

From: [REDACTED]

Sent: Sunday, January 21, 2018 8:45 AM

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[REDACTED]

Subject: Applicant's email circulation for the land development at 3702 S. Bascom Ave, item 10.2 Jan 23, 2018 agenda

The Honorable Mayor Liccardo and City Council,

The applicant is urging Council to deny the appeal and uphold the land entitlement as approved by the Planning Commission, subject to additional noise mitigation measures proposed by the applicant and approved by the Planning Department as well as minor height modifications to the property line wall requested by District 9.

Analysis

In 2013 Council **rezoned** the site for the land use purpose of a self-service automatic carwash. A Conditional Use Permit was not applied for at that time. The rezoning Staff report stated:

On June 18, 2013 the applicant filed a Preliminary Review Application (File No. PRE 13-112) **proposing the addition of an automatic drive-through car wash** to the existing gas station facility. Drive-through uses are not permitted in the current CP Commercial Pedestrian Zoning

District and are a conditional use in the proposed CN Commercial Neighborhood Zoning District. Staff indicated that a rezoning and *subsequent Conditional Use Permit for the drive-through car wash use would be required. A Conditional Use Permit application has not been filed.*

In 2017, the Planning Commission **entitled** the land for the land use purpose of a self-service automatic car wash, after a Conditional Use Permit (CUP) was submitted and approved.

The criteria for the review and approval of the car wash application & site Plan (attached) for rezoning, is nearly identical to the criteria for the review & approval of the Conditional Use Permit. The following tables are a summary of the approval criteria.

CRITERIA FOR THE REVIEW OF DRIVE-THROUGH USES

	Land Use	Site Plan	Land Use Qualifying Criteria	200-FT Residential Setback Exemption	Site Entry & Exit to 4-Lane Street	Stacking Overflow to Street	Site Entry/Exit Turning Conflict	300-FT Intersection Exemption
2013 Zoning Council Approval	Automatic Car Wash	Required	Required	Applicable	Required	Not Allowed	Not Allowed	Required
2016 CUP Commission Approval	C Market & automatic Car Wash	Required	Required	Applicable	Required	Not Allowed	Not Allowed	Required

CRITERIA FOR THE REVIEW OF DRIVE-THROUGH USES (CONTINUED)

	Intersecti on LOS Passing Grade	Stacki ng Capaci ty Count	Stackin g Locatio nal Criteria	Stackin g Pedestri an Crossin g	Approv ed Additio nal Traffic Load	Developm ent LOS Impact At Intersecti on	Impact to LOS at Intersecti on
2013 Zoning Council Approval	Required	5	Require d	Not Allowed	40	Not Allowed	None
2016 CUP Commiss ion Approval	Required	5	Require d	Not Allowed	34	Not Allowed	None

Council Policy 6-10 Criteria For The Review of Drive-Through Uses

Rezoning by Council as well as land entitlement by the Commission were based on the 200-FT locational exemption under Council Policy 6-10. Policy 6-10 stated:

VII LOCATION

- A. *Drive-through uses shall be located 200 feet or more from immediately adjacent or directly opposite residentially used, zoned, or General Planned properties.*

.....

*Self-service car washes which are proposed in conjunction with existing gasoline service stations may be **exempted** from this locational criterion, provided the traffic criteria in I TRAFFIC ... are satisfied.*

I TRAFFIC

- A. *Primary ingress and egress to drive-through type use parking lots should be from at least a four-lane major street.*

- B. *The drive-through stacking lane shall be situated so that any overflow from the stacking lane shall not spill out onto public streets or major aisles of any parking lot. Overflow capacity*

shall be 50 percent of required stacking for overflow restricted to the parking lot and 100 percent of required stacking if the overflow is directed to the street.

C. No ingress and egress points shall conflict with turning movements of street intersections.

D. No drive-through use shall be approved with ingress or egress driveways within 300 feet of a signalized intersection operating at a Level of Service D, E, or F unless a traffic analysis demonstrates, to the satisfaction of the Director of Public Works, that vehicles entering or leaving said use will not impair the efficiency or operation of the intersection.

E. The drive-through stacking lane shall be separated physically from the user's parking lot and shall have a capacity of:

.....

. Self-Service Car Washes—5 cars per lane. Allow 20 feet per car

.....

F. No pedestrian crossing of the drive-through lane shall be allowed.

G. Proposed drive-through uses at or near signalized intersections may compound existing traffic

congestion and make it intolerable even if the intersection meets the Transportation LOS Policy. In these situations, proposed drive-through uses should be discourage

Traffic Criteria Analysis:

- A. Egress/Ingress: The applicant applied that the site was compliant because its primary egress/ingress are positioned on 4-lane S. Bascom Ave. Council agreed in 2013, and the Commission agreed in 2017
- B. Stacking: The applicant applied (attached) for a compliant 5-car stacking lane that does not spill out onto a public street. Council agreed in 2013, and the Commission agreed in 2017
- C. Conflict with street intersection: The applicant applied that the site was compliant. The site's egress/ingress in operation since 1963, did not conflict with turning movement or street intersection. Council agreed in 2013, and the Commission agreed in 2017
- D. Intersection level of service (LOS): The applicant applied (attached) for the 300ft drive-through separation exemption because the Bascom/Woodard intersection had a passing LOS grade of B, & C. Council agreed in 2013, and the Commission agreed in 2017
- E. Stacking lane: The applicant applied (attached) for the same compliant 5-car stacking lane. Council agreed in 2013, and the Commission agreed in 2017.

- F. Pedestrian crossing: The applicant applied (attached) for the same 5-car stacking lane with no pedestrian crossing. Council agreed in 2013, and the Commission agreed in 2017.
- G. Congestion: In 2013, the applicant applied (attached) for a redevelopment that does not increase traffic by more than 40 weekday trips (10 additional trips per fueling position, attached). In 2016, the applicant proposed a redevelopment that did not increase traffic by more than 34 weekday trips. Seven of those trips were expected to use Woodard Rd. (based on actual site observation by traffic consultant). Council agreed in 2013, and the Commission agreed in 2017 that additional traffic was insignificant and **would not** cause congestion at the intersection.

In 2013 the applicant applied (attached) for the 200-FT locational exemption for self-service carwashes under policy 6-10, because the site complied with the forgoing approval criteria. Council Agreed and rezoned the site for the land use purpose of a self-service automatic carwash.

In 2016 the applicant applied for the 200-FT locational exemption for self-service carwashes under policy 6-10, because the site complied with the forgoing approval criteria. The Planning Commission agreed and entitled the site for the land use purpose of a self-service automatic carwash.

The respective site plans (attached) submitted and approved by Council in 2013, and by the Commission in 2017 are nearly identical for locational, setback, orientation, and stacking criteria. **In 2016 we did exactly what Council approved us to do in 2013.**

Council Policy 6-10 is the official land development policy for drive-throughs in the City of San Jose. The assertion that additional district-specific land development policy existed, is a slippery slope toward arbitrary and subjective land development policy/policies.

Thank you for your consideration

Sam Andary, CFO

Andarys Enterprise, Inc.



ENVIRONMENTAL CLEARANCE APPLICATION

TO BE COMPLETED BY PLANNING DIVISION STAFF		
FILE NUMBER:	RECEIPT #: _____	
ND GRANTED:	EIR REQUIRED:	AMOUNT: _____
PROJECT MANAGER:	ENVIRONMENTAL COORDINATOR:	DATE: _____
BY: _____		
NOTES:		

TO BE COMPLETED BY APPLICANT (PLEASE TYPE OR PRINT IN INK)		
I. GENERAL INFORMATION		
NAME OF APPLICANT	DATE	
ADDRESS		
E-MAIL ADDRESS	DAYTIME PHONE NUMBER ()	FAX NUMBER ()
NAME OF PROPERTY OWNER	DATE	
ADDRESS	DAYTIME PHONE NUMBER ()	
NAME OF DOCUMENT PREPARER (IF DIFFERENT FROM ABOVE) OR ENVIRONMENTAL CONSULTANT	DATE	
ADDRESS	DAYTIME PHONE NUMBER ()	FAX NUMBER ()
NAME OF PROJECT		
PROJECT LOCATION		
STREET ADDRESS		
ASSESSOR'S PARCEL NUMBER(S)		
<i>Note: Information regarding the Assessor's Parcel Number can be obtained from the County Assessor's Office, County of Santa Clara 70 West Hedding Street, 5th Floor, San Jose, CA 95110, Phone (408) 299-5500.</i>		

ENVIRONMENTAL CLEARANCE APPLICATION

PROVIDE THE FOLLOWING PLANNING INFORMATION BELOW:

Note: Information regarding General Plan, Specific Plan, and Zoning information can be obtained at the City of San Jose Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-3555.

ZONING DISTRICT:	GENERAL PLAN DESIGNATION:
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IS THE PROJECT CONSISTENT WITH THE ZONING AND GENERAL PLAN? (STAFF)

LIST ANY PERMITS THAT ARE REQUIRED FOR THE PROJECT FROM THE CITY OF SAN JOSE AND OTHER LOCAL, STATE, OR FEDERAL AGENCIES (SITE DEVELOPMENT PERMIT, PLANNED DEVELOPMENT PERMIT, DEPARTMENT OF FISH AND GAME PERMIT, ETC.):

LIST ANY PROFESSIONAL REPORTS PREPARED FOR THE PROJECT SITE KNOWN TO THE APPLICANT (I.E., GEOLOGIC, HAZARDOUS MATERIALS, ARCHAEOLOGICAL, ENVIRONMENTAL IMPACT REPORTS, ETC.):

purpose for rezoning

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.

II. DESCRIPTION OF THE PROJECT

WRITTEN DESCRIPTION OF THE PROJECT:

SIZE OF THE SITE: _____ gross acres	BUILDING SQUARE FOOTAGE: _____ square feet
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NUMBER OF FLOORS:	BUILDING HEIGHT: _____ feet
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FLOOR AREA RATIO: _____	AMOUNT OF OFF-STREET PARKING PROVIDED: _____ spaces
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WHAT PERCENTAGE OF THE SITE WILL BE OCCUPIED BY BUILDINGS, PARKING/DRIVEWAYS/WALKWAYS, AND LANDSCAPING/OPEN SPACE:

Project Site Uses	Amount of Area	Percentage of Total Project Area
Building (footprint)		
Parking/Driveways/Walkways		
Landscaping/Open Space		
Total		100 %

DOES THE PROJECT PROPOSE THE DEMOLITION OR ALTERATION OF ANY EXISTING STRUCTURES ON THE PROJECT SITE? NO YES

If yes, describe below:

Please deposit this application in the drop-off box located on the 3rd floor of City Hall with a check of \$308.00, payable to the "City of San Jose", for the initial processing fee. Appointments are NOT required for this application

ENVIRONMENTAL CLEARANCE APPLICATION

IS THE PROJECT A LAND USE PRESENTLY EXISTING IN THE SURROUNDING NEIGHBORHOOD (<i>within 500 feet of the project site</i>)? <div style="text-align: center;">NO YES</div>
HAS A COMMUNITY MEETING BEEN HELD TO DISCUSS THE PROJECT WITH NEIGHBORS? <div style="text-align: center;">NO YES When: _____ # attending: _____ Notification Process: _____</div> If yes, indicate what issues were discussed with neighbors: _____ <div style="text-align: right; font-size: small;">(<i>mailing, newspaper, etc.</i>)</div>
IF THE PROJECT IS RESIDENTIAL PROVIDE THE INFORMATION BELOW: Type of units: (i.e., single-family detached, multi-family, etc.) _____ Number of each type of unit: _____ Density per net acre: _____ Bedroom count: _____ Estimated population*: _____ <small>*Units x Persons per Household: SFDetached = 3.43; SFAttached = 2.88; 2-4 units = 3.12; 5+ units = 2.29; Mobile Homes = 2.23</small>
IF THE PROJECT IS COMMERCIAL PROVIDE THE INFORMATION BELOW: Neighborhood or Regionally oriented: _____ Number and type of establishments: (i.e., restaurant, department store, etc.) _____ Square footage of each: _____ Number of shifts per workday: _____ Number of employees per shift: _____ Hours of Operation: _____ Drive-through uses: _____
IF THE PROJECT IS INDUSTRIAL PROVIDE THE INFORMATION BELOW: Number and type of establishments: _____ Square footage of each: _____ Number of shifts per workday: _____ Number of employees per shift: _____ Hours of Operation: _____
IF THE PROJECT IS INSTITUTIONAL PROVIDE THE INFORMATION BELOW: Major functions: _____ Square footage and other relevant characteristics: _____ Number of shifts per workday: _____ Number of employees per shift: _____ Service area: _____ Hours of Operation: _____
IF THE PROJECT IS MIXED USE , INCLUDE INFORMATION FROM ABOVE WHICH IS RELEVANT:
WILL HAZARDOUS MATERIALS BE USED AS A PART OF THE OPERATION OF ANY OF THE ESTABLISHMENTS ON THE PROJECT SITE? <div style="text-align: center;">NO YES</div> If yes, discuss below: _____
IF REQUIRED, HAS A HAZARDOUS MATERIALS STORAGE PERMIT BEEN OBTAINED FOR THE OPERATION OF THE PROJECT? <div style="text-align: center;">NO YES</div>

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ENVIRONMENTAL CLEARANCE APPLICATION

IF REQUIRED, LIST THE APPROPRIATE STATE AND FEDERAL PERMITS THAT HAVE BEEN OBTAINED FOR THE USE, HANDLING, AND STORAGE OF HAZARDOUS MATERIALS ON THE SITE:

DISCUSS BRIEFLY THE PHYSICAL AND ENGINEERING ASPECTS OF THE PROJECT, INCLUDING THE FOLLOWING:
 Is grading or excavation contemplated? NO YES

If Yes: Cut: _____ volume in cubic yards; depth in _____ feet max
 Fill: _____ volume in cubic yards; depth in _____ feet max

DESCRIBE EXTERIOR LIGHTING PROPOSED FOR SECURITY, PARKING LOTS, AND PEDESTRIAN PATHS, INCLUDING TYPE OF LIGHTING, PROPOSED HEIGHT, AVERAGE FOOTCANDLE, AND PROXIMITY TO SENSITIVE RECEPTORS:

DISCUSS ANY CHANGES IN THE DRAINAGE PATTERNS, ABSORPTION RATES, AND AMOUNT OF SURFACE RUNOFF RESULTING FROM THE PROJECT:

UTILITIES
 Indicate the availability of the utilities for the project and name the utility provider below:

Utility	Availability	Name of Provider:
Water		
Sanitary Sewer		
Storm Sewer		
Solid Waste/Recycling		
Natural Gas/Electric		

PUBLIC IMPROVEMENTS: INDICATE ANY PUBLIC IMPROVEMENTS NECESSARY FOR THE PROJECT (DEDICATIONS, HALF-STREETS, STOP LIGHTS, ETC.):

RESERVATION OF LAND FOR PUBLIC FACILITIES: INDICATE ANY RESERVATION OF LAND FOR PUBLIC FACILITIES NECESSARY FOR THE PROJECT (SCHOOLS, PARKS, TRANSIT FACILITIES, ETC.):

PROJECT OBJECTIVES: INDICATE THE COMMUNITY BENEFITS DERIVED FROM THE PROJECT:

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III. ENVIRONMENTAL SETTING

- LIST THE CURRENT LAND USES ADJACENT TO THE PROJECT SITE (undeveloped, commercial, residential, etc.)


North:

East:

South:

West:

car wash rezoning
approved under
council policy 6-10



LAND USE

- LIST THE CURRENT LAND USES ON THE PROJECT SITE (UNDEVELOPED, COMMERCIAL, RESIDENTIAL USES, ETC.)

- DOES THE PROJECT SITE CONSIST OF AGRICULTURAL LAND? NO YES

If yes, describe below the type of use (orchards, row crops, greenhouses, etc.):

- LIST SPECIFIC LAND USES THAT WERE PREVIOUSLY ON THE SITE FOR THE LAST 5 YEARS.

GEOLOGIC HAZARDS

Note: A Geologic Report may be required for the project if it is located in a Geologic Hazards Zone. Information regarding geologic hazards may be obtained from the City of San Jose Public Works Department, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-7646.

- DESCRIBE THE GEOLOGICAL CHARACTERISTICS OF THE SITE INCLUDING TOPOGRAPHY AND ANY UNIQUE GEOLOGIC FEATURES (I.E. ROCK OUTCROPS, ETC.)

- LIST KNOWN FAULT(S) CLOSEST TO THE PROJECT SITE AND DISTANCE AND LOCATION IN RELATION TO THE PROJECT SITE (E.G., SILVERCREEK FAULT LOCATED ONE MILE TO THE NORTHEAST OF THE PROJECT SITE):

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ENVIRONMENTAL CLEARANCE APPLICATION

- IS ANY PART OF THE PROJECT SITE SUBJECT TO GEOLOGIC HAZARDS INCLUDING EROSION, LANDSLIDE, LIQUEFACTION, EXPANSIVE SOILS, SUBSIDENCE OF THE LAND? NO YES

Please describe below:

- DESCRIBE THE SOIL TYPES ON THE PROJECT SITE (I.E., CLASS I, CLASS II).

WATER RESOURCES

Note: Information regarding waterways and flooding conditions can be obtained from the City of San Jose Public Works Department, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-3555.

- ARE THERE ANY NATURAL WATERWAYS OCCURRING ON THE PROJECT SITE OR WITHIN 300 FEET OF THE PROJECT SITE? NO YES

If yes, discuss below the name, type of waterway and the distance to the project site:

- DOES THIS PROJECT PROPOSE CREATING, REPLACING OR EXPANDING IMPERVIOUS SURFACE (BUILDING FOOTPRINT, PARKING, PATIO, WALKWAY, ETC.) BY 10,000 SQUARE FEET OR MORE? NO YES

If yes, refer to Council Policy 6-29: Post-Construction Urban Runoff Management.

- LIST THE FLOOD ZONE AND PANEL NUMBER WITHIN WHICH THE PROJECT SITE IS LOCATED.

Flood Zone: _____ Panel Number: _____

- IS THE PROJECT SITE LOCATED WITHIN AN AREA SUBJECT TO FLOODING (I.E., WITHIN THE 100-YEAR FLOOD PLAIN): NO YES

BIOLOGICAL RESOURCES

Note: The biological resources section may require an arborists or biotics report prepared by a qualified consultant. Information regarding biological resources may be obtained at City of San Jose Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-3555.

- DESCRIBE THE BIOTIC FEATURES OF THE SITE, INCLUDING OPEN SPACES, LANDSCAPING ON THE SITE AND ANY UNIQUE BIOLOGICAL FEATURES.

- DOES THE SITE CONTAIN ANY KNOWN ENDANGERED THREATENED, SPECIAL STATUS ANIMAL OR PLANT SPECIES? NO YES

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ENVIRONMENTAL CLEARANCE APPLICATION

If yes, list below:

• DOES THE SITE CONTAIN ANY KNOWN IMPORTANT WILDLIFE BREEDING, NESTING OR FEEDING AREAS?

If yes, list below: NO YES

• IS THERE RIPARIAN CORRIDOR HABITAT OCCURRING ON OR WITHIN 300 FEET TO THE SITE (I.E. VEGETATION OCCURRING ALONG THE BANKS OF A WATERWAY)? NO YES

If yes, discuss below:

• WILL THE PROJECT BE CONSTRUCTED WITHIN 100 FEET OF THE TOP OF BANK OR EDGE OF RIPARIAN VEGETATION OF ANY WATER WAY? NO YES

If yes, discuss below:

• ARE SERPENTINE SOILS LOCATED ON THE PROJECT SITE? NO YES

• CIRCLE ALL THE LANDCOVER TYPES FOUND ON AND ADJACENT TO THE PROJECT SITE:

- Barren
- Shrubland
- Orchard/Cultivated
- Riparian
- Forest Upland
- Herbaceous Upland/Grassland
- Wetlands
- Urban/Developed

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ENVIRONMENTAL CLEARANCE APPLICATION

- In the table below, list any existing trees on the project site including their species, size, condition, and disposition. Indicate if any of the trees are ordinance-size trees. In addition, indicate trees to be removed and trees to be retained as part of the project. If additional space is required, attach supplemental pages.

(Note: Trees size is determined by measuring the circumference of the tree trunk at 24 inches above natural grade – Ordinance-size trees are defined as trees measuring 56 inches in circumference at 24 inches above natural grade).

Photos of each ordinance-size tree must be submitted. The location of all trees on the site must be specified on a site plan.

Number	Tree Species	Size (circumference)	Ordinance- Size Trees	Condition of Tree	Tree to be Removed	Tree to be Retained
<i>Example</i>	<i>Coast Live Oak</i>	<i>62 inches</i>	<i>Yes</i>	<i>Good</i>	<i>No</i>	<i>Yes</i>
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
13.						
14.						
15.						
16.						
17.						
18.						
19.						
20.						

- ARE THERE HERITAGE TREES ON THE PROJECT SITE? (STAFF) NO YES

If yes, list the number of trees, size of trees and species below:

Heritage Tree List Number:	Address/Location:	Location of Tree on Project Site:	Species

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ENVIRONMENTAL CLEARANCE APPLICATION

TRANSPORTATION/CIRCULATION

Note: Information regarding transportation and circulation issues can be obtained from the, City of San Jose Public Works Department, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-3555.

• NAME AND DESCRIBE THE ROADWAYS PROVIDING ACCESS TO THE PROJECT SITE (E.G., FOUR-LANE ROADWAY WITH MEDIAN, ETC.):

• IS THE PROJECT SITE CURRENTLY SERVED BY MASS TRANSIT (I.E., BUS SERVICE, LIGHT-RAIL, ETC.):
If yes, list routes below: NO YES

rezoning for a car wash was approved because it met council policy 6-10 for traffic impact



• IS THE PROJECT SITE WITHIN 2,000 FEET BY PUBLIC RIGHTS-OF-WAY OF A LIGHT RAIL STATION?
If yes, list which station: NO YES

MINERAL RESOURCES

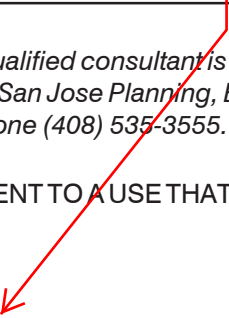
• DOES THE PROJECT SITE CONTAIN ANY KNOWN IMPORTANT MINERAL RESOURCES?
If yes, list below: NO YES

Rezoning for car wash was approved because additional traffic of redevelopment was insignificant

AIR QUALITY

Note: An air quality analysis prepared by a qualified consultant is required for any project that proposes diesel generators. Information can be obtained from the City of San Jose Planning, Building and Code Enforcement Department, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-3555.

• IS THE PROJECT SITE LOCATED ADJACENT TO A USE THAT GENERATES ODORS (I.E. LANDFILLS, COMPOSTING, ETC.)?
If yes, discuss below: NO YES



HAZARDOUS MATERIALS

Note: Information regarding hazardous materials issues can be obtained from the City of San Jose Environmental Services Department, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-3555.

• ARE PESTICIDES CURRENTLY USED ON THE SITE FOR EITHER AGRICULTURAL PRODUCTION OR LANDSCAPE MAINTENANCE OPERATION?
If yes, discuss below: NO YES

• ARE THERE ACTIVE OR ABANDONED WELLS ON THE PROJECT SITE?
If yes, discuss below: NO YES

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ENVIRONMENTAL CLEARANCE APPLICATION

- ARE HAZARDOUS MATERIALS CURRENTLY BEING USED AS A PART OF THE PRESENT BUSINESS OPERATING ON THE SITE? NO YES
 If yes, discuss below:

- IF REQUIRED, DOES THE CURRENT OWNER/OPERATOR HAVE A HAZARDOUS MATERIALS STORAGE PERMIT? NO YES
- IF REQUIRED, LIST THE APPROPRIATE STATE AND FEDERAL PERMITS THAT HAVE BEEN OBTAINED FOR THE USE, HANDLING, AND STORAGE OF HAZARDOUS MATERIALS FOR PREVIOUS OPERATIONS ON THE PROJECT SITE:

- HAS THE PROJECT SITE EVER BEEN OCCUPIED BY A GAS STATION OR AUTO REPAIR FACILITY? NO YES
- DOES THE SITE HAVE UNDERGROUND STORAGE OF CHEMICALS OR UNDERGROUND STORAGE TANKS? NO YES
 If yes, describe below the type of storage use (i.e., gasoline, diesel, etc.):

- IS THE PROJECT SITE LISTED ON ANY LOCAL, STATE AND/OR FEDERAL REGULATORY DATABASE DUE TO HAZARDOUS MATERIALS CONTAMINATION (STAFF): NO YES
 If yes, discuss below:

- HAVE ANY SOILS/GROUNDWATER TESTS EVER BEEN CONDUCTED ON THIS PROPERTY IN RELATION TO POTENTIAL HAZARDOUS MATERIALS CONTAMINATION? NO YES
 If yes, discuss below:

- HAS THE REMEDIATION OF HAZARDOUS MATERIALS EVER BEEN PERFORMED ON THE PROJECT SITE? NO YES
 If yes, discuss below:

- DOES THE PROJECT PROPOSE THE DEMOLITION OF ANY STRUCTURE THAT MAY CONTAIN HAZARDS SUCH AS ASBESTOS OR LEAD PAINT? NO YES
 if yes, discuss below:

- HAVE BUILDINGS ON THE SITE BEEN TESTED FOR PRESENCE OF ASBESTOS AND LEAD BASED PAINT? NO YES

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NOISE

Note: An acoustical analysis is required for any project that exposes people to noise in excess of established City or State standards. Information regarding noise issues can be obtained from City of San Jose Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-3555.

• IS THE PROJECT SITE LOCATED WITHIN THE AIRPORT LAND USE COMMISSION PLAN NOISE ZONE (65 CNEL)? NO YES

• IS THE PROJECT LOCATED ADJACENT TO A MAJOR NOISE/VIBRATION SOURCE (I.E., RAILWAY, MAJOR ROADWAY, ETC.)? NO YES

If yes, list below:

PUBLIC SERVICES

• LIST THE NAME, ADDRESS AND APPROXIMATE DISTANCE OF THE NEAREST FIRE STATION:

• IF THE PROJECT IS **RESIDENTIAL** PROVIDE THE INFORMATION BELOW:

LIST THE NAME, ADDRESS AND APPROXIMATE DISTANCE OF THE NEAREST ELEMENTARY, MIDDLE AND HIGH SCHOOL:

• LIST NAME OF NEAREST LOCAL AND REGIONAL PARKS AND RECREATIONAL FACILITIES:

AESTHETICS

Note: Information regarding aesthetics can be obtained from the San Jose 2020 General Plan available for review at City of San Jose Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-3555.

• IS THE PROJECT SITE LOCATED ADJACENT TO A SCENIC HIGHWAY? NO YES

If yes, list below:

Please deposit this application in the drop-off box located on the 3rd floor of City Hall with a check of \$308.00, payable to the "City of San Jose", for the initial processing fee. Appointments are NOT required for this application

CULTURAL RESOURCES

Note: Information regarding historical and archaeological resources can be obtained from the San Jose Historic Resources Inventory available for review at City of San Jose Department of Planning, Building and Code Enforcement, 200 East Santa Clara Street, San Jose, CA 95113 Phone (408) 535-3555.

- LIST THE NUMBER AND APPROXIMATE AGE OF ANY STRUCTURES ON THE PROJECT SITE (USE ASSESSOR'S INFORMATION TO IDENTIFY THE DATE OF CONSTRUCTION):

- DESCRIBE THE ARCHITECTURAL STYLE OF ANY STRUCTURES ON THE PROJECT SITE (I.E., VICTORIAN, MEDITERRANEAN, COLONIAL, RANCH, SAN JOSE PROVINCIAL, ETC.):

- ARE ANY STRUCTURES ON THE PROJECT SITE LISTED AS CITY LANDMARKS, CANDIDATE CITY LANDMARKS, STRUCTURES OF MERIT, OR LISTED OR DETERMINED ELIGIBLE FOR LISTING ON THE NATIONAL OR CALIFORNIA REGISTER OF HISTORIC PLACES? NO YES
 If yes, describe below:

- IS THE PROJECT SITE LOCATED WITHIN AN AREA OF KNOWN ARCHAEOLOGICAL SENSITIVITY? (STAFF) NO YES

IV. CERTIFICATION AND DISCLOSURE STATEMENT FOR THE APPLICATION FOR ENVIRONMENTAL CLEARANCE

The attached Application for Environmental Clearance has been prepared by _____ doing business as (indicate the legal name for dba designation, such as individual, "a partnership", "a corporation", etc.)

_____ The above-named, now has or will have the following direct or indirect economic interest in the development of, or, after its completion, the operation of the project for which the Application for Environmental Clearance has been submitted.

I/We declare, under penalty of perjury, that the statements furnished above, and in the attached exhibits, pertaining to the environmental information of the proposed project and to my/our economic interest or interests in that project are complete, true and correct to the best of my/our knowledge and belief.

If any of the facts represented here change it is my responsibility to inform the City of San Jose.

Executed on _____ at _____, California

PREPARER'S SIGNATURE(S)

Please deposit this application in the drop-off box located on the 3rd floor of City Hall with a check of \$308.00, payable to the "City of San Jose", for the initial processing fee. Appointments are NOT required for this application

ENVIRONMENTAL CLEARANCE APPLICATION CHECK SHEET

TO BE COMPLETED BY PLANNING DIVISION STAFF		
FILE NUMBER	STAFF	DATE RECEIVED
Required Copies	DOCUMENTS	
1	APPLICATION FORM correctly filled out <input type="checkbox"/> Aerial Photo (8 1/2' x 11' or 11' x 17') <input type="checkbox"/> Site Plan (8 1/2' x 11' or 11' x 17') <input type="checkbox"/> Vicinity Map (8 1/2' x 11' or 11' x 17') <input type="checkbox"/> Photographs of site and surrounding properties <input type="checkbox"/> Certification and Disclosure Statements signed by preparer	
2	<input type="checkbox"/> COUNTY ASSESSOR'S PARCEL MAP	
	FEES <input type="checkbox"/> Application Fees <input type="checkbox"/> Environmental Fees <input type="checkbox"/> Public Noticing Fee <input type="checkbox"/> Additional Charges <input type="checkbox"/> Record Retention Fees	

Please deposit this application in the drop-off box located on the 3rd floor of City Hall with a check of \$308.00, payable to the "City of San Jose", for the initial processing fee. Appointments are NOT required for this application

CENTER OF STREET

S. BASCOM AVE.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
Project Phase Number: (N/A, 1, 2, 3, etc.)			
Total Site (acres): 1 ACRE = 43,560 SF	0.73	Total Area of Site Disturbed (acres):	0.17
Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced	New
Rooftop Area(s)	1,380	1,380	-
Parking	3,478	2,428	1,050
Sidewalks, Patios, Paths, etc.	-	-	-
Streets (public)	-	-	-
Streets (private)	-	-	-
Total Impervious Surfaces:	4,858	3,808	1,050
Pervious Surfaces	-	-	-
Landscaped Areas	2,505	305	2,200
Pervious Paving	-	-	-
Other Pervious Surfaces (green roof, etc.)	-	-	-
Total Pervious Surfaces:	2,505	305	2,200
Total Proposed Replaced + New Impervious Surfaces:		4,858	
Total Proposed Replaced + New Pervious Surfaces:		2,505	

- FLOOR ZONE: D
- 100 YEAR FLOOD: NO
- URBAN RUNOFF: CONDITIONAL USE PERMIT WITH HARVESTING CISTERN FOR FUTURE CAR WASH.
- WPCP LOADING: CONDITIONAL USE PERMIT WITH CAR WASH RECYCLING SYSTEM. ADDITIONAL LOAD SIMILAR TO A RESIDENTIAL FOURPLEX.

REVISION

01 Submittal Set 6-04-13
SUBMITTAL

BASCOM VALERO
 REZONING TO CONFORM FOR FUTURE
 AUTOMATIC CAR WASH PLANNING PERMIT

OWNER: ANDARYS ENTERPRISE, INC.
 3702 S BASCOM AVE
 SAN JOSE, CA 95124

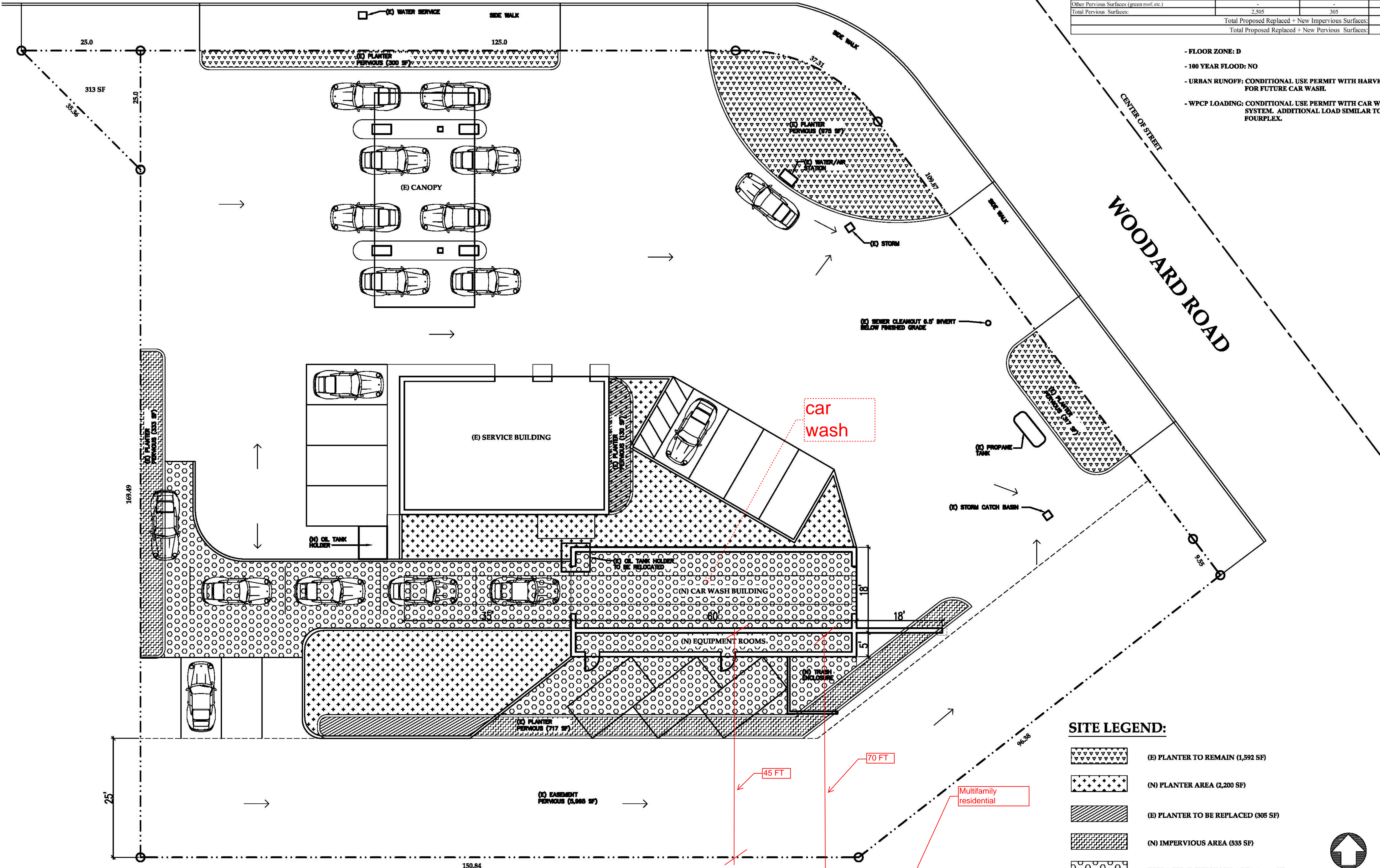
Sheet Title
PROPOSED SITE PLAN

Applicant: ANDARYS ENTERPRISE, INC.
 Applicant Contact: Antoine Andary
 (408) 608-8203
 Scale: As Noted

Drawing Number

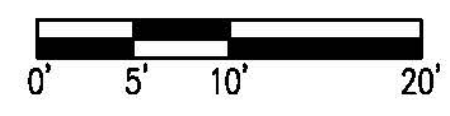
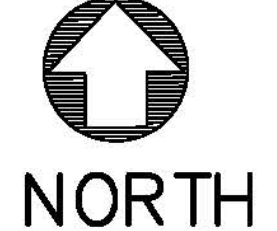
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Sheet Of



SITE LEGEND:

[Hatched pattern]	(E) PLANTER TO REMAIN (1,592 SF)
[Cross-hatched pattern]	(N) PLANTER AREA (2,200 SF)
[Diagonal hatched pattern]	(E) PLANTER TO BE REPLACED (305 SF)
[Dotted pattern]	(N) IMPERVIOUS AREA (535 SF)
[Circular pattern]	REPLACED IMPERVIOUS AREA (3,808 SF)



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



PROJECT INFORMATION TABLE:

a. Assessor's Parcel Number: 421-01-104

b. Statement of tables

- Total acres of subject property (0.73 net, 0.81 gross)
- Total existing and proposed gross square footage of floor space (3,224 SQ. FT. Existing, 5,774 SQ. FT. New)

c. Parking Calculations:

- Gas or charge station: 1 per employee, plus 1 per air and water pump service area, plus 1 space for info stop.
 - Bicycle: 1 per 10 full-time employees
- Retail: 1 per 200 square feet of floor area (85% of gross floor area)
 - Bicycle: 1 per 3,000 square feet
- Office: 1 per 250 square feet of floor area (85% of gross floor area)

d. Temporary trailer per Section 20.20.1700 of the zoning ordinance.

PARKING STALL CALCULATIONS:

0.85 (2834)/200 + 0.85(1082)/250 = 16 + 1 employee/shift + 1 air & water + 1 info stop = 19 stalls, and 1 bicycle rack

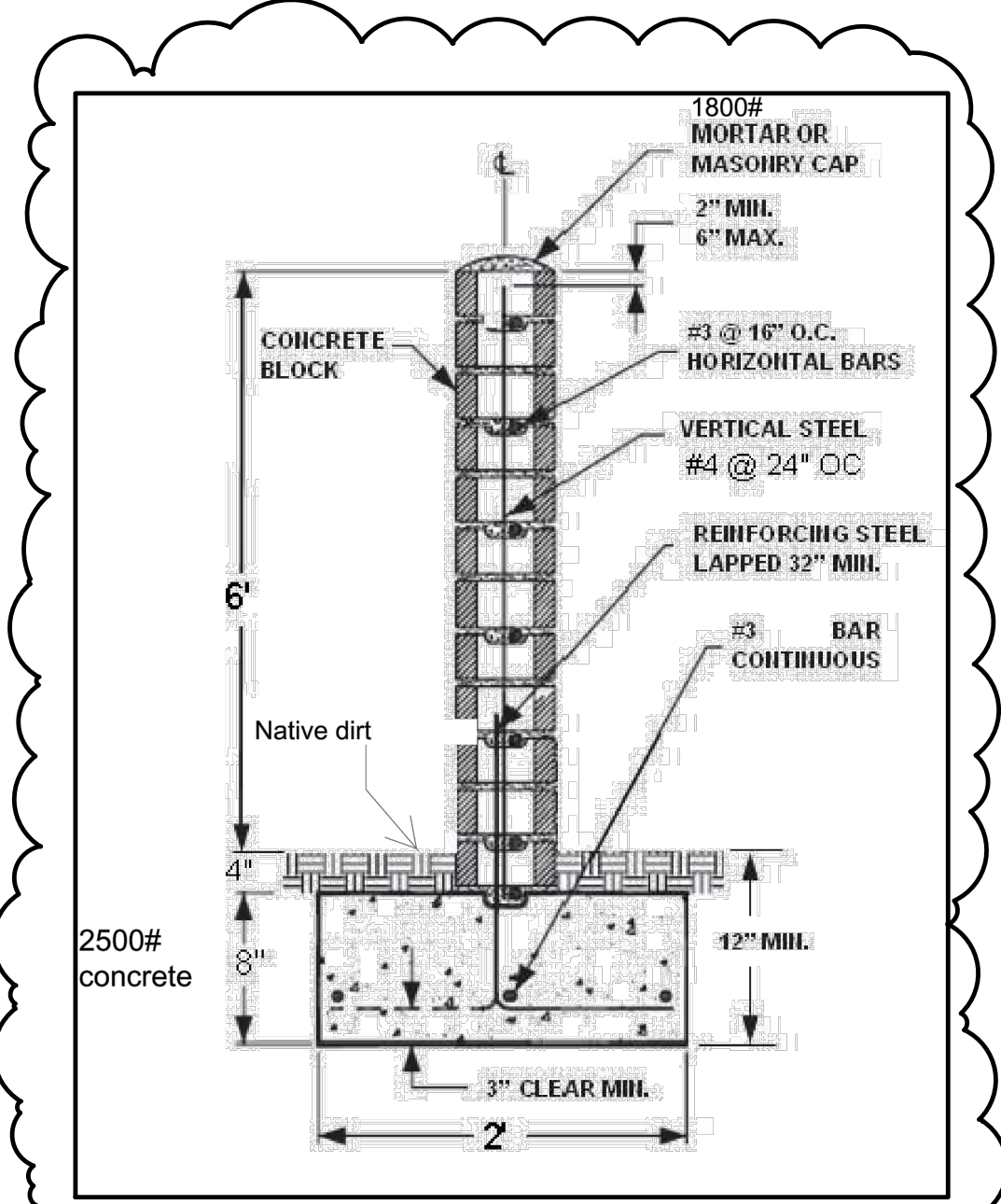
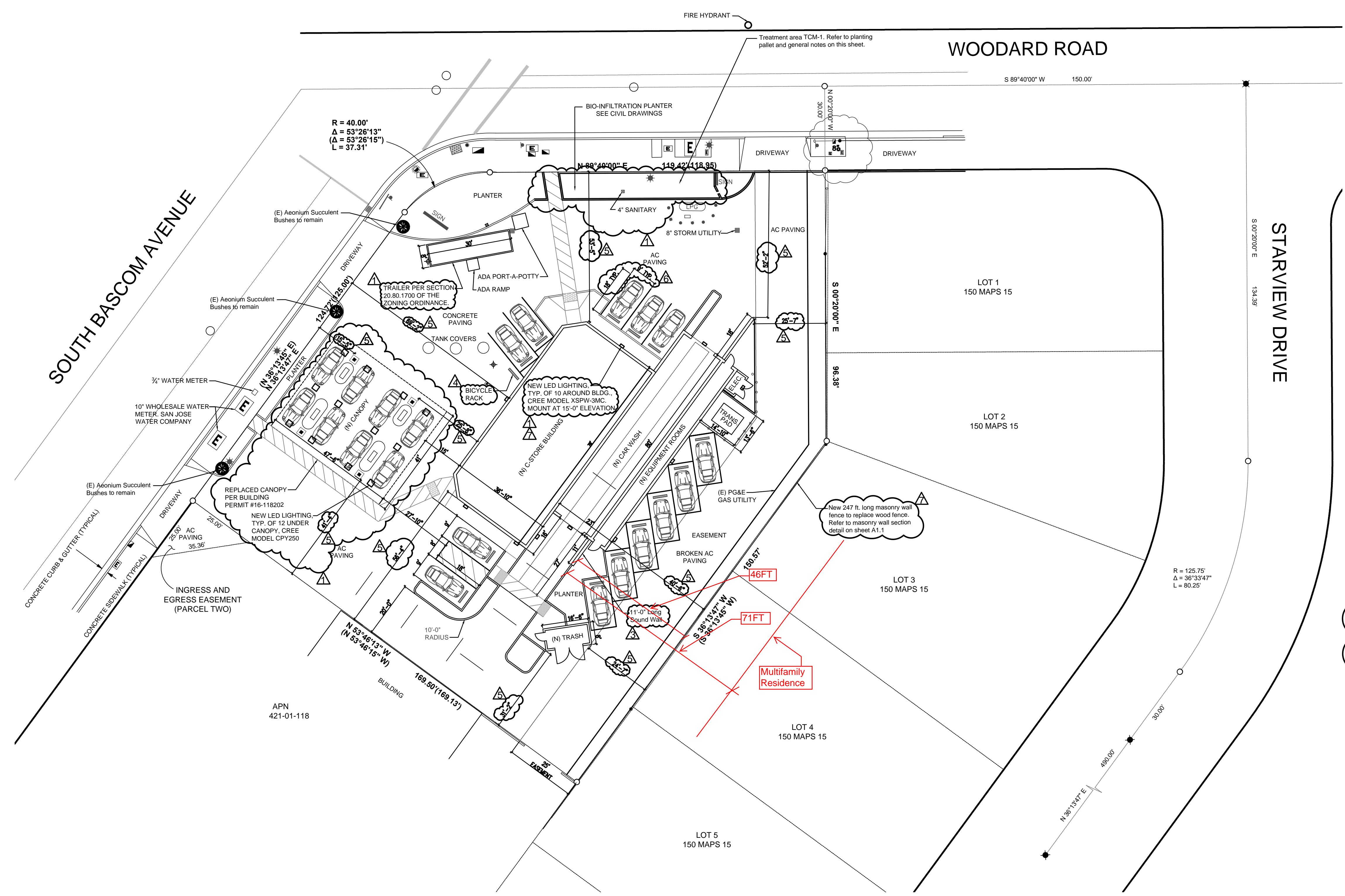
TRASH ENCLOSURE CALCULATIONS:

GENERATION & DISPOSAL RATE*:

(3.12 LB/100SF/DAY) X (365 DAY/YEAR) X (2,700 SF/100) X (1/84 LB/CY) X (1/52 WK/Y) = 7 CY/WK

USE 3 CY RECYCLE BIN
3 CY TRASH BIN
1.5 CY FOOD TRASH BIN

* CALRECYCLE, COMMERCIAL SECTOR ESTIMATED SOLID WASTE GENERATION & DISPOSAL RATE FOR FOOD STORES.



MASONRY WALL DETAIL
SCALE: N.T.S.

REVISIONS	
△	Planning's Comments 05-26-17
△	Planning's Comments 04-19-17
△	Planning's Comments 04-7-17
△	Planning's Comments 02-13-17
△	Planning's Comments 12-21-16
△	Planning's Comments 11-8-16
△	Planning's Comments 8-22-16
03	Planning Submittal 2-17-17
02	Planning Submittal 9-21-16
01	Planning Submittal 6-13-16

BASCOM AND OIL REPLACEMENT AND CAR WASH ADDITION

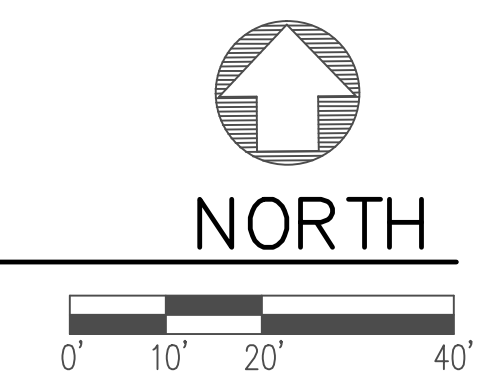
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Sheet Of