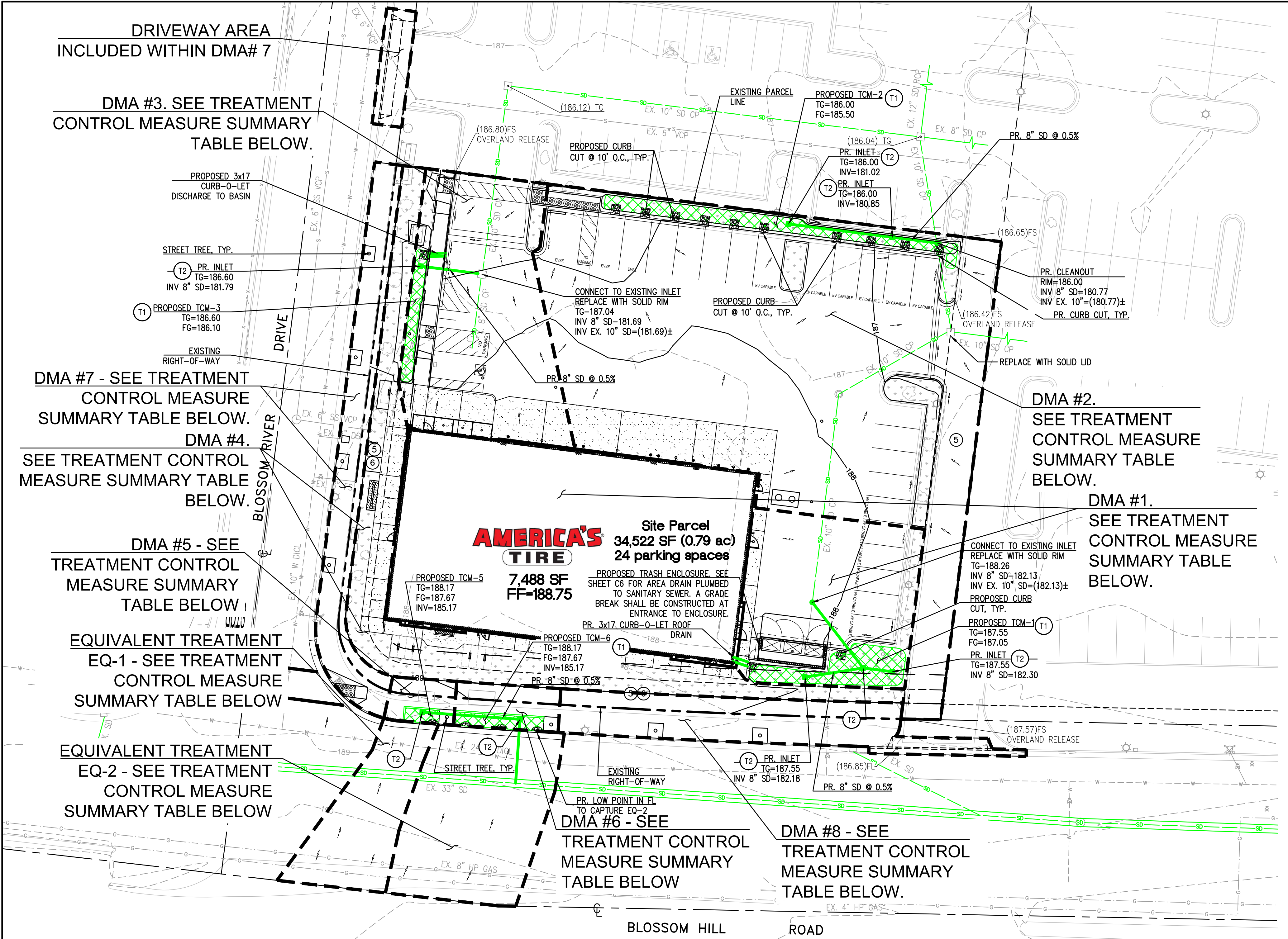
(IN FEET)
1 inch = 20 ft.



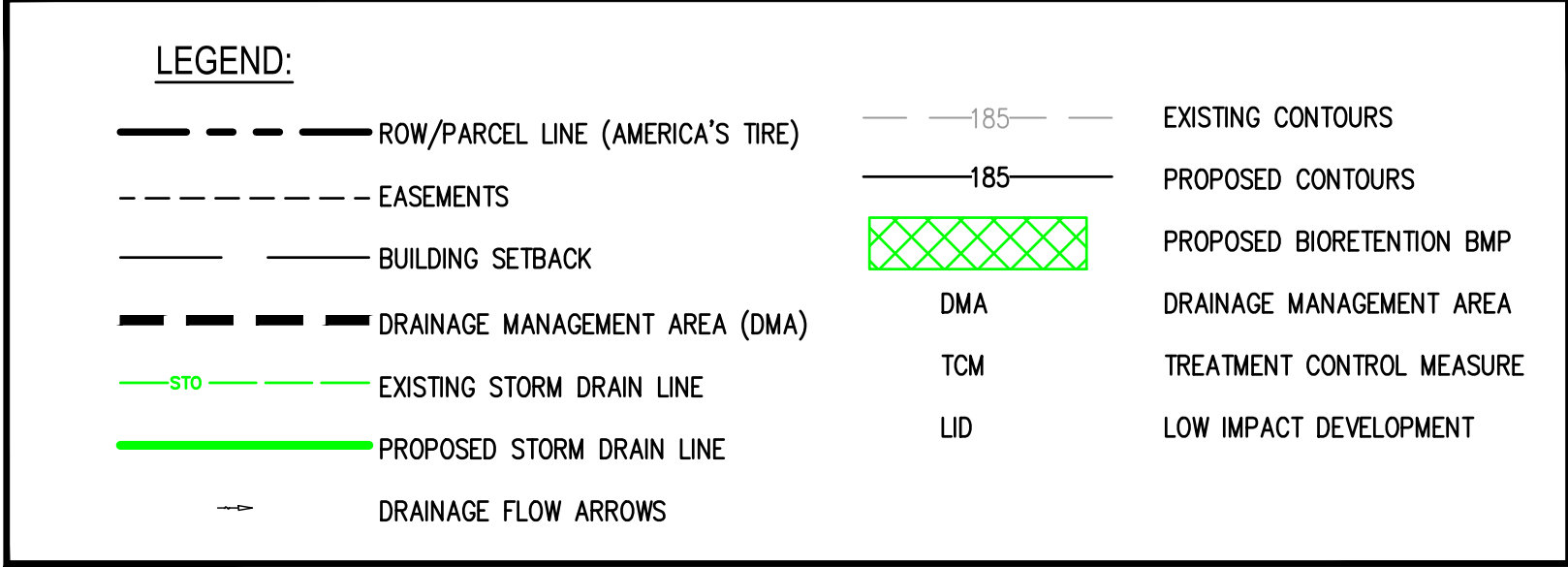
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CITY OF SAN JOSE STAMP

FILE NO. H22-027 WDID NO.: N/A-LESS THAN ONE ACRE



TREATMENT CONTROL MEASURE SUMMARY TABLE													
DMA #	TCM #	Location ¹	Treatment Type ²	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area ³ (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)
1	1	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	10,798	10,053	0	745	32.57%	402	427	6
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	14,383	13,063	0	1,320	43.39%	523	524	6
3	3	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	4,117	3,722	0	395	12.42%	149	155	6
4	4	Onsite	Self-retaining areas (landscaped)	LID	N/A	3,853	1,452	0	2,401	11.62%	-	-	0.250
5	5	Offsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	326	250	0	76	-	10	76	6
6	6	Offsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	513	353	0	160	-	14	160	-
7 ⁵	5&6	Offsite	Untreated	N/A	N/A	2,286	2,206	0	80	-	-	-	-
8 ⁵	5&6	Offsite	Untreated	N/A	N/A	1,914	1,864	0	50	-	-	-	-
EQ-1 ⁵	5	Offsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	1,448	1,448	0	0	-	58	(TCM-5)	-
EQ-2 ⁵	6	Offsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	2,648	2,648	0	0	-	106	(TCM-6)	-
Totals:						38,086	32,989	0	5,097	100.00%			



PROJECT SITE INFORMATION:	
1. SOILS TYPE:	HYDROLOGIC SOIL TYPE C
2. GROUND WATER DEPTH: 13.3' HISTORIC HIGH (GEOTECH)	
3. NAME OF RECEIVING BODY:	GUADALUPE RIVER
4. FLOOD ZONE: ZONE D PER FLOOD MAP 06085C0263H	
5. FLOOD ELEVATION (IF APPLICABLE):	N/A

FULL TRASH CAPTURE METHODS:	
T1	BIORETENTION TRASH CAPTURE
T2	APPROVED TRASH FULL CAPTURE INLET FILTER WITH STENCILING

CITY OF SAN JOSE STAMP

FILE NO. H22-027

WDID NO.: N/A-LESS THAN ONE ACRE

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DESCRIPTION

DATE

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Irvine, CA 92618-4237
(949) 872-2378
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CREATIVITY BEYOND ENGINEERING

AMERICA'S TIRE SAN JOSE
1009 BLOSSOM HILL RD, SAN JOSE, CA

STORMWATER CONTROL PLAN

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DATE: 10/18/23

SCALE: 1" = 20'

JOB NO. 3210217

PROJECT MANAGER:
REID M. KUNISHIGE

DESIGNED BY: JHR

CHECKED BY: CJN

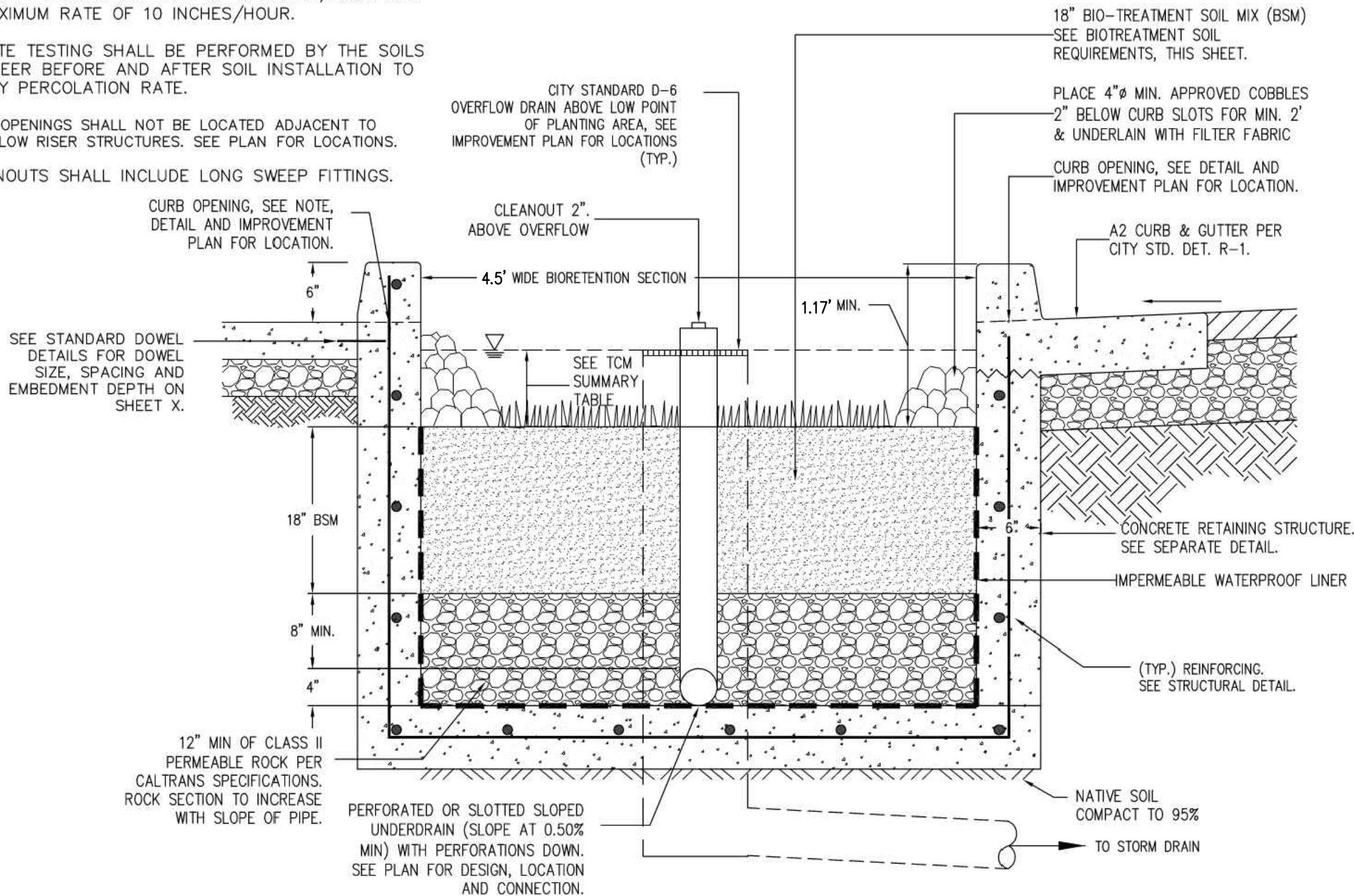
SHEET NUMBER
C5

811

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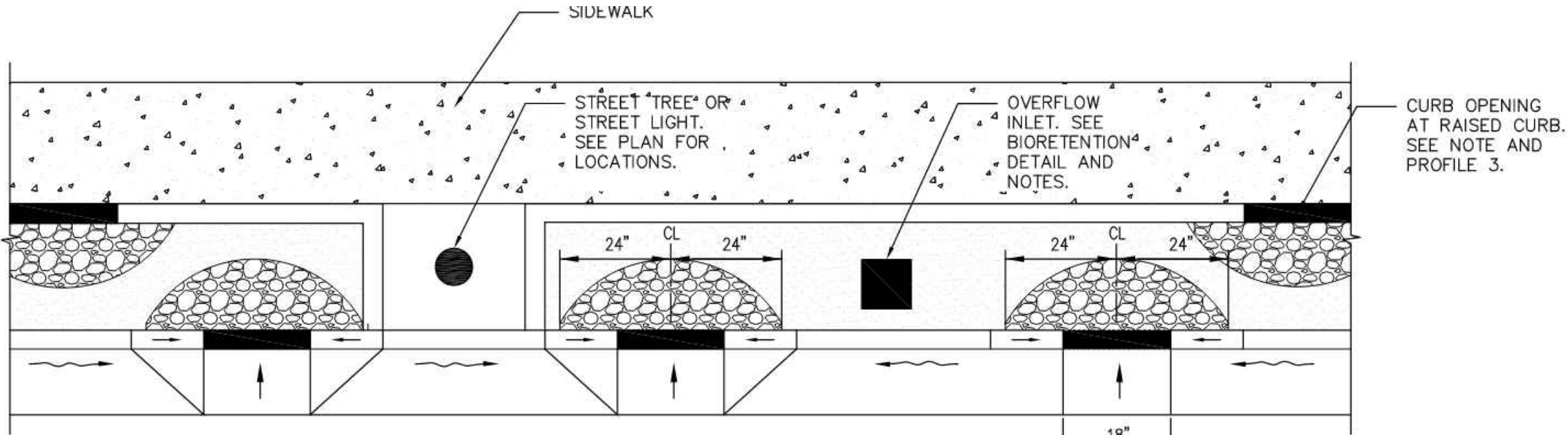
NOTES:

- 1. PLACEMENT OF BIOTREATMENT SOIL MIX SHALL BE CONSTRUCTED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- 2. SOIL AT BOTTOM OF RETENTION AREA SHALL HAVE A MINIMUM PERCOLATION RATE OF 5 INCHES/HOUR AND A MAXIMUM RATE OF 10 INCHES/HOUR.
- 3. IN-SITE TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER BEFORE AND AFTER SOIL INSTALLATION TO VERIFY PERCOLATION RATE.
- 4. CURB OPENINGS SHALL NOT BE LOCATED ADJACENT TO OVERFLOW RISER STRUCTURES. SEE PLAN FOR LOCATIONS.
- 5. CLEANOUTS SHALL INCLUDE LONG SWEEP FITTINGS.

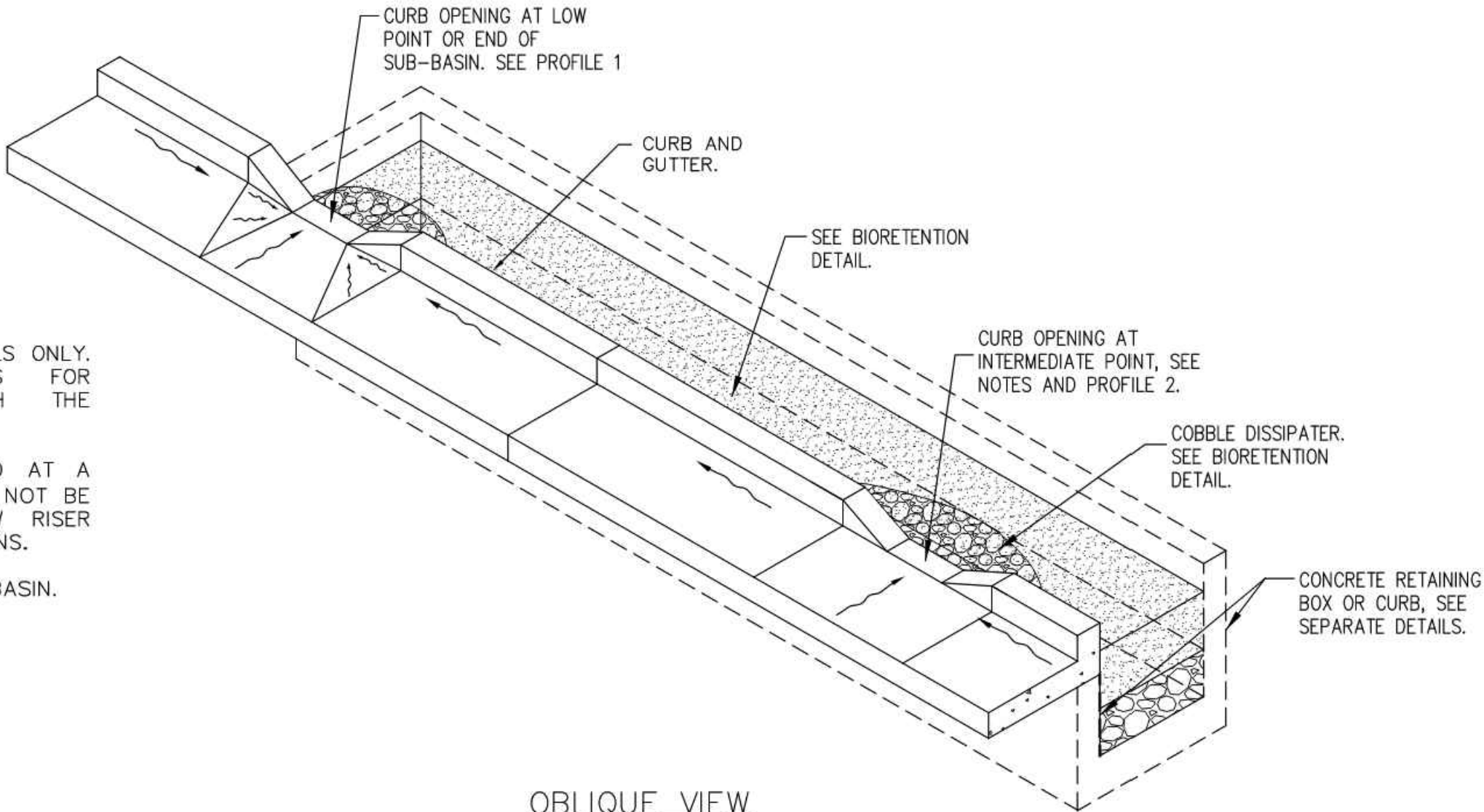


NOTES:

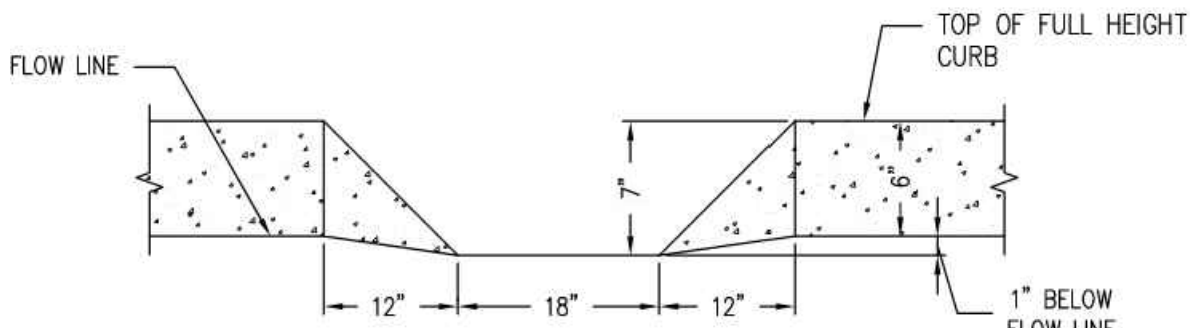
- 1. DETAIL IS FOR CURB OPENING DETAILS ONLY. REFER TO SEPARATE DETAILS FOR IMPROVEMENTS ASSOCIATED WITH THE BIRETENTION DESIGN.
- 2. CURB OPENINGS SHALL BE SPACED AT A MINIMUM 10' INTERVALS AND SHALL NOT BE LOCATED ADJACENT TO OVERFLOW RISER STRUCTURES. SEE PLAN FOR LOCATIONS.
- 3. SLOPE OPENING TO DRAIN TOWARDS BASIN.



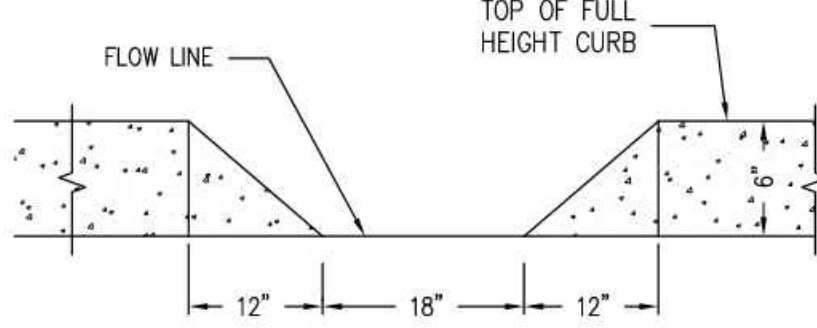
PLAN VIEW
N.T.S.



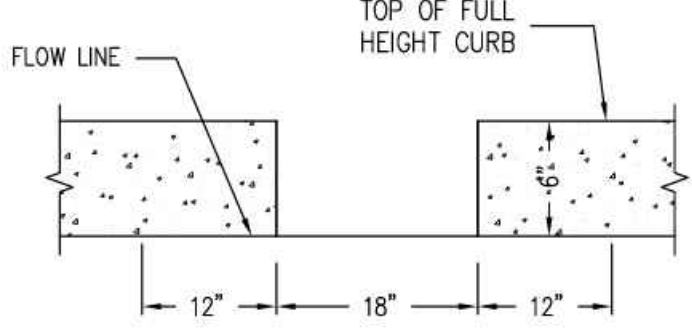
OBLIQUE VIEW
N.T.S.



PROFILE 1
N.T.S.



PROFILE 2
N.T.S.



PROFILE 3
N.T.S.

5 OFFSITE BIRETENTION DETAIL - SIDEWALK ADJACENT TO BASIN

N.T.S.

6 OFFSITE CURB OPENING DETAILS

N.T.S.

CITY OF SAN JOSE STAMP

FILE NO. H22-027 WDD NO.: N/A-LESS THAN ONE ACRE

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AMERICA'S TIRE SAN JOSE
1009 BLOSSOM HILL RD, SAN JOSE, CA

STORMWATER CONTROL PLAN
OFFSITE DETAILS



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DATE: 10/18/23
SCALE: AS SHOWN
JOB NO. 3210217
PROJECT MANAGER: REID M. KUNISHIGE
DESIGNED BY: JHR
CHECKED BY: CJN
SHEET NUMBER C5B

DESCRIPTION

DATE

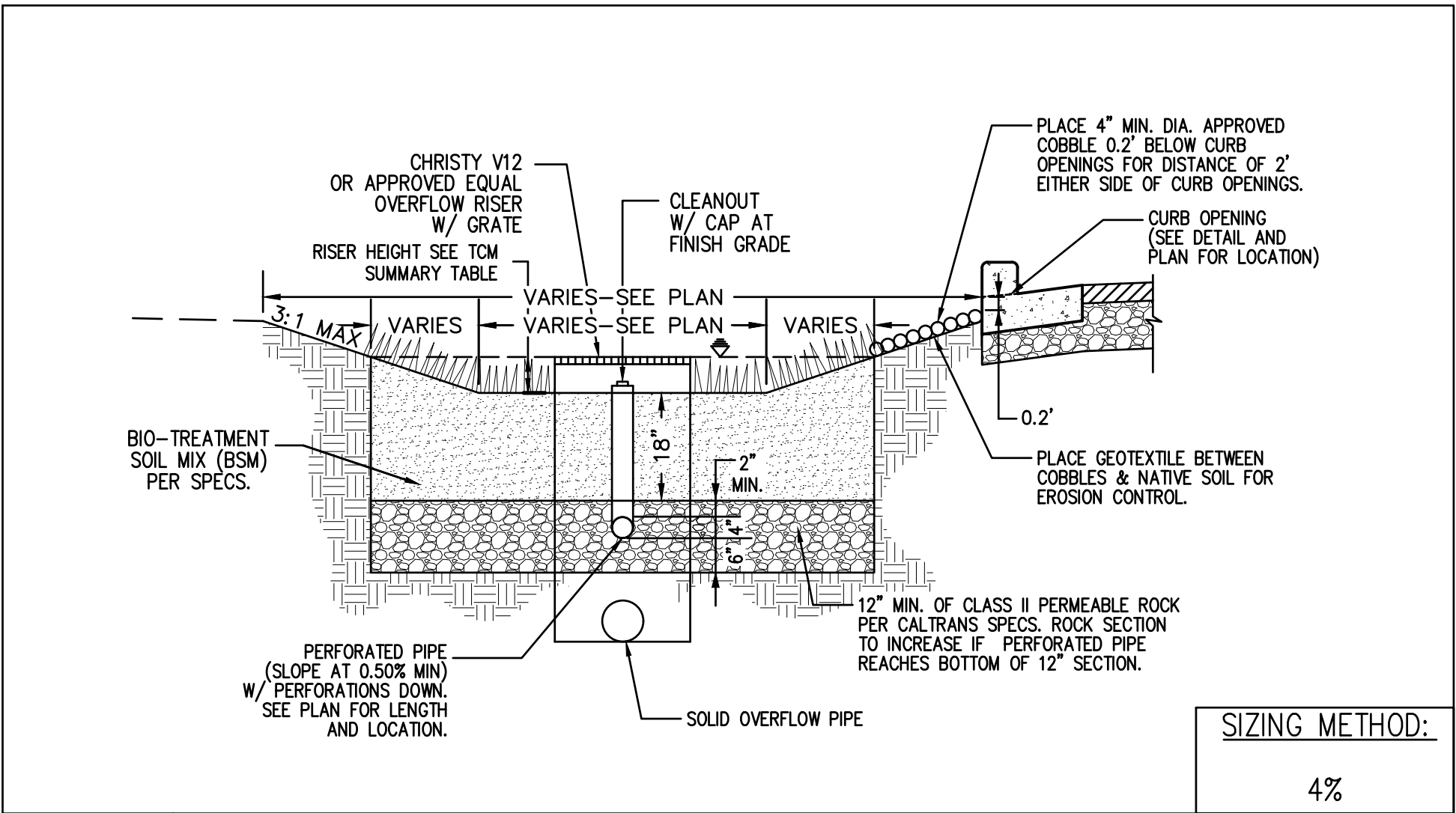
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TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

BIORETENTION NOTES:	
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.	
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.	
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS	
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.	
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.	
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.	

- STANDARD STORMWATER CONTROL NOTES:**
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
 - DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.



3	BIORETENTION BASIN W/O LINER	N.T.S.
4	SELF-RETAINING AREA	N.T.S.

OPERATION AND MAINTENANCE INFORMATION:	
I. PROPERTY INFORMATION:	I.A. PROPERTY ADDRESS: 1009 BLOSSOM HILL ROAD SAN JOSE, CA 95123
I.B. PROPERTY OWNER:	THE STEVE HONGDUR LIN & CAROL YAO LIN REVOCABLE TRUST 360 SWIFT AVE, SUITE 21 SOUTH SAN FRANCISCO, CALIFORNIA 94080
II. RESPONSIBLE PARTY FOR MAINTENANCE:	II.A. CONTACT: MATTHEW JOHNSON
II.B. PHONE NUMBER OF CONTACT:	(480) 606-5758
II.C. EMAIL:	MATTHEW.JOHNSON@DISCOUNTTIRE.COM
II.D. ADDRESS:	HALLE PROPERTIES, L.L.C. 20225 N SCOTTSDALE ROAD SCOTTSDALE, AZ 85255

SITE DESIGN MEASURES:	
1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.	
2. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.	
3. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.	
4. REDUCE EXISTING IMPERVIOUS SURFACES	
5. CLUSTER STRUCTURES/PAVEMENT	
6. CREATE NEW PERVIOUS AREAS (LANDSCAPING)	
7. PARKING NOT PROVIDED IN EXCESS OF CODE	
BIOTREATMENT SOIL REQUIREMENTS	
• BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761	
• PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.	
SOURCE CONTROL MEASURES:	
1. BENEFICIAL LANDSCAPING.	
2. USE WATER EFFICIENT IRRIGATION SYSTEMS	
3. GOOD HOUSEKEEPING, E.G., SWEEP PAVEMENT AND CLEAN CATCH BASIN.	
4. LABEL STORM DRAINS	
5. CONNECT TO SANITARY SEWER	
6. COVERED TRASH/RECYCLING ENCLOSURES.	

BIORETENTION & FLOW-THROUGH PLANTER NOTES:	
1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.	
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.	
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS	
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.	
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENINGS, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.	
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.	

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA ²	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is ³ sq. ft.	Existing IA Replaced with IA ⁴ sq. ft.	New IA Created ⁴ sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total onsite IA	d.1 25,036	d.2 0	d.3 25,036	d.4 3,254	d.5 (d.2+d.3+d.4) 28,290
Total off-site IA ²	d.6 3,247	d.7 0	d.8 3,247	d.9 1,426	d.10 (d.7+d.8+d.9) 4,673
Total project IA	d.11 (d.1+d.6) 28,283	d.12 (d.2 +d.7) 0	d.13 (d.3 +d.8) 28,283	d.14 (d.4 +d.9) 4,680	d.15 (d.5 +d.10) 32,963
Total New and Replaced IA			d.16 (d.13+d.14) 32,963		
Percent Replacement of onsite IA in Redevelopment Projects (d.3÷d.1) x 100:					d.17 100 %
2.e PERVIOUS AREAS - PA ⁵	Pre-Project Existing PA sq. ft.				Total Post Project PA sq. ft.
Total on-site PA	e.1 9,486				e.2 4,861
Total off-site PA	e.3 421				e.4 366
Total PA ⁵	e.5 (e.1+e.3) 9,907				e.6 (e.2+e.4) 5,227
2.f Total Area (IA + PA)	f.1 (d.11 + e.5) 38,190				f.2 (d.15 + e.6) 38,190



CITY OF SAN JOSE STAMP

FILE NO. H22-027

RA SMITH ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RA SMITH.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



DESCRIPTION

DATE

8911 Research Drive
Irvine, CA 92618-4237
(949) 872-2378
rasmith.com

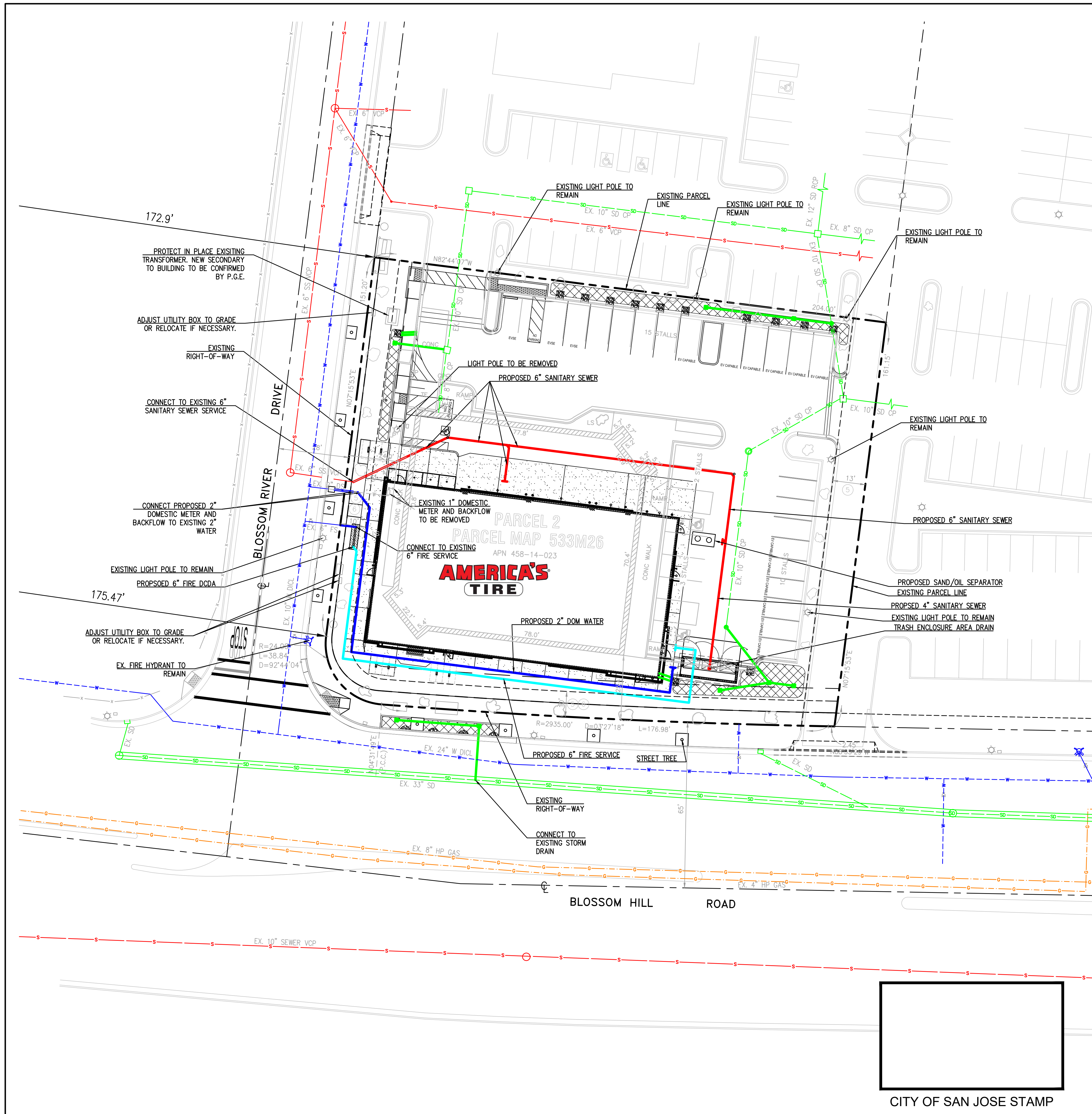
raSmith
CREATIVITY BEYOND ENGINEERING

AMERICA'S TIRE SAN JOSE
1009 BLOSSOM HILL RD, SAN JOSE, CA








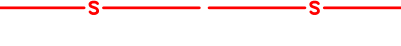

STORMWATER CONTROL PLAN NOTES
& DETAILS

DRAFT

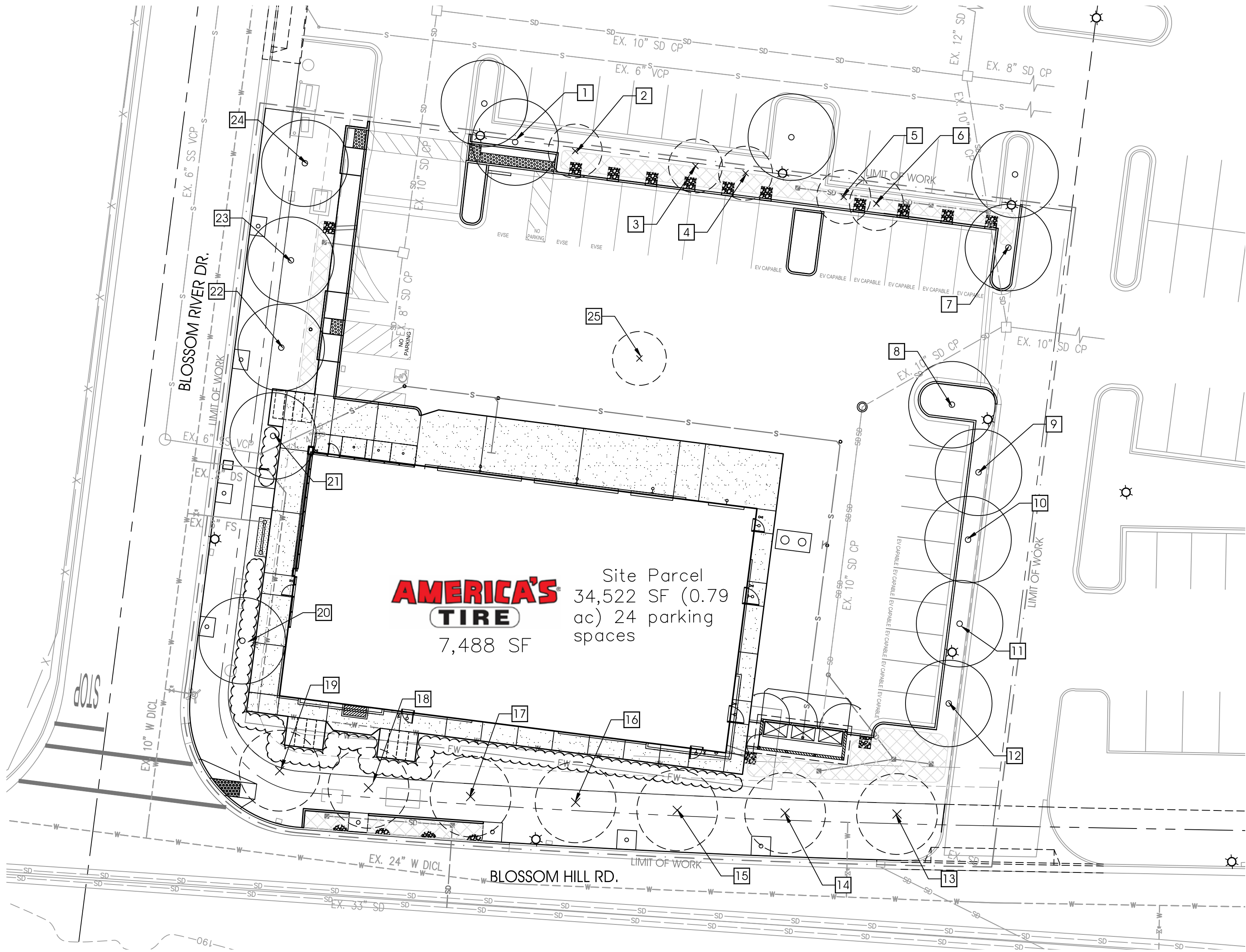
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R.A. Smith, Inc.
DATE: 10/18/23
SCALE: AS SHOWN
JOB NO. 3210217
PROJECT MANAGER:
REID M. KUNISHIGE
DESIGNED BY: JHR
CHECKED BY: CJN
SHEET NUMBER
C5A



UTILITY LEGEND:

	PROPERTY LINE
	PROPOSED WATER LINE
	PROPOSED FIRE LINE
	EXISTING WATER AND FIRE LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	EXISTING GAS LINE

[illegible]



LANDSCAPE NOTE:

ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL COMPLY WITH CITY MUNICIPAL CODE, DESIGN GUIDELINES, AND REGULATIONS.

LOW VOLUME DISTRIBUTION IRRIGATION SYSTEM WITH ET BASED OR WEATHER BASED AUTOMATIC IRRIGATION CONTROLLER SHALL BE USED IN COMPLIANCE WITH THE CITY WATER EFFICIENT LANDSCAPE GUIDELINES.

IRRIGATION SYSTEM WILL BE EQUIPPED WITH MASTER VALVE AND PRESSURE REGULATOR TO PREVENT WATER WASTE.

LOW PERCIPITATION RATE NOZZLES SUCH AS RAINBIRD SQ. STREAM BUBBLER, DRIP BUBBLER, AND HUNTER MP ROTATOR NOZZLES SHALL BE USED FOR LOW VOLUME IRRIGATION WATER DISTRIBUTION.

SPRINKLER HEADS SHALL BE EQUIPPED WITH PRESSURE REGULATOR TO PREVENT MISTING AND CHECK VALVE TO PREVENT HEAD DRAINAGE.

TREES SHALL BE IRRIGATED BY BUBBLER HEADS, SEPARATELY FROM SHRUBS AND GROUND COVERS.

SPRINKLER HEADS SHALL BE INSTALLED IN LOCATIONS WHERE IRRIGATION WATER IS CONTAINED WITHIN PERVIOUS SURFACE.

QUICK COUPLING VALVE SHALL BE LOCKING TYPE.

IRRIGATION SYSTEM SHALL BE MONITORED FOR LEAKS AND BREAKAGE WEEKLY.

WATERING SCHEDULE SHALL BE REVIEWED QUARTERLY.

90% OR MORE PLANT MATERIAL SHALL BE LOW OR VERY LOW WATER USE MATERIAL.

SITE SOIL SHALL BE TESTED FOR AGRICULTURAL SUITABILITY AND SOIL MANAGEMENT PURPOSES AFTER SITE GRADING, BUT PRIOR TO PLANTING. SITE SOIL IN PLANTING AREA SHALL BE ROTOTILLED AND AMENDED ACCORDING TO SOILS TEST RECOMMENDATIONS.

PLANTING MATERIAL SHALL MEET NURSERY STANDARD CROWN WIDTH AND HEIGHT FOR THE SPECIFIED CONTAINER SIZE.

ALL PLANTING AREA SHALL BE DRESSED WITH MIN. 3" LAYER OF MULCH.

INCLUDE 3 INCHES OF COMPOSTABLE, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTINGS.

24" DEEP ROOT BARRIER SHALL BE INSTALLED WHERE TREES ARE PLANTED 5' OR LESS OF HARDSCAPE SURFACE.

ALL ABOVEGROUND UTILITIES AND TRASH ENCLOSURES SHALL BE SCREENED WITH HEDGES, VINES, OR OTHER APPROVED ARCHITECTURAL OR LANDSCAPE TREATMENT.

LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED BY OWNER.

CITY REQUIRED NOTE:

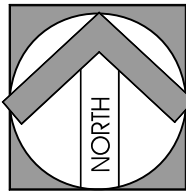
STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.

TREE REMOVAL TABLE					
TREE NUMBER	TREE CIRCUMFRENCE	TREE SPECIES	TREES TO REMAIN	TREES TO BE REMOVED	STREETS TREES
1	30"	Fraxinus, spp	X		
2	30"	Fraxinus, spp		X	
3	30"	Fraxinus, spp		X	
4	32"	Fraxinus, spp		X	
5	32"	Fraxinus, spp		X	
6	18"	Fraxinus, spp		X	
7	34"	Fraxinus, spp	X		
8	19"	Koelruteria	X		
9	46"	Fraxinus, spp	X		
10	29"	Fraxinus, spp	X		
11	27"	Fraxinus, spp	X		
12	42"	Fraxinus, spp	X		
13	52"	*Platanus x. acerifolia		X	X
14	32"	*Platanus x. acerifolia		X	X
15	47"	*Platanus x. acerifolia		X	X
16	33"	*Platanus x. acerifolia		X	X
17	41"	*Platanus x. acerifolia		X	X
18	54"	*Platanus x. acerifolia		X	X
19	39"	*Platanus x. acerifolia		X	X
20	61"	Platanus x. acerifolia	X		
21	31"	Platanus x. acerifolia	X		
22	36"	Platanus x. acerifolia	X		
23	28"	Platanus x. acerifolia	X		
24	37"	Platanus x. acerifolia	X		
25	29"	Koelruteria		X	

NOTE:

THERE ARE 6 TREES WITH A CIRCUMFRENCE OF 38" OR LESS TO BE REMOVED. NONE OF WHICH ARE NATIVE TREES. THE REPLACEMENT OF THESE TREES IS TO BE 12, 15 GAL TREES OR 6, 24" BOX TREES. REFER TO SHEET L-1, CONCEPTUAL LANDSCAPE PLAN FOR TREES TO BE ADDED TO THE SITE.

*THERE ARE 7 TREES IN THE PUBLIC RIGHT OF WAY TO BE REMOVED, ACCORDING TO THE CITY PLANNER, THESE DO NOT FALL UNDER THE TREE REMOVAL/REPLACEMENT REQUIREMENTS SINCE THEY ARE STREET TREES.




CITY STAMP

AMERICA'S TIRE SAN JOSE
1009 BLOSSOM HILL RD, SAN JOSE, CA

TREE REMOVAL/REPLACEMENT PLAN

DATE:	10/18/2023
SCALE:	PER SHEET
JOB NO.	22048
PROJECT MANAGER:	VINCENT ROJAS
DESIGNED BY:	VR
CHECKED BY:	MK
SHEET NUMBER	L-2

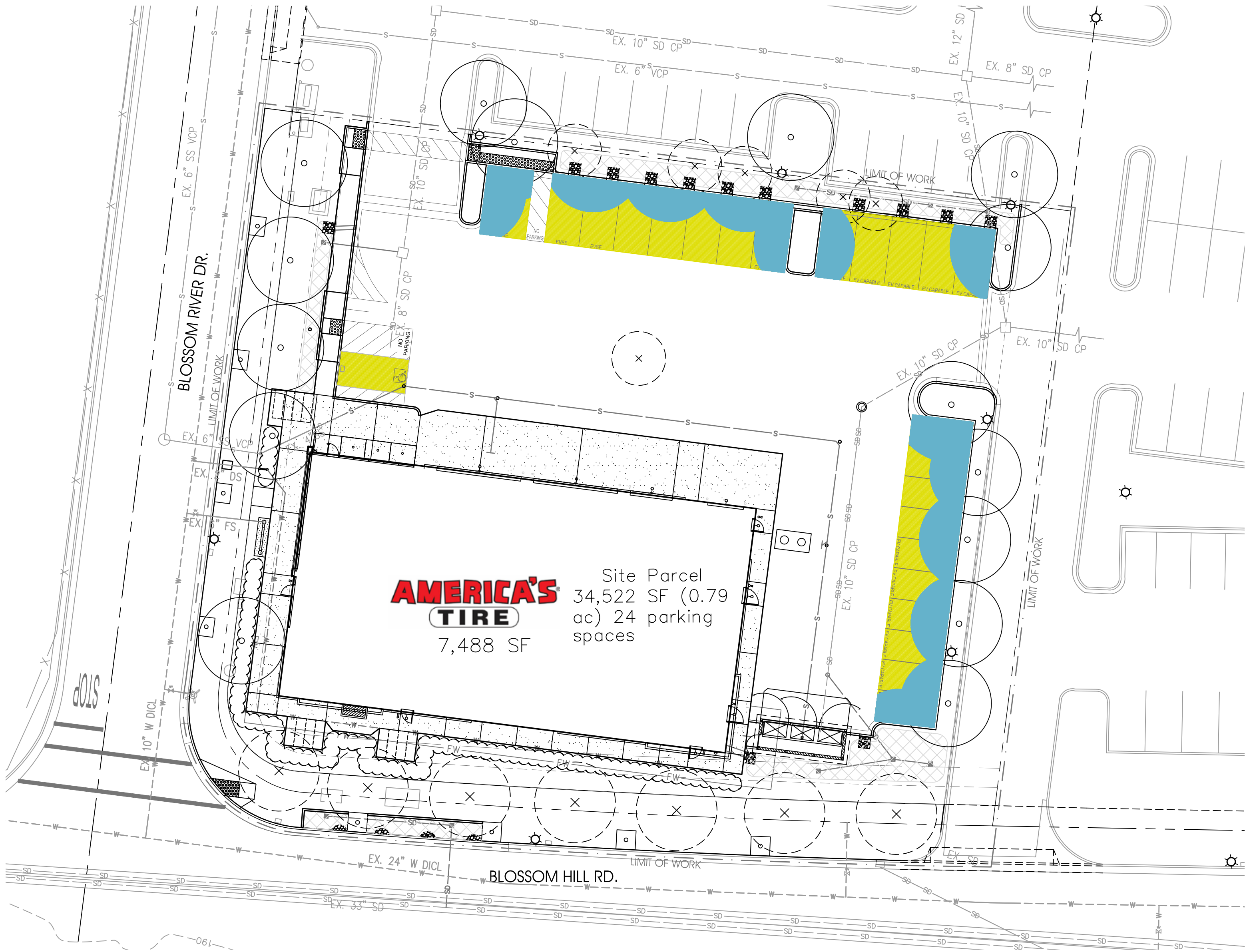
FILE NUMBER: H22-027



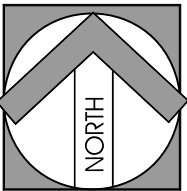
conceptual design & planning company

31755-Aurora Loop Drive
Studio One
San Jose, CA 95128
T: 408.999.0870
www.cdpc.com

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LEGEND		
<div></div>	PARKING SURFACE AREA	3,589 S.F.
<div></div>	TREE SHADE	1,818 S.F.
PERCENT OF SHADED AREA:		50%




CITY STAMP

AMERICA'S TIRE SAN JOSE
1009 BLOSSOM HILL RD, SAN JOSE, CA

PARKING LOT SHADE PLAN

DATE	DESCRIPTION

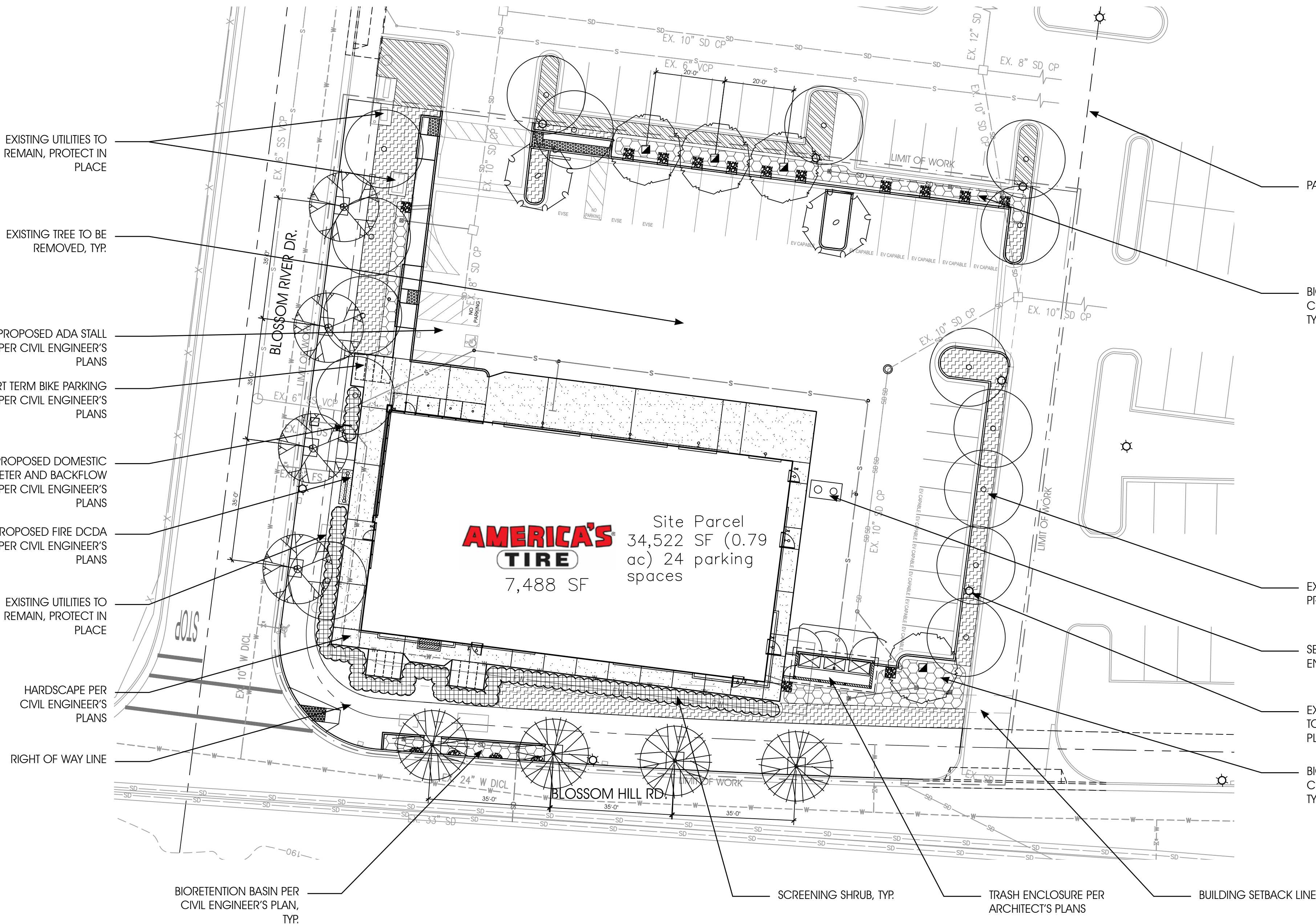


conceptual design & planning company

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DATE:	10/18/2023
SCALE:	PER SHEET
JOB NO.	22048
PROJECT MANAGER:	VINCENT ROJAS
DESIGNED BY:	VR
CHECKED BY:	MK
SHEET NUMBER	L-3



PLANT PALETTE

(SUNSET ZONE 15)

Symbol	Key	Botanical Name	Common Name	Size	Qty.	WUCOLS Region 1
TREES						
		Chilopsis l. 'Bubba'	Desert Willow	24" box	4	Low
		Koeleruteria bipinnata	Chinese Lantern Tree	24" box	2	Mod
		Quercus tomentella	Island Oak	24" box	4	Mod
		Ulmus parvifolia 'Emer II'	Chinese Elm	24" box	4	Mod

EXISTING TREE TO REMAIN, PROTECT IN PLACE

REFER TO TREE REMOVAL/REPLACEMENT PLAN FOR ADDITIONAL INFORMATION.

Symbol	Botanical Name	Common Name	SIZE	WUCOLS Region 1
SHRUBS/ GROUNDCOVERS				
	Achillea millefolium	Common Yarrow	1 gallon	Low
	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	5 gallon	Low
	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Bush	1 gallon	Low
	Cistus spp.	Rockrose	5 gallon	Low
	Deschampsia caespitosa	Tufted Hairgrass	1 gallon	Low
	Dietes iridioides	Fornight Lily	5 gallon	Low
	Echeveria spp.	Hens and Chicks	1 gallon	Low
	Festuca californica	California Fescue	1 gallon	Low
	Grevillea lavandulacea 'Tanadum'	Lavender Grevillea	5 gallon	Low
	Ribes sanguineum	Red Flowering Currant	1 gallon	Low
	Salvia sonomensis	Creeping Sage	5 gallon	Low
BIORETENTION BASIN				
	Carex tumulicola	Berkeley Sedge	1 gallon	Mod
	Juncus patens	Common rush	1 gallon	Mod
	Muhlenbergia rigens	Deer grass	1 gallon	Mod
	Existing planting to remain, protect in place.			
SCREEN HEDGE				
	Dodonaea viscosa	Hopsed Bush	5 gallon	Low
	Elaeagnus pungens	Silverberry	5 gallon	Low
	Euonymus japonicus	Evergreen Euonymus	5 gallon	Low

SITE TABULATION

SITE ACREAGE : 31,089 SQ. FT.
SITE LANDSCAPE COVERAGE: 4,874 SQ. FT. (16%)

SHRUB/GROUNDCOVER IMAGERY



Achillea millefolium
Common Yarrow



Arctostaphylos 'Emerald Green'
Carpet Manzanita



Baccharis pilularis 'Twin Peaks'
Dwarf Coyote Bush



Cistus Spp.
Rockrose



Deschampsia caespitosa
Tufted Hairgrass



Dietes iridioides
Fornight Lily



Echeveria Spp.
Hens And Chicks



Festuca californica
California Fescue



Grevillea lavandulacea 'Tanadum'
Lavender Grevillea

BIORETENTION BASIN IMAGERY



Ribes sanguineum
Red Flowering Currant



Salvia sonomensis
Creeping Sage



Carex tumulicola
Berkeley Sedge



Juncus patens
Common Rush



Muhlenbergia rigens
Deer Grass



Dodonaea viscosa
Hopsed Bush



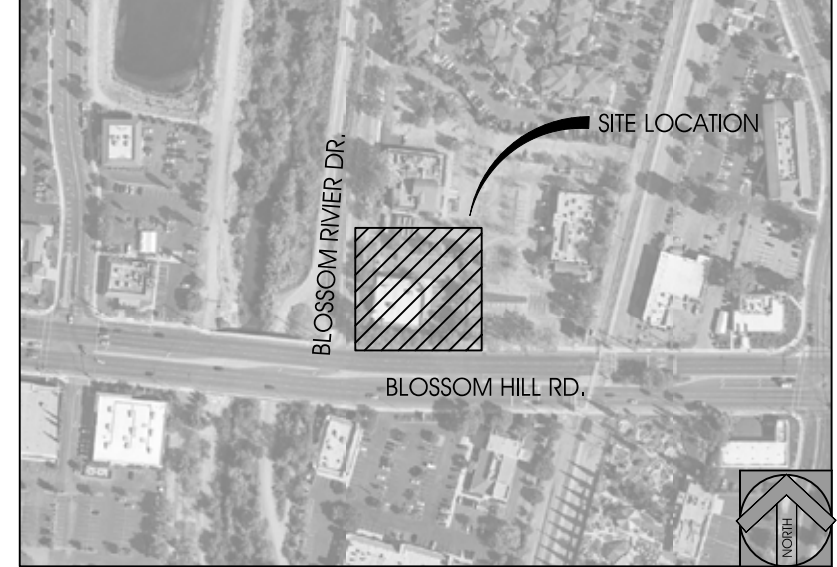
Elaeagnus pungens
Silverberry



Euonymus japonicus
Evergreen Euonymus

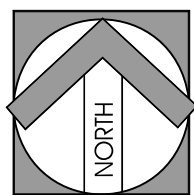
SCREEN HEDGE IMAGERY

VICINITY MAP



NTS

CITY STAMP



DESCRIPTION

DATE

conceptual design & planning company
Corporate Office:
3195-C Airport Loop Drive
Costa Mesa, CA 92626
www.cdpc.com
COSTA MESA - ATASCADERO - SAN JOSE - LAS VEGAS

AMERICA'S TIRE SAN JOSE
1009 BLOSSOM HILL RD, SAN JOSE, CA

CONCEPTUAL LANDSCAPE PLAN

DATE:	10/18/2023
SCALE:	PER SHEET
JOB NO.	22048
PROJECT MANAGER:	VINCENT ROJAS
DESIGNED BY:	VR
CHECKED BY:	MK

SHEET NUMBER
L-1



America's Tires, Blossom Hill

Project File Nos.: CC22-075, H22-027, ER22-167

Landscape Architectural: Exception to Standards

Provided By: Vincent Rojas

Date: May 10, 2023

Exception to Standards Findings:

Per the Design Standard Guidelines, regarding 2.3.8 Landscaping and Stormwater Management: Standards S1. We, as the landscape architect, are to provide 50% tree canopy shade for all on-site surface parking areas. Currently we are providing 50% tree canopy coverage of the parking stalls only. We have listed below our limitations preventing the 50% coverage on the parking lot surface.

- Within the current landscape median between parking stalls on the north side of the building, a bio-basin has been added. We were able to add 3 trees that can withstand the seasonal water levels associated with the bio basin. In the remaining portion of the bio-basin we are unable to provide additional trees due to the storm drain line. There is not enough interior landscape width to avoid planting trees too close to the drain lines.
- We cannot provide landscape areas adjacent to the building as the uses for the building show the need for clearance to allow for proper facility operations. On the north side of the building cars need to be able to enter and exit the bays of the building. On the east side of the building is a trash enclosure which will need to be accessed on a regular basis by city services.
- The current drive aisle distance from the building to the end of the parking stalls would not allow for an additional 6' wide parking median and the distances required for 2-way traffic in the parking lot. The added median would be in conflict with truck deliveries and daily operations.
- The building is currently an existing building to be demolished. The proposed building footprint sits at the building setback lines on the west and south sides of the building. The proposed building cannot shift southerly.
- We cannot add more parking lot planting finger islands as we have reduced our parking stall count from the required parking stalls per the Transportation Demand Management (TDM) provided for this project. The addition for finger islands to plant more shade trees will significantly reduce the current parking stall count.

Due to the limitations noted above, please accept this letter as an Exception to Standards and notify us with any questions or concerns you may have.

