



CITY COUNCIL STAFF REPORT

File Nos.	C21-002
Applicant:	Nat Mani
Location	South of Suncrest Avenue, approximately 520 feet southeasterly of Perie Lane (0 Dorel Drive)
Existing Zoning	A(PD) Planned Development (File No. PDC89-110)
Proposed Zoning	R-1-2 Single-Family Residence
Council District	4
Historic Resource	No
Annexation Date:	November 14 th , 1957 (Penitencia No_1-B) and March 22 nd , 1962 (Pueblo No_3)
CEQA:	Determination of Consistency with the Envision San José 2040 General Plan EIR (Resolution No. 76041) and the Envision San José General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto

APPLICATION SUMMARY:

Conforming Rezoning from the A(PD) Planned Development Zoning District to the R-1-2 Single-Family Residence Zoning District on an approximately 1.03-gross acre site.

RECOMMENDATION:

1. Consider the Determination of Consistency with the Envision San José 2040 General Plan EIR (Resolution No. 76041) and the Envision San José General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto.
2. Approve an ordinance rezoning the approximately 1.03-gross acre site located on the south side of Suncrest Avenue, approximately 520 feet southeasterly of Perie Lane (0 Dorel Drive) from the A(PD) Planned Development Zoning District to the R-1-2 Single-Family Residence Zoning District.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Rural Residential <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		Implementation Policies IP-1.1, IP-1.7, IP-1.8, and IP-8.2	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Open Hillside	R-1-5 Single-Family Residence	Detached Single-Family Residence
South	Rural Residential	A Agriculture	Vacant
East	Open Hillside	R-1-5 Single-Family Residence	Detached Single-Family Residence
West	Lower Hillside	A Agriculture	Vacant

RELATED APPROVALS	
Date	Action
9/9/1992	Planned Development Rezoning (File No. PDC89-110) from the R-1 Zoning District to the A(PD) Planned Development Zoning District to allow development of up to 31 single-family detached residences on an approximately 43.5-gross acre site located north of Penitencia Creek Road, roughly bounded on the north by Suncrest Avenue, Steinbaugh Court, and Pescos Point, on the east by Boulder Drive, and on the south by Dorel Drive.

PROJECT DESCRIPTION

On January 20, 2021, the applicant, Nat Mani, filed an application to rezone an approximately 1.03-gross acre site from the A(PD) Planned Development Zoning District to the R-1-2 Single-Family Residence Zoning District.

Background

The subject site is located on the south side of Suncrest Avenue, approximately 520 feet southeasterly of Perie Lane (see Figure 1). The subject site is vacant. The site is surrounded by detached single-family residences to the north and east, and vacant land to the south and west. There are no other active planning development permit applications on file for the subject site.

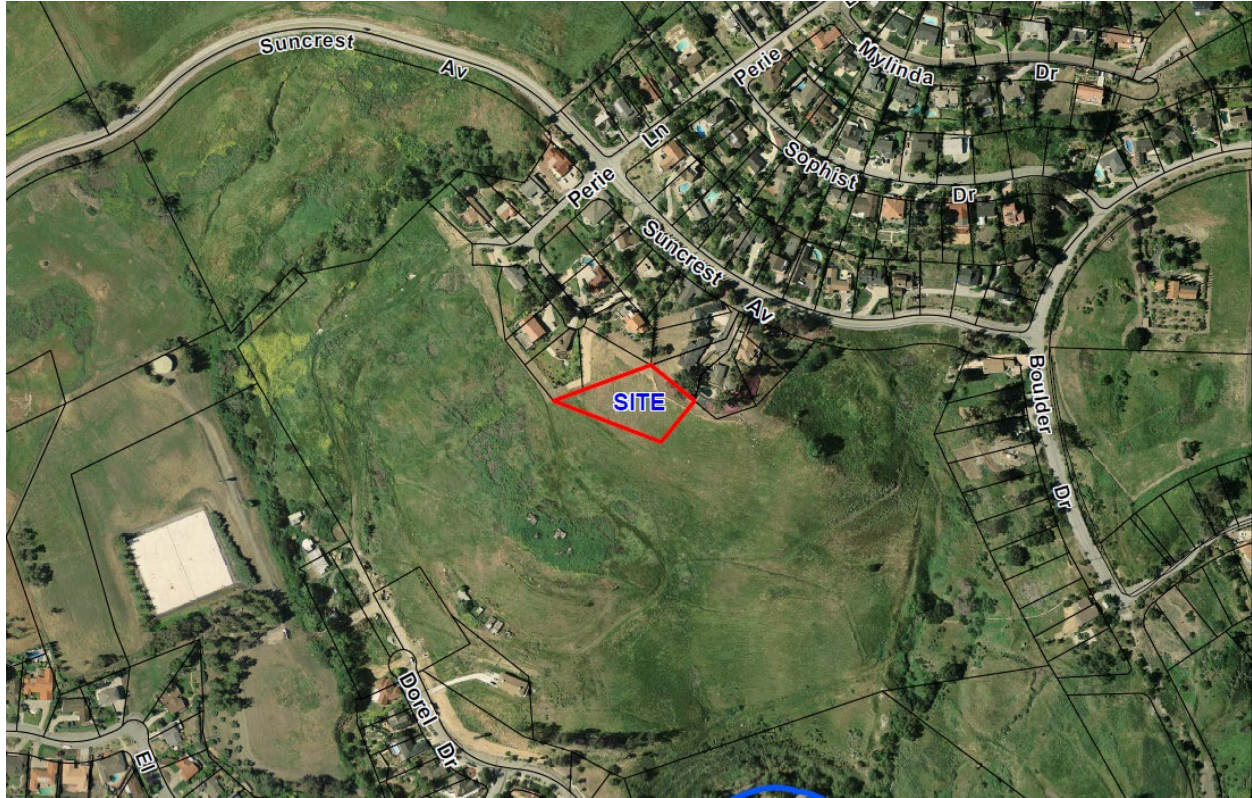


Figure 1: Aerial image of the subject site

The rezoning application is associated with a lot line adjustment application (File No. AT21-003) to transfer approximately 1.03 gross acres from an approximately 43-gross acre site (APN: 595-27-050) with the Rural Residential General Plan land use designation to the adjacent 0.4-gross acre parcel (APN: 595-27-038) with the Open Hillside General Plan land use designation (see Figure 2). The lot line adjustment is in progress and would be approved administratively prior to the rezoning. As a result, the rezoning would create a new parcel with an added area whose Zoning District (R-1-2 Single-Family Residence) is in conformance with its General Plan land use designation (Rural Residential). The applicant is considering constructing a detached accessory dwelling unit on the subject site. Rezoning the subject site to R-1-2 Single-Family Residential would allow for a potential accessory dwelling unit, as accessory dwelling units are not permitted in the existing Zoning District.



Figure 2: Exhibit showing transfer of land and split General Plan Land Use Designation

The subject property is currently located in the A(PD) Planned Development Zoning District. The subject site is associated with an A(PD) Planned Development Zoning District (File No. PDC89-110) that was approved in 1989. However, there is no record of an approved Planned Development Permit associated with the site. [Section 20.60.030](#) of the Zoning Ordinance states that until a Planned Development Permit has been issued and effectuated, property in such territory may be used only as if it were in its based district alone. Since there is no record of a Planned Development Permit to effectuate the Planned Development Zoning District, the site can be treated as having a base Zoning District of Agriculture. The applicant has requested a Conforming Rezoning to rezone the site to the R-1-2 Single-Family Residence Zoning District, which would further bring the site into conformance with the General Plan Land Use/Transportation Diagram land use designation.

ANALYSIS

The proposed project was analyzed for conformance with the following: 1) the *Envision San José 2040 General Plan*, 2) the Zoning Ordinance, 3) Senate Bill 330 Compliance, and 4) the California Environmental Quality Act (CEQA)

Envision San José 2040 General Plan Conformance

The subject site has an [Envision San José 2040 General Plan](#) Land Use/Transportation Diagram land use designation of Rural Residential (see Figure 3).



Figure 3: General Plan Land Use/Transportation Diagram

This designation is applied to areas already largely developed for residential use with a low density or rural character. Any new infill development should be limited to densities that match the established density, lot size, and character of surrounding properties. Properties with this designation that have existing zoning entitlements or traffic allocations in place may proceed with the development of those entitlements, even if at a higher density than 2 DU/AC or existing land use pattern. New development in this designation may also be limited to densities lower than 2 DU/AC due to issues such as geologic conditions, grading limitations, proximity to creeks, or higher costs for the provision of services. Since this designation is planned on the fringes of the City, the type and level of services required to support future developments in this category are expected to be less than that required for more urban land uses. Projects should minimize the demand for urban services and provide their own major funding for the construction of service facilities necessitated for the project. Discretionary development permits should be required for new development and subdivisions in these areas as a mechanism to address public service levels, grading, geologic, environmental, aesthetics, and other issues. The rezoning is consistent with the following General Plan policies:

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 prezone 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 the use of the Planned Development Zoning process to unique types of development or land uses which can not 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 to the R-1-2 Single-Family Residence Zoning District. This would bring the site into conformance to the existing General Plan land use designation of Rural Residential and would allow the use of a standard Zoning District to promote consistent development patterns. As previously discussed, the site is currently vacant. Any future development at the subject site would be required to conform to the development standards of the R-1-2 Single-Family Residence Zoning District.

Zoning Ordinance Conformance

The proposed rezoning conforms with [Table 20-270, Section 20.120.110](#) of the San José Municipal Code, which identifies the R-1-2 Single-Family Residence Zoning District as a conforming district to the General Plan Land Use/Transportation Diagram land use designation of Rural Residential.

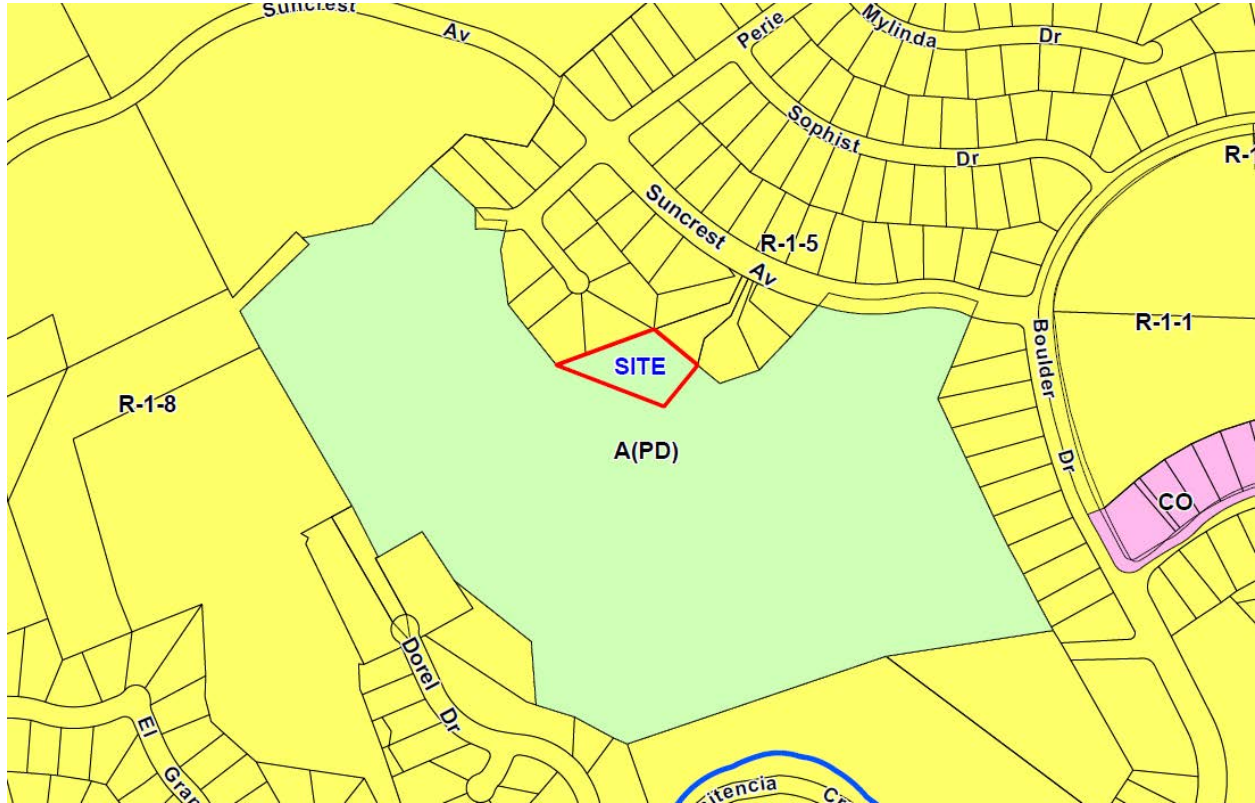


Figure 4: Existing Zoning Map

The R-1-2 Single-Family Residence Zoning District would allow the property to be used and developed in accordance with the allowable uses in [Table 20-50](#), which includes a range of residential, agriculture, education and training, entertainment and recreation, and public, quasi-public and assembly uses. This rezoning would facilitate the future redevelopment of the site to be consistent with the General Plan land use designation.

Setbacks and Heights

[Table 20-60](#) in [Section 20.30.200](#) of the San José Municipal Code establishes the following development standards for the R-1-2 Single-Family Residence Zoning District.

Standard	R-1-2 Zoning District
Minimum Lot Area	20,000 sq. ft.
Maximum Building Height	35 ft.
Front Setback	Min. 30 ft.
Side, Interior Setback	Min. 15 ft.
Side, Corner Setback	Min. 15 ft.
Rear, Interior Setback	Min. 25 ft.
Rear, Corner Setback	Min. 25 ft.
Driveway Length	Min. 18 ft.

Any future development would be required to adhere to the development standards set forth [Section 20.30.200](#) in of the San José Municipal Zoning Code. All future development would be evaluated for conformance with the above development standards and all other Municipal Code regulations All future development may also need to be evaluated under CEQA.

Allowed Uses

Any future use of the site would be required to adhere to the allowed uses established in the R-1-2 Single-Family Residence Zoning District pursuant to [Table 20-50](#) of the San José Municipal Zoning Code.

Senate Bill 330 Compliance

The Housing Crisis Act of 2019 (SB 330, 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 the 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 proposed rezoning (File No. C21-002) does not reduce the intensity of residential uses because the proposed rezoning allows for greater residential density than the existing Zoning District of A(PD) Planned Development. The rezoning would increase the residential capacity of the approximately 1.03-gross acre site by eight units.

CONCLUSION

Should the rezoning be approved by the City Council, the property would be rezoned from an A(PD) Planned Development Zoning District (File No. PDC89-110) to the R-1-2 Single-Family Residence Zoning District. Should the rezoning be approved by City Council, the applicant would be able to apply for the development of the site consistent with the allowed uses of the Rural Residential General Plan Land Use Designation and R-1-2 Single-Family Residence Zoning District. There is currently a lot line adjustment application (File No. AT21-003) associated with the proposed rezoning to merge the subject site.

CLIMATE SMART SAN JOSÉ

The recommendation in this staff report has no effect on Climate Smart San José energy, water, or mobility goals.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Pursuant to Section 15168(c)(2) of the CEQA Guidelines, the City of San José has determined that the proposed project is pursuant to, in furtherance of, and within the scope of the Envision San José 2040 General Plan program, the impacts of which were analyzed and disclosed in the Final Environmental Impact Report for the Envision San José 2040 General Plan, for which findings were adopted by City Council Resolution No. 76041 on November 1, 2011 and Supplemental EIR adopted by City Council Resolution No. 77617 on December 15, 2015, and addenda thereto. The FEIR, SEIR, and Addenda were prepared for the comprehensive update and revision of all elements of the City of San José General Plan, including an extension of the planning timeframe to the year 2040.

No new or more significant environmental impacts beyond those identified in the Envision San José 2040 General Plan Final Program Environmental Impact Report (FPEIR), Supplemental EIR (SEIR), and Addenda have been identified, nor have any new mitigation measures or alternatives which are considerably different from those analyzed in the FPEIR, SIER and Addenda been identified. Further, Accessory Dwelling Units (ADUs) are statutorily exempt from provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15268 (Ministerial Projects) of the CEQA Guidelines and Section 21080 (b) (1) of the Public Resources Code.

PUBLIC HEARING NOTIFICATION

Staff followed Council Policy 6-30: Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has 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: Legal Description
Plat Map

Description of Transfer Area

From Gillon , Vacant APN 595-27-050(+045)

To Mani 3860 Suncrest Ave. APN 595-27-03.

Between Parcel 1, as shown on Parcel Map Book 574 of Maps, Page 50,51,&52, and Parcel 3, as shown on Parcel Map Book 536, Page 23, Santa Clara County Records

CITY OF SAN JOSE, CALIFORNIA

DATE: 10-8-2017

TRANSFER AREA :

All that certain Real Property situated in the City of San Jose, County of Santa Clara, State of California, described as follows:

BEGINNING at the southwest corner of Lot 20, as shown Map of Tract No. 3279, San Jose Highlands, Unit No. 1, recorded July 26th, 1962, in Book 150 of Maps, Page 19, 20, and 21, Santa Clara County Records,

Thence, S 51° 05' 43" E, 31286 feet;

Thence, N 37° 16' 36" E, 23021 feet;

Thence N 43° 59' 50" W, 158.15 feet,

Thence S 69° 47' 53" W, 290.94 feet to the **POINT OF BEGINNING**

and described Transfer Area containing 1310 acres and containing 57,049 Square Feet more or less, and being a portion of Parcel 1 as shown on that certain Parcel Map recorded June 17, 1987, in Book 574 of Maps, Pages 50, 51, and 52, Santa Clara County Records,

END OF DESCRIPTION

This description was prepared by me or under my direction in accordance with the provisions of the California Professional Land Surveyors Act

Kenneth M. Anderson, IS 7523

Professional Land Surveyor

EXHIBIT "A"

LOT LINE ADJUSTMENT- LANDS OF GETREU

PAGE 1 OF 2

DATE 10-8-2017

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Beginning at the northeasterly corner of Lot 212 as said Lot is shown on Tract No. 3807, San Jose Highlands, filed in Book 186 of Maps at Pages 22 and 23, Santa Clara County Records; thence from said Point of Beginning along the northwesterly prolongation of the southwesterly line of Dorel Drive N. 24°48' 00"W, 7.50 ft., thence along a curve to the left having a radius of 20.00 ft., through a central angle of 33°33'26" for an arc distance of 11.71 ft. to a point of reverse Curvature; thence along a curve to the right, having a radius of 40.00 ft., through a central angle of 83°54'46" for an arc distance of 58.58 ft.; thence N 33°32'46"W, 340.39 ft. to the northwesterly line of that certain Parcel of land described in the Deed from Priscilla, Inc., a California Corporation, to San Jose Highlands Water Company, a California Corporation, Recorded February 17, 1964 in Book 6387 of Official Records, Page 566, Santa Clara County Records; thence along said line N. 70° 25' 16" E. 66.65 feet to the northeasterly corner thereof, said point being an angle point in the northeasterly line of that certain 25.093 acre parcel of land as shown on the Amended Record of Survey, filed in Book 206 of Maps at Page 20, Santa Clara County Records; thence along said northeasterly line N. 28°54'44" W 634.47 ft, to an angle point therein; thence along the southeasterly line thereof N. 45°39' 18" E 268.00 ft, to an angle point therein; thence N 44°20'42" W. 25.00 ft; thence leaving said line N 71°29'19" E 198.71 ft. to the southwesterly prolongation of the northwesterly line of Lot 100 as said Lot is shown on Tract No. 3279, filed in Book 150 of Maps at Pages 19, 20 and 21, Santa Clara County Records; thence along said line N 48° 26' 31" E 231.50 ft. to the northwesterly corner of said Lot 100; thence along the Southwesterly line thereof S 43° 46' 24" E 172.03 ft. to the Northerly line of Perie Lane, 60 ft. wide, thence along the end of Perie Lane S 8° 09' 30"E 60.00 ft. to the Southerly line thereof; thence along said line from a tangent which bears N 81°50' 30"E, along a curve to the right, having a radius of 75.00 ft, through a central angle of 16° 06' 09" for an arc distance of 49.18 ft. to a point of reverse curvature; thence along a curve to the left, having a radius of 160.00 ft., through a central angle of 12° 32' 01" for an arc distance of 35.00 ft., thence leaving said southerly line S16°42'32"W, 54.17 ft. to the southwesterly line of Lot 22 as said Lot is shown on said Tract No. 3279; thence S 7° 56' 21" E 155.21 ft. to the westernmost corner of Lot 21 as said lot is shown on said Tract No. 3279; thence along the general southerly line of said Tract 3279 the following S38°57'58" E 216.08 ft.; N 69°47'53" E 290.94 ft; S44°00'00"E 240.91 ft.; N 62°00'00" E 133.00 ft.; N41°00'00"E 245.66ft. to the southerly line of Suncrest Drive, 80 ft.wide, thence, along said line from a tangent which bears S 73°54'03" E, along a curve to the left, having a radius of 1060.00 ft., through a central angle of 3°29' 02" for an arc distance of 64.45 ft. to a Point of Compound curvature, thence along a curve to the left, having a radius of 455.00 ft., through a central angle of 25° 35' 15" for an arc distance of 203.20 ft. to a point of reverse curvature; thence along a curve to the right, having a radius of 301.58 ft., through a central angle of 31°17' 40" for an arc distance of 164.72 ft. to the westerly line of Lot 7 as shown on said Tract No. 3279; thence along said line and the westerly line of said lot 7 and Lot 6 S18°19' 20" W, 248.00 ft, to the northwesterly corner of Tract No. 3320, filed in Book 160 of Maps, at Pages 54 & 55, Santa Clara County Records; thence along the westerly line thereof S26°10'57"E, 611.87 ft. to an angle point in said boundary line; thence S28° 46' 00" E 107.48 ft. thence leaving said line S80° 18' 27" W. 474.87 ft. to "PP 29" in the northerly line of the San Jose City Reservation as shown on the Map filed in Book "A " of Maps, Page 53, Santa Clara County Records; thence along said northerly line S 74°29' 03" W, 772.69 ft. to an angle point in the easterly line of above said Tract No. 3807; thence along the northeasterly line thereof, being the northeasterly line of Lots 194 and 195, N. 75°54'30" W. 239.70 ft. thence leaving said line, along the general southwesterly boundary line of that certain Parcel of Land conveyed to Valley Title Company of Santa Clara County, a California Corporation, Recorded December 15, 1961 in Book 5400 of

PAGE 2 OF 2

Official Records, Page 411, Santa Clara County Records, N 14° 05' 30" E 160.00 ft.; N 75°54'30" W 2.43 ft.; N 67°19' 30" W 308.85 ft.; N29° 01'07" W 170.42 ft.; thence leaving said boundary line S 61° 03' 40" W 150.00 ft. thence S26° 56'20" E 168.72 ft; thence from a tangent which bears S 76°50'17" E, along a curve to the right, having a radius of 40.00 ft., through a central angle of 85°35'43" for an arc distance of 59.76 ft., to a Point of Reverse curvature; thence along a curve to the left, having a radius of 20.00 ft. through a central angle of 33°33'26" for an arc distance of 11.71 ft.; thence S 24 48' 00"E 7.50 ft, to the northeasterly end of said Dorel Drive; thence S65°12'00" W 60.00 ft. to the **Point of Beginning**, and being all of Parcel 1, and a portion of Parcel 3 and a portion of Dorel Drive as shown on the Parcel Map filed for record on June 17, 1987, in Book 574 of Maps, at pages 50, 51, and 52, Records of Santa Clara County.

Excepting therefrom all that portion of Dorel Drive, as shown on last said Parcel Map Recorded June 17, 1987 as "To be dedicated to the City of San Jose by this Parcel Map.

Excepting therefrom that portion conveyed to Donald J. Baker and Winifred K. Baker in the Deed Recorded April 23, 1971 as Instrument No. 10874138, Official Records, described as follows:

All that portion of Parcel 1, as shown upon that certain Parcel Map, filed in Book 574 of Maps at Pages 50 to 52, Santa Clara County Records, being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 8, as said Lot is shown on the map of Tract No. 3279, filed July 26, 1962 in Book 150 of Maps, Page 19, in the Office of the Santa Clara County Recorder, being also a point in the Northeasterly line of said Parcel 1; thence, coincident with said Northeasterly line, along the arc of a 1060.00 foot radius curve to the left, 44.55 feet, through a central angle of 02° 24'28"; thence, parallel with and forty (40.00) feet Southeasterly of the Southeasterly line of said Lot 8, S. 41°00' 00" W. 136.59 feet; thence, coincident with the Southeasterly extension of the Southwesterly line of said Lot 8, N49°00' 00" W. 40.00 feet to the Southernmost corner of said Lot 8; thence, coincident with the Southeasterly line thereof N41°00' 00" E. 17.09 feet to the **Point of Beginning**.

Excepting therefrom , all of the following Transfer Area, being a portion of Parcel 1, as shown on that certain Parcel Map filed 574 of Maps, pages 50, 51, and 52, which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California, on June 17, 1987, in Book 574 of Maps, pages 50, 51 and 52, and described as follows;

BEGINNING at the southwest corner of Lot 20, as shown Map of Tract No. 3279, San Jose Highlands, Unit No. 1, recorded July 26th, 1962, in Book 150 of Maps, Page 19, 20, and 21, Santa Clara County Records, Thence, S 51° 05' 43" E, 312.86 feet; Thence, N 37° 16' 36" E, 230.21 feet; Thence N 43° 59' 50" W, 158.15 feet, Thence S 69° 47' 53" W, 290.94 feet to the **POINT OF BEGINNING**;

Described above Transfer Area containing 1.310 acres and containing 57,049 square feet more or less, and being a portion of Parcel 1 as shown on that certain Parcel Map recorded June 17, 1987, in Book 574 of Maps, Pages 50, 51, and 52, Santa Clara County Records, EXCEPTING THEREFROM the underground water or rights thereto, with no right of surface entry, as granted to San Jose Highlands Water Company, a Corporation by instrument recorded August 20, 1962 in Book 5689, page 516, Official Records.

The above described Parcel 'A' containing 42.064 acres gross, more or less.

END OF DESCRIPTION.

EXHIBIT "A"

LOT LINE ADJUSTMENT

PARCEL "B"

All that certain real property situate in the City of San Jose, County of Santa Clara, State of California, described as follows:

Parcel 3, as shown on that certain Map entitled "Parcel Map, being all of Record of Survey as recorded in Book 148 of Maps, Page 47, and Lots 9, 10, 11 of Tract 3279 and all of Pecos Point and lying entirely within the City of San Jose, California" which Map was filed for record in the Office of the Recorder of the County of Santa Clara, State of California on November 27, 1984 in Book 536 of Maps, pages(s) 23.

EXCEPTING THEREFROM the underground water rights thereto, with no right of surface entry, as granted to San Jose Highlands Water Company, a Corporation by instrument recorded August 20, 1962 in Book 5689, page 516. Official Record.

TOGETHER WITH the following Transfer Area, being a portion of Parcel 1, as shown on that certain Parcel Map filed 574 of Maps, pages 50, 51, and 52, which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California, on June 17, 1987, in Book 574 of Maps, pages 50, 51 and 52, and described as follows;

BEGINNING at the southwest corner of Lot 20, as shown Map of Tract No. 3279, San Jose Highlands, Unit No. 1, recorded July 26th, 1962, in Book 150 of Maps, Page 19, 20, and 21, Santa Clara County Records, Thence, S 51° 05' 43" E, 312.86 feet; Thence, N 37° 16' 36" E, 230.21 feet; Thence N 43° 59' 50" W, 158.15 feet, Thence S 69° 47' 53" W, 290.94 feet to the **POINT OF BEGINNING**;

Described above Transfer Area containing 1.310 acres and containing 57,049 square feet more or less, and being a portion of Parcel 1 as shown on that certain Parcel Map recorded June 17, 1987, in Book 574 of Maps, Pages 50, 51, and 52, Santa Clara County Records, EXCEPTING THEREFROM the underground water or rights thereto, with no right of surface entry, as granted to San Jose Highlands Water Company, a Corporation by instrument recorded August 20, 1962 in Book 5689, page 516, Official Records.

The above described Parcel 'B' containing 1.719 acres gross, more or less.

END OF DESCRIPTION.

This description was prepared by me or under my direction in accordance with the provisions of the California Professional Land Surveyors Act.

Kenneth M. Anderson, LS, 7523

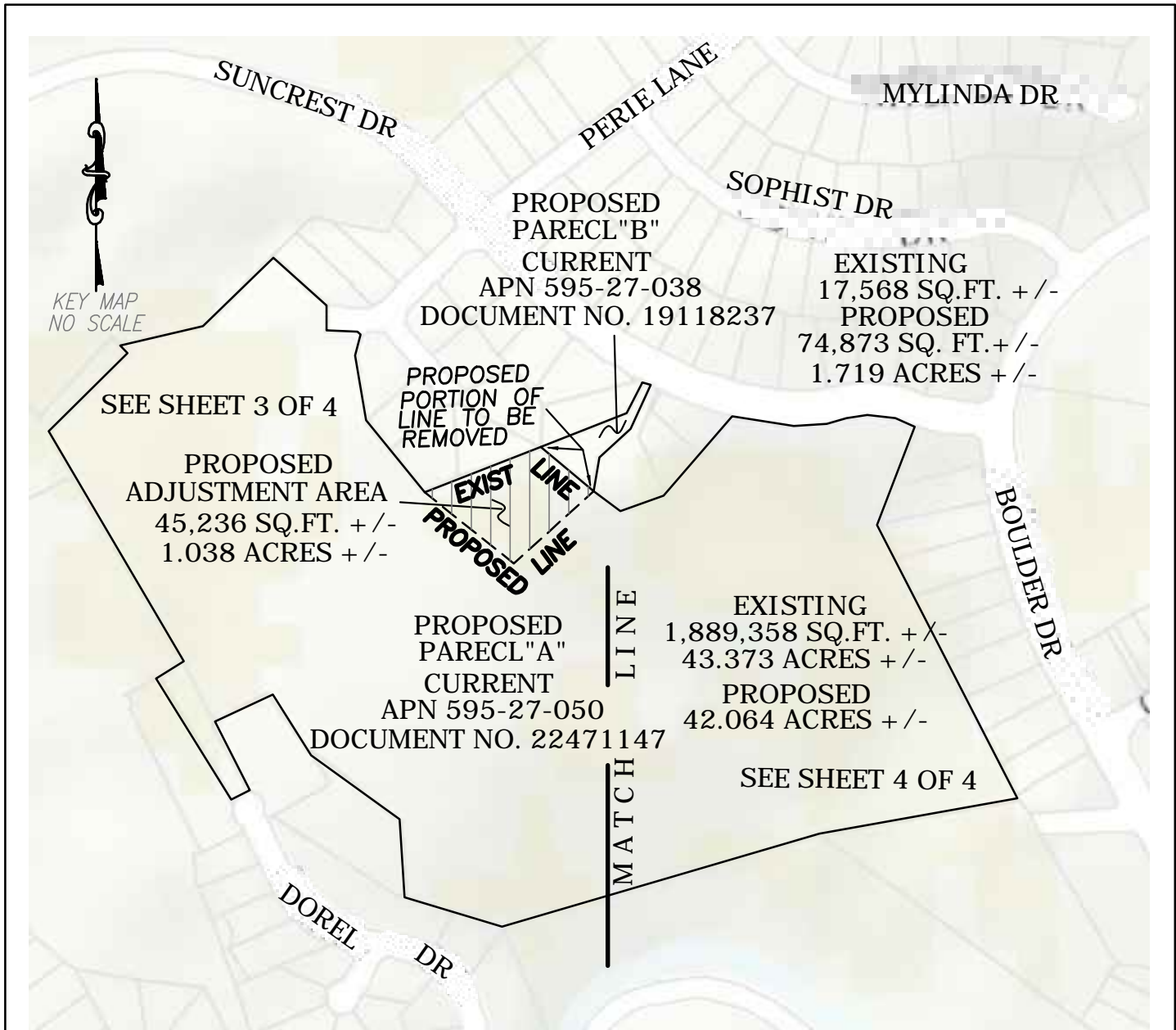
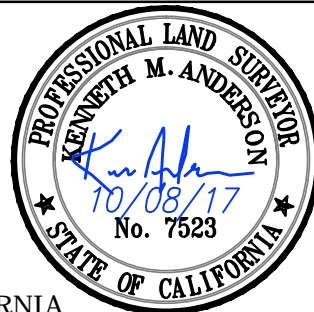


EXHIBIT "B"

**LOT LINE ADJUSTMENT PLAT
CONSISTING OF 4 SHEETS**

CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

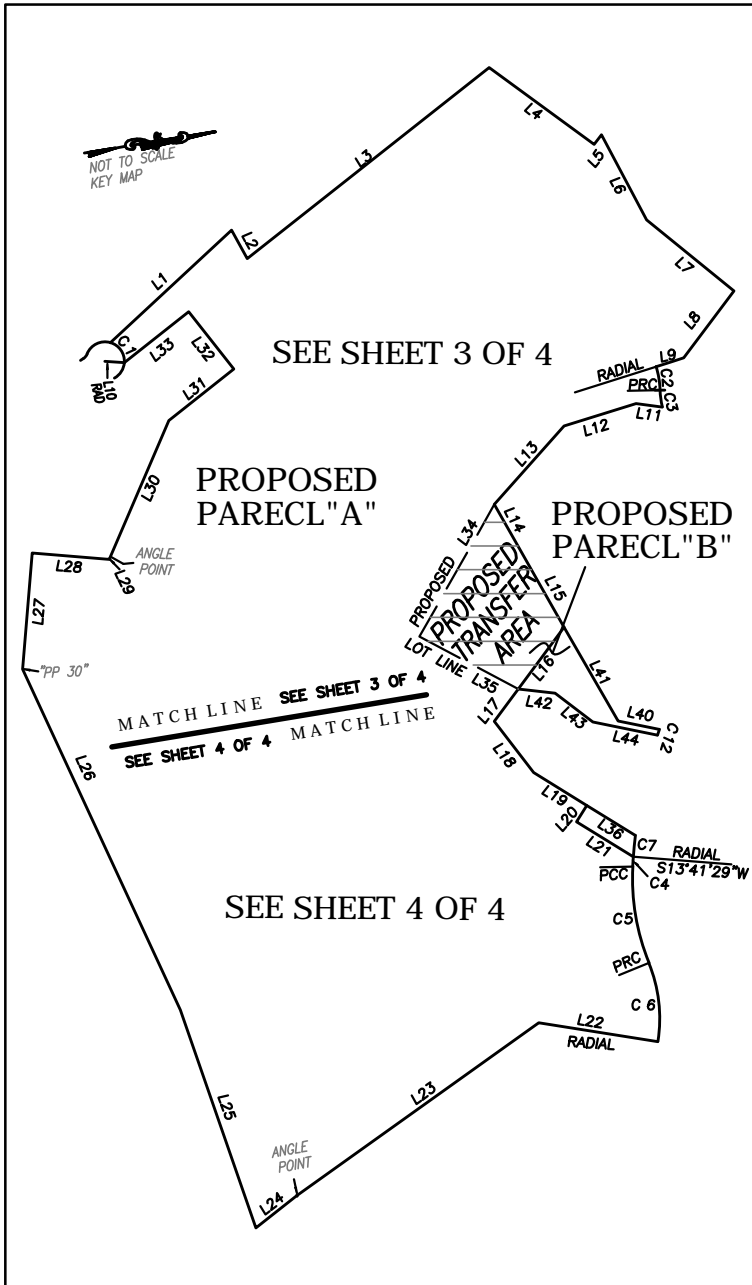
BAY LAND CONSULTING
P.O. BOX 299
SANTA CLARA, CA 95052
(408) 296-6000
KENNETH M. ANDERSON, LS 7523
PROFESSIONAL LAND SURVEYOR



PROJECT:	17079
NOT TO SCALE:	200 plot scale
PROJECT MGR:	KA
DATE:	10-08-17

CITY OF SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA
PLAT TO ACCOMPANY LEGAL DESCRIPTION

PLAT TO ACCOMPANY LEGAL DESCRIPTION




LINE TABLE

No.	BEARING	DISTANCE
L1	N33°32'46"W	340.39
L2	N70°25'16"E	66.65
L3	N28°54'44"W	634.47
L4	N45°39'18"E	268.00
L5	N44°20'42"W	25.00
L6	N71°29'19"E	198.71
L7	N48°26'31"E	231.50
L8	S43°46'24"E	172.03
L9	S 8°09'30"E	60.00
L10	S13°09'43"W	40.00
L11	S16°57'58"W	54.03
L12	S 7°56'21"E	155.21
L13	S38°57'58"E	216.08
L14	N69°47'53"E	88.00
L15	N69°47'53"E	202.94
L16	S44°00'00"E	158.15
L17	S44°00'00"E	82.76
L18	N62°00'00"E	133.00
L19	N41°00'00"E	128.57
L20	S49°00'00"E	40.00
L21	N41°00'00"E	136.69
L22	S18°19'20"W	248.00
L23	S26°10'57"E	611.87
L24	S28°46'00"E	107.48
L25	S80°18'27"W	474.87
L26	S74°29'03"W	772.69
L27	N75°54'30"W	239.70
L28	N14°05'30"E	160.00
L29	N75°54'30"W	2.43
L30	N57°19'30"W	308.85
L31	N29°01'07"W	170.42
L32	S61°03'40"W	150.00
L33	S28°56'20"E	168.72
L34	S51°05'43"E	312.86
L35	N37°16'32"E	230.22
L36	N41°00'00"E	117.09
L37	S24°48'00"E	7.50
L38	S65°12'00"W	60.00
L39	N24°48'00"W	7.50
L40	S20°48'12"W	85.92
L41	S69°20'23"W	222.65
L42	N15°47'20"E	76.27
L43	N46°47'20"E	97.95
L44	N20°48'12"E	135.10

CURVE TABLE

No.	Delta	Radius	Arc Length
C1	77°36'23"	40.00	54.18
C2	16°06'09"	175.00	49.18
C3	12°32'03"	160.00	35.00
C4	1°04'34"	1060.00	19.91
C5	25°35'15"	455.00	203.20
C6	31°17'40"	301.58	164.72
C7	2°24'28"	1060.00	44.55
C8	85°35'43"	40.00	59.76
C9	33°33'26"	20.00	11.71
C10	33°33'26"	20.00	11.71
C11	83°54'46"	40.00	58.58
C12	00°40'51"	1060.00	12.60

EXHIBIT "B"
 PLAT TO ACCOMPANY
 LEGAL DESCRIPTION
LINE AND CURVE TABLES
 LOT LINE ADJUSTMENT PLAT
 CONSISTING OF 4 SHEETS


 BAY LAND CONSULTING
 P.O. BOX 299
 SANTA CLARA, CA 95052
 (408) 296-6000
 DATE: 10-08-17
 SHEET 2 OF 4

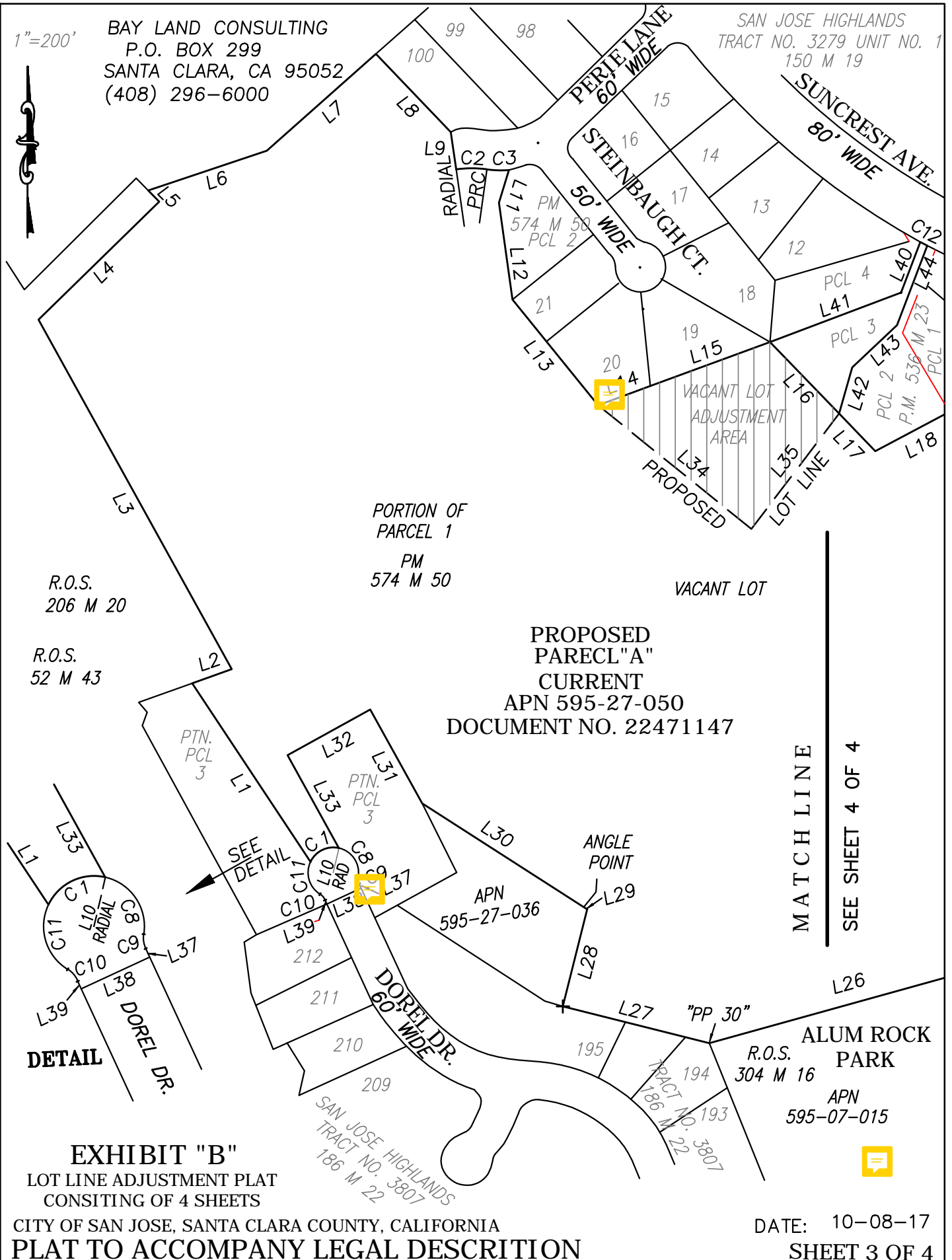
ALL DIMENSION ARE IS FEET AND DECIMALS THEREOF

1"=200'

BAY LAND CONSULTING
P.O. BOX 299
SANTA CLARA, CA 95052
(408) 296-6000



SAN JOSE HIGHLANDS
TRACT NO. 3279 UNIT NO. 1
150 M 19



PORTION OF
PARCEL 1
PM
574 M 50

VACANT LOT

PROPOSED
PARECL "A"
CURRENT
APN 595-27-050
DOCUMENT NO. 22471147

R.O.S.
206 M 20

R.O.S.
52 M 43

PTN.
PCL 3
SEE
DETAIL

APN
595-27-036

MATCH LINE
SEE SHEET 4 OF 4

DETAIL

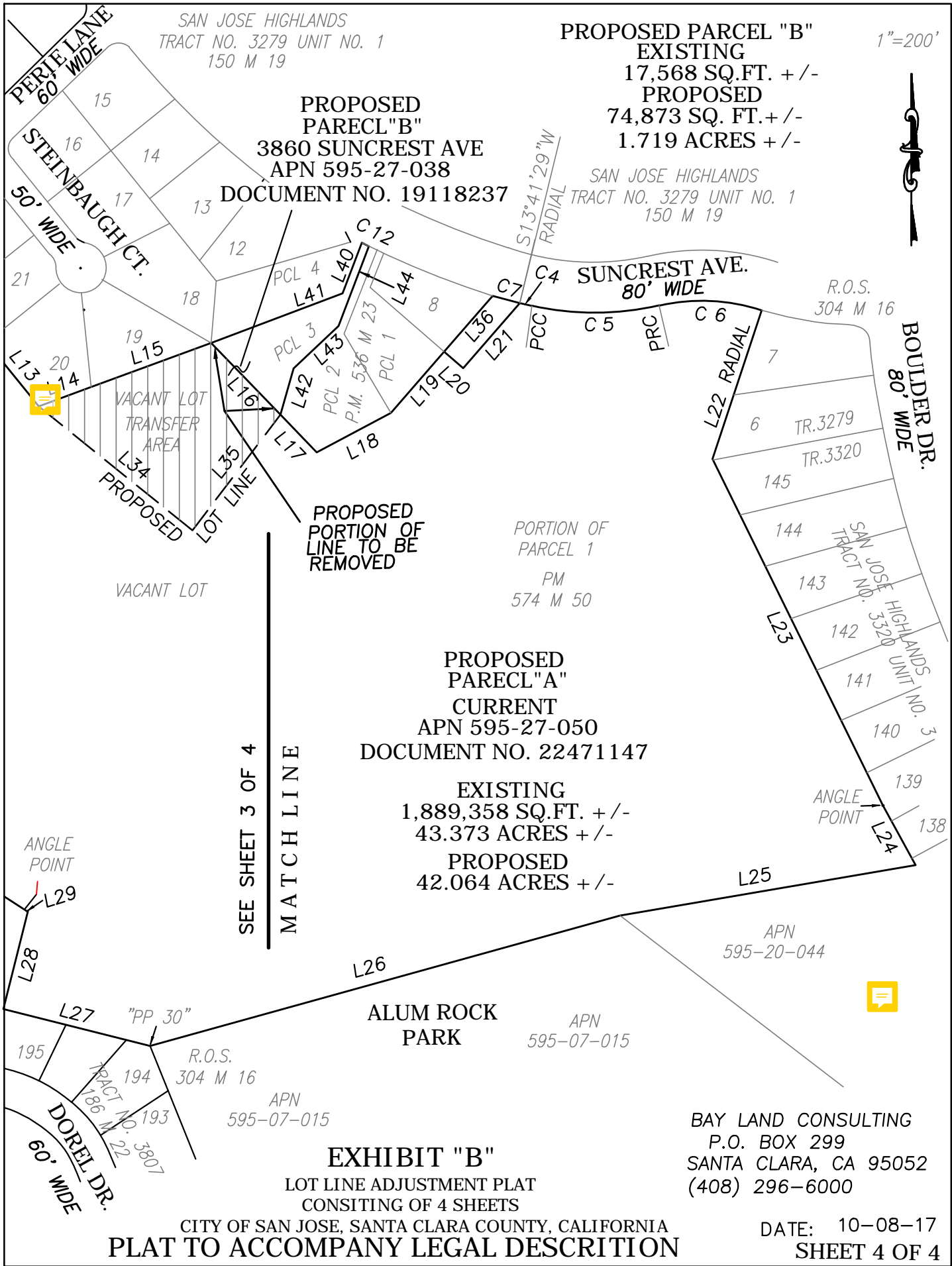
EXHIBIT "B"

LOT LINE ADJUSTMENT PLAT
CONSISTING OF 4 SHEETS

CITY OF SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA
PLAT TO ACCOMPANY LEGAL DESCRIPTION

DATE: 10-08-17
SHEET 3 OF 4





SAN JOSE HIGHLANDS
TRACT NO. 3279 UNIT NO. 1
150 M 19

PROPOSED PARCEL "B"
EXISTING
17,568 SQ.FT. +/-
PROPOSED
74,873 SQ. FT. +/-
1.719 ACRES +/-

1"=200'



PROPOSED PARCEL "B"
3860 SUNCREST AVE
APN 595-27-038
DOCUMENT NO. 19118237

SAN JOSE HIGHLANDS
TRACT NO. 3279 UNIT NO. 1
150 M 19

SUNCREST AVE.
80' WIDE

R.O.S.
304 M 16

BOULDER DR.
80' WIDE

VACANT LOT
TRANSFER AREA
PROPOSED LOT

PROPOSED PORTION OF LINE TO BE REMOVED

PORTION OF PARCEL 1
PM
574 M 50

PROPOSED PARCEL "A"
CURRENT
APN 595-27-050
DOCUMENT NO. 22471147

EXISTING
1,889,358 SQ.FT. +/-
43.373 ACRES +/-
PROPOSED
42.064 ACRES +/-

SEE SHEET 3 OF 4
MATCH LINE

ANGLE POINT

ANGLE POINT

APN 595-20-044

ALUM ROCK PARK

APN 595-07-015

R.O.S. 304 M 16
APN 595-07-015

BAY LAND CONSULTING
P.O. BOX 299
SANTA CLARA, CA 95052
(408) 296-6000

EXHIBIT "B"
LOT LINE ADJUSTMENT PLAT
CONSISTING OF 4 SHEETS
CITY OF SAN JOSE, SANTA CLARA COUNTY, CALIFORNIA
PLAT TO ACCOMPANY LEGAL DESCRIPTION

DATE: 10-08-17
SHEET 4 OF 4