



County of Santa Clara

Department of Planning and Development
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110
Phone: (408) 299-5700
www.sccplandev.org

STAFF REPORT Special Hearing by the Zoning Administrator August 10, 2023 **Item No. 1**

Staff Contact: Robert Cain, Associate Planner
(408) 299-5706, robert.cain@pln.sccgov.org

File: PLN23-095 Entertainment Event License for a One-Day Event

Summary: Consider a request for an Entertainment Event License for a one-day event (September 2, 2023). The proposed event will include up to 80 people (guests and volunteers). Volunteers and guests will be on site from 9:00 am until 4:00 pm. The event will include a lecture, chanting, prayer, and a potluck meal. Parking is proposed to occur at nearby James Lick High School and 282 Vista Avenue where guests will be shuttled to and from the event site.

Owner: Thanh Phan
Applicant: An Ton Meditation Center
Address: 4198 Gion Ave., San José, CA
APN: 601-02-047
Supervisory District: 2

Gen. Plan Designation: USA San José
Zoning: R1
Lot Size: 8,276 sq. ft.
Present Land Use: Single-Family
HCP: Not a Covered Project

RECOMMENDED ACTIONS

- A. Accept a Categorical Exemption under the common sense exemption Section 15061 (b)(3) of the CEQA Guidelines, Attachment A; and
- B. Deny the Entertainment Event Permit; or
- C. Grant the Entertainment Event Permit, pursuant to the Conditions of Approval outlined in Attachment B.

ATTACHMENTS INCLUDED

- Attachment A – CEQA Determination
- Attachment B – Preliminary Conditions of Approval
- Attachment C – Location and Vicinity Map
- Attachment D – Proposed Plans

PROJECT DESCRIPTION

The proposed project is a request for an Entertainment Event to commemorate a time of cultural significance on Saturday, September 2, 2023 at the *An Ton Meditation Center* (4198 Gion Avenue, San José) using existing facilities as well as a temporary port-a-potty and hand washing station. Parking is proposed to occur at nearby James Lick High School and at 282 Vista Avenue. Volunteers will arrive at 9 am and depart by 4 pm. Up to 80 people (guests and volunteers) are proposed to be present on the site. Proposed activities will take place out of doors, and include a lecture, chanting, prayer, and a pot-luck style meal.

The property is zoned R1, One-Family Residence, and includes a single-family residence that also houses the *An Ton Meditation Center*. Under the County Zoning Ordinance, the *An Ton Meditation Center* is allowed to operate under the requirements of a Home Occupation – General (refer to § 4.10.180) without additional permits, provided there is no more than one non-resident employee and other criteria in § 4.10.180 are followed. These include that no more than three clients or customers visit per day, and no more than ten visits per week. A gathering of a larger size requires a discretionary permit from the County, to include the Entertainment Event permit.

The project does not propose any new construction. The subject property is located in the Santa Clara Valley Habitat Plan (HCP) permit area and therefore is subject to Habitat Plan review; however this event would not qualify as a covered project.

Setting/Location Information

The 8,276-sq.-ft. parcel is currently the site of a single-family residence and detached garage. It is located on the corner of Gion Avenue and Staples Avenue in the Alum Rock area of San José and is within the unincorporated County. A fence surrounds the property, with gates located on both Gion and Staples Avenue. Surrounding uses are mostly single-family residences, with schools, religious institutions, and local-serving retail sprinkled throughout the immediate neighborhood. James Lick High School is located approximately a third of a mile south of the subject property. There is a capacity for over 100 vehicles at the parking lot at the corner of White Road and Alum Rock Avenue. This parking lot is already developed to meet parking standards. James Lick High School provided a letter confirming their agreement for the parking lot to be used during this event. 282 Vista Avenue is located approximately two thirds of a mile northeast of the subject property. It is under the same ownership as 4198 Gion Avenue. It is currently a vacant lot.

REASONS FOR RECOMMENDATIONS

A. Environmental Review and Determination (CEQA)

The proposed project's environmental impacts were analyzed, resulting in a Categorical Exemption (Attachment A). The project will not create any significant environmental impacts as the project contains no new construction, grading, or change in long-term use. Additionally, there are no special status species or habitat mapped in the project area. The project proposes a temporary, one-day event. As such, the project qualifies for a common sense exemption as described in Section 15061 (b)(3) of the CEQA Guidelines.

B. Project/Proposal

1. **General Plan:** Urban Service Area – San José

2. **Zoning Standards:** The Zoning Ordinance specifies the allowed by right uses in the R1 Zoning District, which do not include a public gathering of the proposed size.

C. Entertainment Event Findings:

All Entertainment Event Licenses are reviewed by County Staff including the County Sheriff's Office who advise the Zoning Administrator. The licenses are subject to specific findings, pursuant to Ordinance Code sections B3-111 through B3-125, for which the Zoning Administrator **may refuse to issue a license**. Any one of these findings is sufficient for the Zoning Administrator to refuse to issue the license. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the finding applies to the project is in plain text below.

1. **The event or associated activity would be injurious to the public health, safety or welfare.**

The proposed event is contained to a single, private property other than the parking, which will be accommodated at a nearby high school. The applicant continues to propose the use of a private site (282 Vista Avenue), which does not have sufficient capacity for all visitors. Staff has written a Condition of Approval (No. 4, refer to Attachment B) to require parking to only occur at James Lick High School because the 282 Vista Avenue site is not properly designed for parking and could present a danger to the community if used. Designated drivers will shuttle visitors between James Lick High School and 4198 Gion Avenue. The event will be held out of doors at 4198 Gion Avenue, which has two exits (one onto Gion Avenue, and one onto Staples Avenue). The Applicant will be required to ensure that the site does not exceed the capacity allowed in this license (if approved). The event will be required to conform to the County's Noise Ordinance (if the license is approved). Temporary sanitation facilities (one port-a-potty and one hand washing station) are proposed to be installed for the duration of the event. As such, the event or associated activity (as conditioned) would **not** be injurious to the public health, safety or welfare this finding would not constitute a reason for denial.

2. **The proposed mode of operation of the event is not in compliance with the provisions of this chapter.**

The County Code of Ordinances provides for a number of submittal requirements in Section B3-113, some of which directly relate to the operation of the event. The proposed project will not endanger public or private property. No. 13 on this list is "A certificate evidencing a public liability and property damage insurance policy issued by an insurance company authorized to do business in California naming the County of Santa Clara as co-insured and in an amount sufficient to cover any liability or damages that might arise from the event." While the applicant provided a certificate evidencing insurance on the home, and additional insurance for four days in late August and early September that includes **public liability and property damage**, the

certificate provided **does not** name the **County of Santa Clara as co-insured**. As such, the operation of the event would **not** comply with the provisions of Chapter VI of Division B3 and this finding **would** constitute a reason for denial.

3. **The person or organization applying for the license, or any officer or member thereof, or any owner of the real property upon which the event is proposed to occur has previously violated the provisions of this chapter or of any similar ordinance, law, rule or regulation of the County or another public agency that regulates circuses or entertainment events.**

Section B3-112 states “No person, partnership, association, corporation or other entity shall promote, sponsor, conduct, advertise or sell or furnish tickets or other types of written or oral authority for admission to a circus or entertainment event without first obtaining a license from the Zoning Administrator, except as otherwise provided in Section B3-126.” The An Ton Meditation Center has received a number of complaints for excessive gatherings, parking, and noise in the past. This has included Notices of Violation issued on February 2, 2022 (for operating a temple or meditation center at regular services and weekly events in excess of what is allowed under a General Home Occupation without permits), October 12, 2022 (for regular events occurring in excess of what is allowed under a General Home Occupation without permits), and June 9, 2023 (for hosting a public event and/or ceremony on May 27, 2023 exceeding limits allowed by the General Home Occupation without permits). The applicant sought a permit for the May 27, 2023 event but only two weeks prior to the event while the County Ordinance Code section B3-113 requires an application 90 days in advance of an event. The Applicant was informed that an Entertainment Event permit could not be issued, and that should an event be held without a permit it would result in a Violation. The fines for this violation have not been paid as of the writing of this Staff Report. According to the Sheriff’s Office, the property has also had a number of noise complaints over the past year, including for fireworks. As such, the Applicant and Property Owner have violated the provisions of Chapter VI of Division B3 and this finding **would** constitute a reason for denial.

4. **The applicant knowingly made a material misstatement of fact in the license application.**

The County is unaware of any material misstatement of facts in the license application. However, the County is concerned that the applicant included liquor liability in their additional insurance, and if liquor is intended to be served this should have been included in the application. The application lists bottled water and soda as the beverages. As such, unless liquor is intended to be served, this finding **would not** constitute a reason for denial.

5. **The activity is inconsistent with the applicable zoning regulations or any other law, ordinance or regulation.**

The proposed Entertainment Event is consistent with applicable laws, ordinances, and regulations if 1) this license is issued, 2) noise is kept to a level below the threshold listed in the Noise Ordinance, 3) a County Fire Marshal Permit is issued, and 4) no alcohol is served. As such, if the Conditions of Approval are met and the license issued, this finding would not constitute a reason for denial.

6. The Zoning Administrator shall deny a license application if a potential fire hazard or threat to life safety exists at the proposed location.

The proposed Entertainment Event will require additional permitting from the Fire Marshal's Office to ensure there is no potential fire hazard or threat to life safety. As such, if the Conditions of Approval are met and a Fire Marshal Permit is issued, this finding would not constitute a reason for denial.

Staff Recommendation

In conclusion, based on the unique circumstances and findings of fact described in the body of this report, Staff recommends that the Zoning Administration Hearing Officer deny the application for an Entertainment Event License. However, the above Findings (other than No. 6) do not require the Zoning Administrator to deny the application, they only *allow* the Zoning Administrator to deny. Pursuant to County Ordinance Code Section B3-116, the Zoning Administrator shall either continue the hearing, hold the matter under advisement or render a decision granting or denying the application. That section also requires the Zoning Administrator to consider the recommendation of the Sheriff. The Sheriff's office has provided that they have concerns surrounding traffic flow and the number of people at the location. They have also supplied that if the street is to be blocked off, there is a filing requirement that must be followed that includes informing affected neighbors of the temporary road closure. No road closure has been proposed. Should the Zoning Administrator choose to approve the License, it should be done so with the draft Conditions of Approval in Attachment B.

ADDITIONAL INFORMATION

Public Comments

No public comments were received as of the posting of this report.

BACKGROUND

Following previous Notices of Violation for hosting large gatherings without permits, the applicant submitted an application request on May 12, 2023, for an Entertainment Event Permit for a one-day event to be held on May 27, 2023. At a meeting with the Director of Planning and Development and Department Staff on May 19, 2023, the applicant was informed that there was not sufficient time to review the application before the proposed event. They were recommended to amend the application for a later date, and informed that one-day event permits were not a suitable long-term solution and that they should apply for a Use Permit if they want to hold regular events. They were also warned that if they hosted another event without permits, it would result in a further Violation of the County Codes. Following the meeting, the Applicant took the

following actions: 1) they requested that the application be amended for a date in late August or early September, 2) they submitted an Application Request for a Use Permit, but failed to submit all required checklist items, and 3) they hosted the May 27 event without permits.

On July 31, 2023, a public notice was mailed to all property owners within a 300-foot radius of 4198 Gion Avenue. As of August 2, 2023, staff has received no comments from the public related to this specific application.

STAFF REPORT REVIEW

Prepared by: Robert Cain, Associate Planner

DocuSigned by:
Robert Cain
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Reviewed by: Samuel Gutierrez, Principal Planner

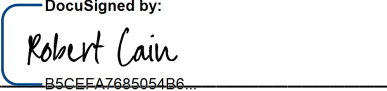
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Attachment A

Statement of Exemption from the California Environmental Quality Act (CEQA)

STATEMENT OF EXEMPTION

from the California Environmental Quality Act (CEQA)

FILE NUMBER PLN23-095	APN(S) 610-02-047	DATE 8/2/2023
PROJECT NAME Entertainment Event License; 4198 Gion Avenue, San José, CA	APPLICATION TYPE Entertainment Event License	
OWNER Thanh Phan	APPLICANT An Ton Meditation Center	
PROJECT LOCATION 4198 Gion Avenue, San José, CA		
PROJECT DESCRIPTION Entertainment Event License for a one-day event (September 2, 2023). Event will include up to 80 people (guests and volunteers). Volunteers and guests will be on site from 9:00 am until 4:00 pm. The event will include a lecture, chanting, prayer, and a potluck meal. Parking is proposed to occur at nearby James Lick High where guests will be shuttled to and from the event site.		
All discretionary development permits processed by the County Planning Office must be evaluated for compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended). Projects which meet criteria listed under CEQA may be deemed exempt from environmental review. The project described above has been evaluated by Planning Staff under the provisions of CEQA and has been deemed to be exempt from further environmental review per the provision(s) listed below.		
CEQA (GUIDELINES) EXEMPTION SECTION Section 15601(b)(3): The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.		
COMMENTS The subject property is in a built out suburbanized area zoned for and developed with single-family residential uses located within the Urban Service Area (USA) of the City of San José. There are no proposed modifications to the existing structures on site, nor are there new structures proposed other than temporary sanitation facilities and way-finding signage. Additionally, there is no proposed grading associated with the requested event. The proposed single-day event will not change the long-term use of the subject property and all temporary signs and structures will be removed following the close of the event. No special status species or habitat exists in the project site, and the project will not impact any watercourses or sensitive or protected wildlife or plant species.		
APPROVED BY: Robert Cain, Associate Planner	DocuSigned by:  B5CFEA7685054B6... Signature	8/2/2023 _____ Date

Attachment B

Preliminary Conditions of Approval

ATTACHMENT B
**PRELIMINARY CONDITIONS OF APPROVAL FOR BUILDING SITE APPROVAL,
 GRADING APPROVAL, AND VARIANCE**

Date: August 10, 2023

Owner/Applicant: Thanh Phan/An Ton Meditation Center

Location: 4198 Gion Avenue, San José (APN: 610-02-047)

File Number: PLN23-095

CEQA: Categorically Exempt – Section 15601(b)(3)

Project Description: Entertainment Event License. The request is for a one-day event (September 2, 2023). Event will include up to 80 people (guests and volunteers). Volunteers and guests will be on site from 9:00 am until 4:00 pm. The event will include a lecture, chanting, prayer, and a potluck meal. Parking is proposed to occur at nearby James Lick High School. There are no new structures or grading proposed. Temporary sanitation facilities will be provided. Approval is based on the plans submitted July 24, 2023. The project is located within the Santa Clara Valley Habitat Plan Area, but is not a covered project.

If you have any questions regarding the following conditions of approval, call the person whose name is listed below as the contact for that agency. They represent a specialty and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Robert Cain	(408) 299-5706	robert.cain@pln.sccgov.org
Environmental Health	Darrin Lee	(408) 918-3435	darrin.lee@deh.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5760	alex.goff@sccfd.org
Roads and Airports	Leo Camacho	(408) 573-2464	leo.camacho@rda.sccgov.org
Building Inspection	Brad Vedula	(408) 299-5700	brad.vedula@pln.sccgov.org
Sheriff	Sgt. J. Taylor	(408) 808-4404	jeffrey.taylor@shf.sccgov.org

STANDARD CONDITIONS OF APPROVAL

Planning

1. This event is licensed only for September 2, 2023. No rain date or makeup date is authorized.
2. The Entertainment Event is to take place in substantial conformance with the approved plans as presented at the Zoning Administrator hearing on August 10, 2023, consisting of plans submitted July 24, 2023, and as modified by the Conditions of Approval. Any additional changes to the proposed project, or modification to the grading or design may require a modification to the license, and may result in additional environmental review, pursuant to the California Environmental Quality Act. Changes are required to be submitted for review

and approval by the Zoning Administrator.

3. Guests and volunteers may not arrive prior to 9:00 a.m. or remain on site after 4:00 p.m.
4. Guest parking is not authorized on the street and must occur at James Lick High School.
5. No more than 80 non-residents of the property are allowed on site at any time. The property owner is responsible for ensuring this limit is not exceeded.
6. Sufficient drinking water and sanitary facilities are to be provided.
7. Way finding signage is to be posted to direct people where to park, and where to be picked up and dropped off by the shuttle service. This signing shall only be allowed during the duration of the event.
8. No noise amplification is allowed.
9. No fireworks are allowed.
10. This approval does not otherwise approve any unpermitted structures located on the property. All structures and grading located within Santa Clara County jurisdiction that require a permit are subject to compliance with and issuance of County permits.
11. **Prior to issuance of any permits or licenses**, the applicant shall pay all reasonable costs (including violation fees) owed to the Department of Planning and Development.

Sheriff

12. No road closures are authorized without prior approval of the County Sheriff.

Fire Marshal

13. A separate Fire Event Permit is required. Apply to the Planning Office for a Fire Event Permit, this will be a separate project number beginning with FMO instead of PLN like this submittal.
14. The Fire Event Permit application is to include, but isn't limited to the following. This will be a more detailed Fire review than the PLN application.
 - a. A detailed Site Plan of the Site. Include any covered areas that haven't been shown in the previous plan submittals.
 - b. Provide a maximum expected occupancy and an analysis stating what occupancy this site can have per CFC Chapter 10.
 - c. Fire extinguishers appear to be located inside the structures. Plans are to clarify the locations on the exterior of the structures.
 - d. Clearly show the egress door hardware and widths.
 - e. Clearly show the path of egress.
15. More information may be requested during the review of the Fire Permit.

Environmental Health

16. Per the County of Santa Clara Onsite Wastewater Ordinance Section B11-76, portable toilets at a particular location or event shall not exceed three consecutive days in duration.

17. Event shall comply with County of Santa Clara Noise Ordinance, B11-152 (Exterior Noise Standards).

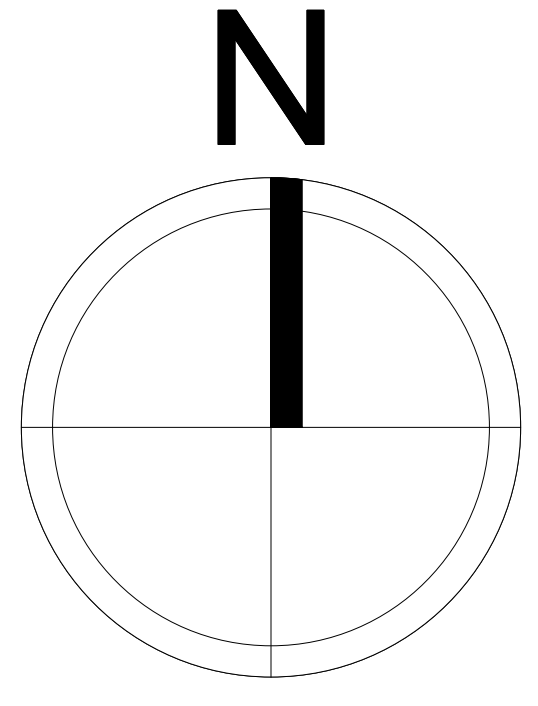
Attachment C

Location and Vicinity Map



Attachment D

Plans



- 1. Emergency gate Staples
- 2. Emergency gate Gion
- 3. Entrance is different exit
- 4 three fire extinguishers





4198 Gion ave for high level seeing the event area.



GENERAL NOTES

1. ALL CONSTRUCTION WORK AND ITS FINISHED PRODUCT SHALL COMPLY WITH THE ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, LAWS, AND REGULATIONS. IN CASE OF CONFLICTS, THE MOST RESTRICTIVE SHALL APPLY.

2. THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS.

NO GUARANTEE OF CONSTRUCTION QUALITY IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.

3. BUILDER SET DEFINITION : THESE PLANS ARE A "BUILDER SET". IT CONTAINS INFORMATION FOR BUILDING PERMIT AND GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR ARE FULLY SPECIFIED. THIS HAS BEEN PRODUCED FOR THE USE OF A KNOWLEDGEABLE AND EXPERIENCED CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY, SELECT, SOLVE, AND INSTALL ALL MATERIALS & EQUIPMENT.

4. BY EXECUTING CONTRACTS, PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL, CONTRACTOR REPRESENT THAT THEY HAVE :

4.1. VERIFIED EXISTING JOB SITE CONDITIONS AND SURROUNDINGS, LOCATIONS OF ALL UTILITY LINES, CONDUITS, SURFACE OR SUBSURFACE STRUCTURES, ETC. AND OF ANY NATURE THAT MAY BE AFFECTED BY THE WORK AND MADE DUE ALLOWANCES FOR DIFFICULTIES.

4.2. CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS WHICH SUPERCEDES SCALE OF DRAWINGS.

5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR OWNER OF ANY CONFLICTS, INCONSISTENCIES THEY DISCOVER WITHIN THE DRAWINGS OR EXISTING FIELD CONDITION PRIOR TO CONTINUE THE WORK IN THE AFFECTED AREA. IF THE AFFECTED AREA WORK IS CONTINUED WITHOUT ARCHITECT/ ENGINEER CLARIFICATION, INSTRUCTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY CHANGES, DEFECT.

6. THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT AND HIS/HER CONSULTANTS FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT AND ITS ASSOCIATES CONSULTANT.

7. UNLESS NOTICED AND ARRANGED BY OWNER, THERE WILL BE NO ARCHITECT OR ENGINEER OBSERVATION DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS OF THIS PROJECT.

8. CONTRACTOR OR SUBCONTRACTOR WILL NOT BE GIVEN ADDITIONAL PAYMENT FOR

1. FAILURE TO BE FAMILIAR WITH THE ABOVE MENTIONED CONDITION

2. WORK RELATED TO CONDITIONS THEY CAN DETERMINE BY EXAMINING THE SITE AND PLANS AND OTHER CONTRACT DOCUMENTS.

9. CONTRACTOR SHALL ACCEPT AND MAINTAIN THE EXISTING SITE, SURROUNDING, CONDITION, AND PROTECT NEW AND EXISTING WORK, EQUIPMENT, MATERIALS. DAMAGES CAUSED BY CONTRACTOR NEGLIGENCE, SHALL BE REPAIRED, REPLACED AS GOOD CONDITION AS BEFORE, AT THE EXPENSE OF THE CONTRACTOR.

10. DEMOLITION SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGING TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES.

11. ALL DEMOLISHED/REMOVED ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER. VERIFY WITH THE OWNER ON ITEMS TO BE SAVED AND STORED. ALL REMOVED ITEMS TO BE SAVED FOR REUSE SHALL BE HANDLED WITH CARE.

12. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS, IF ANY APPLICABLE.

APPLIED CODES

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE
County of Santa Clara Code of Ordinances

ALL CONTRACTORS SUBCONTRACTORS AND VENDORS BE LICENSED TO DO BUSINESS IN THE CITY OF FREMONT

PROJECT TEAM

OWNER:
PHAN THANH THIEN
4198 GION AVE
SAN JOSE, CA

DESIGNER:
ANH TRAN
408-607-0097
ANHTRAN1679@GMAIL.COM

CIVIL ENGINEER:
ANH TRAN LIC# C87379

PROJECT DATA

A.P.N. NO : 601-02-047
ZONING : R-1
OCCUPANCY GROUP : U
TYPE OF CONSTRUCTION : V-B
LOT AREA : 8,276 S.F.

EXISTING FLOOR : 1,598 S.F.
EXISTING GARAGE TO BE REMOVED : 240 S.F.
NEW ATTACHED GARAGE/WORKSHOP : 1,282 S.F.

C. TOTAL BUILDING AREA : 1,598 - 240 + 1,282 = 2,640 S.F.

BUILDING/LOT SIZE : 2,640 / 8,276 = 32%

FIRE SPRINKLERED? NO

SCOPE OF WORK

- REMOVE EXISTING 240S.F. GARAGE
- CONSTRUCT NEW 1,282S.F. ATTACHED GARAGE & WORKSHOP

ABBREVIATIONS:

A. B.	ANCHOR BOLT	EXP EXT	EXPANSION EXTERIOR	P/L	PROPERTY LINE
BD	BOARD	F	FILLER	PT	PAINT
BLDG	BUILDING	F.D.	FLOOR DRAIN	PLAS	PERIMETER PLASTIC
BLKG	BLOCKING	F.F.	FINISH FLOOR	PLYWD	PLYWOOD
BM	BEAM	F.G.	FINISH GRADE	RAD	RADIUS
B.N.	BOUNDARY NAIL	FT	FEET OR FOOT	REIN	REINFORCED
BOT	BOTTOM	FIN	FINISH	REQ	REQUIRED
BET	BETWEEN	FL	FLOOR	RM	ROOM
				RWD	REDWOOD
CAB	CABINET	FOS	FACE OF STUD	S	SOUTH/STAIN
CONC	CONCRETE	FRM	FRAME	SECT	SECTION
CONT	CONTINUOUS	FTG	FOOTING	SHT	SHEET
C.J.	CONSTRUCTION JOINT	GYP BD	GYP SUM BOARD	SIM	SIMILAR
C.L.	CENTER LINE	HDR	HEADER	SIMS	SIMILAR
CLG	CEILING	HDR	HEADER	SQ	SQUARE
CLR	CLEAR	HORZ	HORIZONTAL	STD	STANDARD
CMU	CEMENT MASONRY UNIT	HR	HANDRAIL	STD	STANDARD
COL	COLUMN	IN	INCHES	TYP	TYPICAL
CONC	CONCRETE	INSUL	INSULATION	T.P.	TOP PLATE
CONN	CONNECTION	INT	INTERIOR	UON	UNLESS OTHERWISE NOTED
CONT	CONTINUOUS				
C.P.	CEMENT PLASTER	JST	JOIST	VERT	VERTICAL
CPT	CARPET CENTER	JT	JOINT	V.L.F.	VERIFY IN FIELD
CTR				V.T.	VINYL TILE
DBL	DOUBLE	MAT	MATERIAL	W.	WEST
DEF	DEFLECTION	MAX	MAXIMUM	WITH	WITH
DET	DETAIL	MECH	MECHANICAL	WC	WALL COVERING
DR	DOOR	MIN	MINIMUM	WD	WOOD
DW	DISHWASHER	(N)	NORTH	WO	WITHOUT
DWG	DRAWING	(N)	NEW	W/W	WHERE OCCURS
		NIC	NOT IN CONTRACT	WP	WATERPROOF
E.	EAST	N.T.S.	NOT TO SCALE		
(E)	EXISTING				
ELEC	ELECTRICAL	O.C.	ON CENTER		
E.N.	EDGE NAILING	O.H.	OVERHANG		
E.S.	EACH SIDE				
E.W.	EACH WAY				

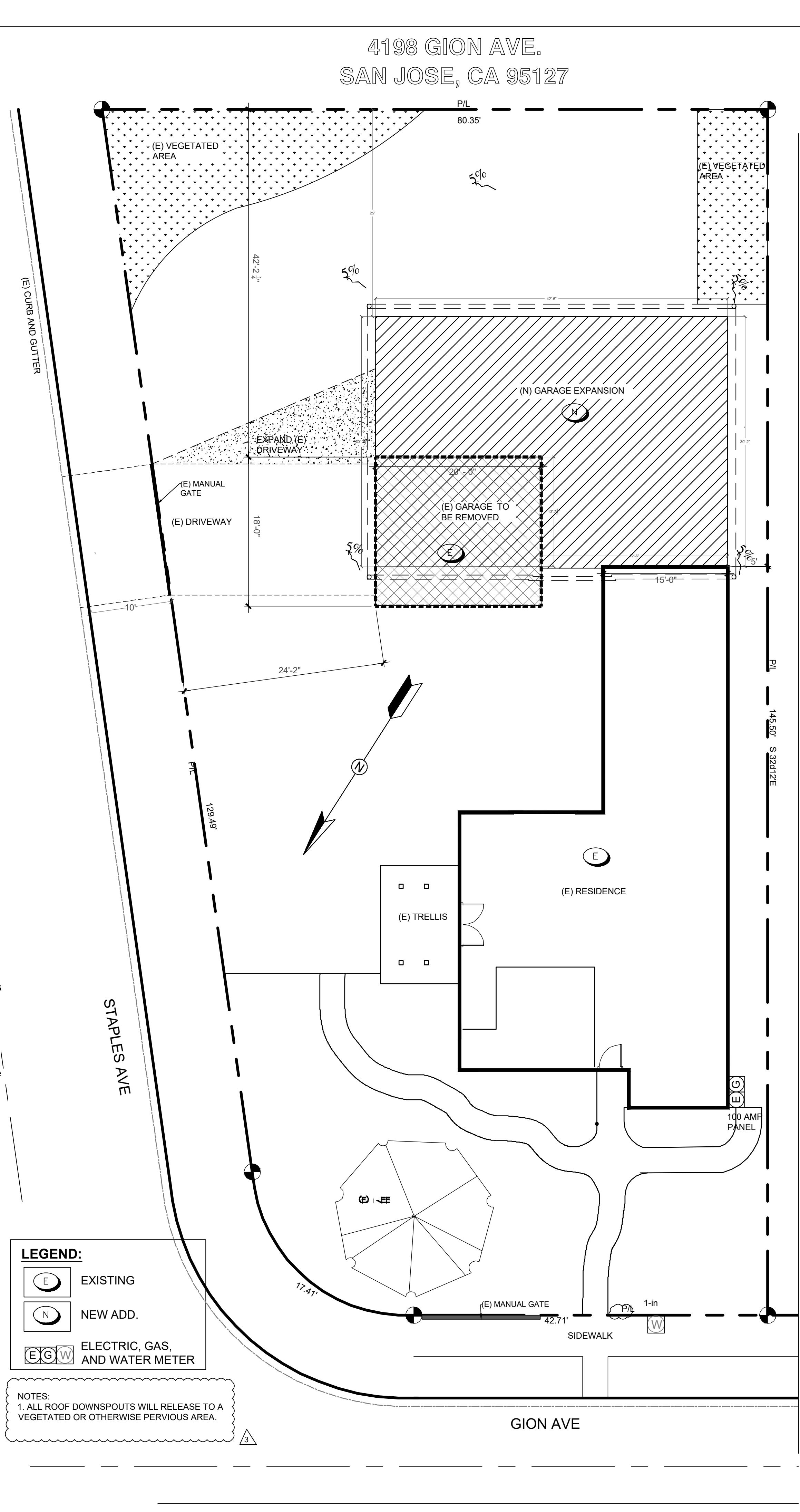
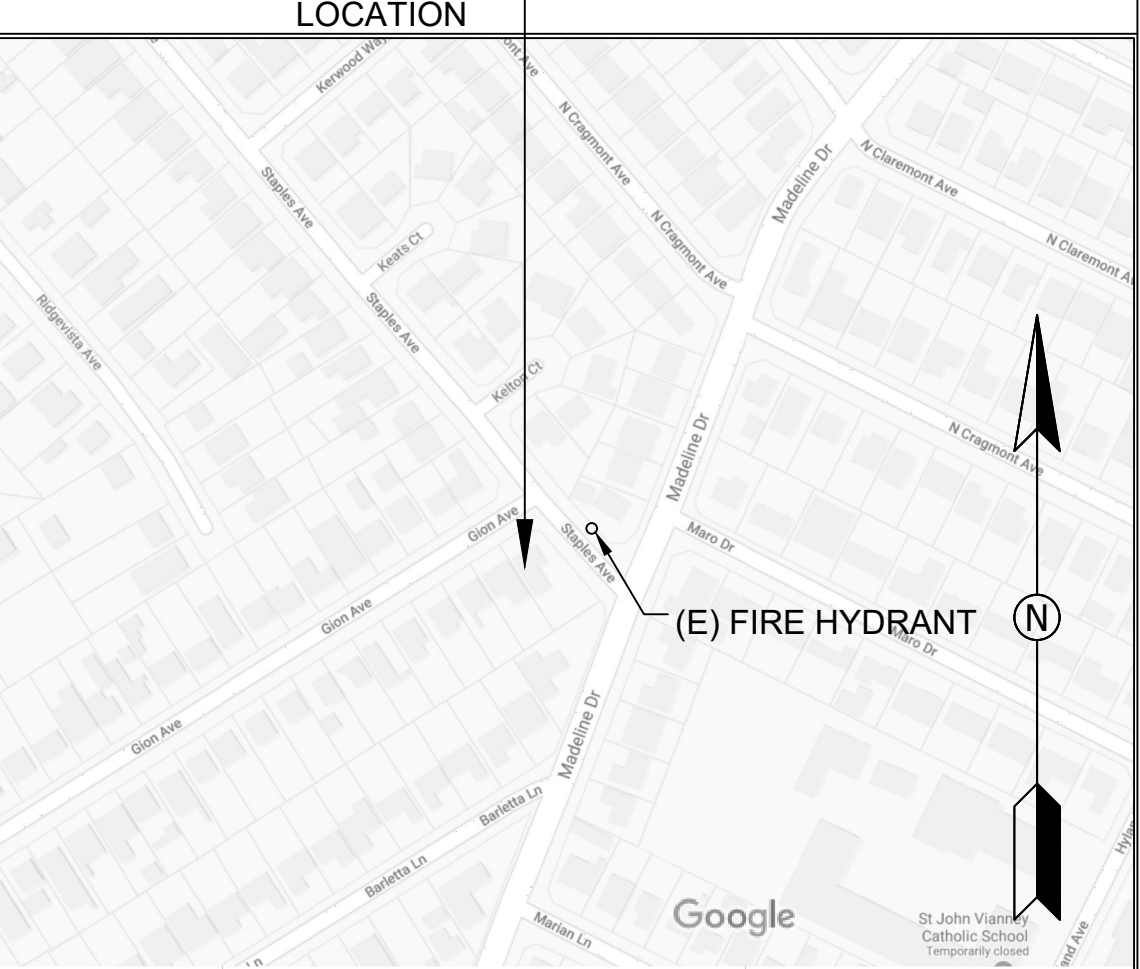
SHEET INDEX

A-0 COVER SHEET, SITE PLAN & NOTES
A-0.1 BEST MANAGEMENT PRACTICES
A-1 EXISTING AND PROPOSED FLOOR PLANS
A-2 ROOF AND ELECTRICAL PLANS
A-3 ELEVATION PLANS
A-4 SECTION & DETAIL
S-0 STRUCTURAL NOTES
S-1 STRUCTURAL PLANS

ANY ALTERATIONS, ADDITIONS OR IMPROVEMENT SHALL REQUIRE ALL NON-COMPLAINT PLUMBING FIXTURES TO BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES. NON-COMPLAINT FIXTURES SHALL BE REPLACED PRIOR TO FINAL PERMIT APPROVAL OR ISSUANCE OF CERTIFICATE OF OCCUPANCY BY THE COUNTY (SB 407)

Per California Civil Code Article 1101.4 and CALGreen 4.303.1, for all building alterations or improvements to a single family residential property, existing non-compliant plumbing fixtures in the entire house shall be upgraded. Water closets with a flow rate in excess of 1.6 gpf will need to be replaced with water closets with a maximum flow rate of 1.28 gpf. Shower heads with a flow rate greater than 2.5 gpm will need to be replaced with a maximum 1.8 gpm shower head. Lavatory and kitchen faucets with a flow rate greater than 2.2 gpm will need to be replaced with a faucet with maximum flow rate of 1.2 gpm (or 1.8 gpm for kitchen faucets)

PROJECT LOCATION



LEGEND:

- (E) EXISTING
- (N) NEW ADD.
- EGW ELECTRIC, GAS, AND WATER METER

NOTES:
1. ALL ROOF DOWNSPOUTS WILL RELEASE TO A VEGETATED OR OTHERWISE PERVIOUS AREA.

JURIDISTION APPROVAL

- DEFERRED SUBMITTALS:
- PRE-FABRICATED TRUSS

NOTES:

SOLID WASTE NOTES:

- WEEKLY GARBAGE, RECYCLING AND ORGANIC COLLECTION SERVICES ARE REQUIRED FOR ALL RESIDENTIAL PROPERTIES AND ARE PROVIDED EXCLUSIVELY BY REPUBLIC SERVICES.
- GARBAGE AND RECYCLING CARTS MUST BE ALWAYS BE HIDDEN FROM PUBLIC VIEW, EXCEPT ON COLLECTION DAYS. 27 SQUARE FEET OF STORAGE SPACE IS REQUIRED IN THE GARAGE FOR GARBAGE, RECYCLING AND ORGANICS CARTS. IF SUFFICIENT GARAGE SPACE IS NOT AVAILABLE, RESIDENTS MUST HAVE UNRESTRICTED ACCESS TO THE SAME AMOUNT OF EXTERIOR STORAGE IN THE SIDE OR BACKYARDS.

CONSTRUCTION AND DEMOLITION:

- DURING CONSTRUCTION AND DEMOLITION, ALL DEBRIS MUST BE REMOVED BY THE COUNTY'S ONLY APPROVED HAULER, REPUBLIC SERVICES, USING THEIR DEBRIS BOX SERVICE. NO OTHER ENTITY IS AUTHORIZED TO COLLECT AND TRANSPORT MATERIAL GENERATED WITHIN FREMONT. THERE IS AN EXCEPTION FOR DEBRIS BOXES CONTAINING ONLY SEPARATED SOIL, CONCRETE OR ASPHALT.
- ALTERNATIVE, THE CONSTRUCTION OR DEMOLITION CONTRACTOR MAY REMOVE MATERIALS FROM THE JOBSITE, USING THEIR OWN EQUIPMENT, VEHICLES, AND EMPLOYEES, AS AN INCIDENTAL PART OF A TOTAL CONSTRUCTION SERVICE OFFERED BY THAT CONTRACTOR. CONTRACTORS WHO SELF-HAUL DEBRIS IN THEIR OWN VEHICLE MUST DELIVER THE MATERIAL TO AN APPROVED RECYCLING FACILITY.
- LOADS OF SEPARATED RECYCLABLE MATERIALS (ONLY SOIL, ASPHALT OR CONCRETE) CAN NOT CONTAIN MORE THAN 10% GARBAGE OR OTHER NON-RECYCLABLE MATERIAL BY WEIGHT OR VOLUME.
- PLANT AND TREE DEBRIS MUST BE SEPARATED FROM OTHER WASTE.
- ALL DISPOSAL AND RECYCLING RECEIPTS MUST OFFICIALLY LIST SANTA CLARA AS THE COUNTY OF ORIGIN TO BE COUNTED TOWARD THE DIVERSION REQUIREMENT

SINGLE FAMILY HOUSE

4198 GION AVE
SAN JOSE, CA 95127

NEW GARAGE /WORKSHOP

AMERICAN BASELINE INC

DESIGN SERVICES

T: 408.607.0097
anhtran1679@gmail.com

SHEET TITLE

REVISION

- Revised for comments on 4/16/20
- Revised for comments on 9/22/20
- Revised for comments on 11/17/20

DATE 11/17/20
DRAWN AT
SCALE AS SHOWN
SHEET

A-0

SITE PLAN

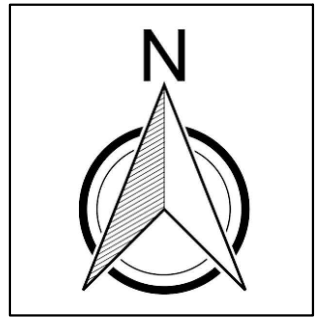
4198 Gion Ave

San Jose, CA 95127

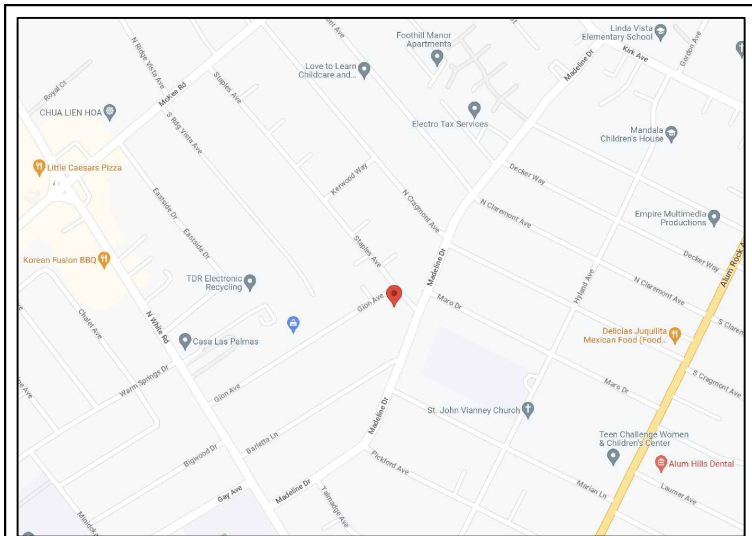
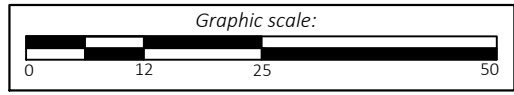
Parcel ID: 601-02-047

Lot area: 0.20 Acres

Paper Size: 11"x17"



scale 1"=30'



VICINITY MAP

SITE PLAN

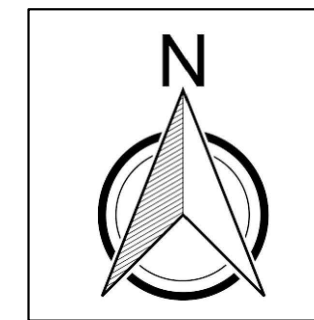
4198 Gion Ave

San Jose, CA 95127

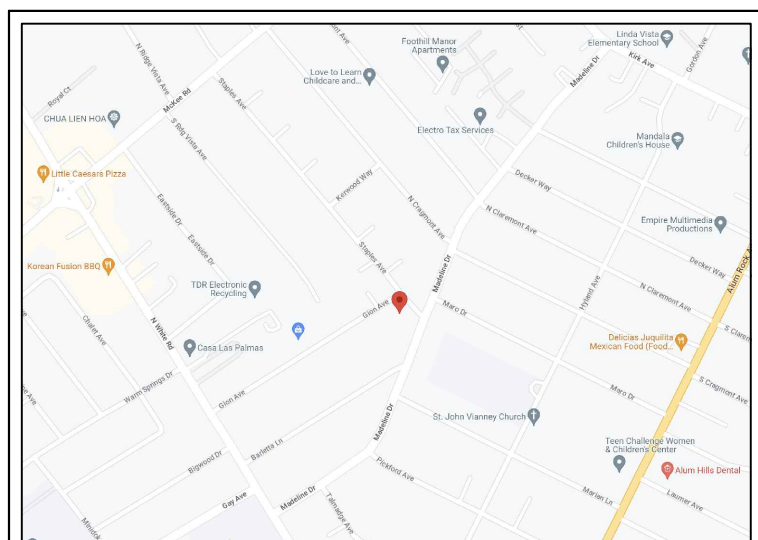
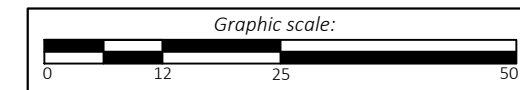
Parcel ID: 601-02-047

Lot area: 0.20 Acres

Paper Size: 11"x17"

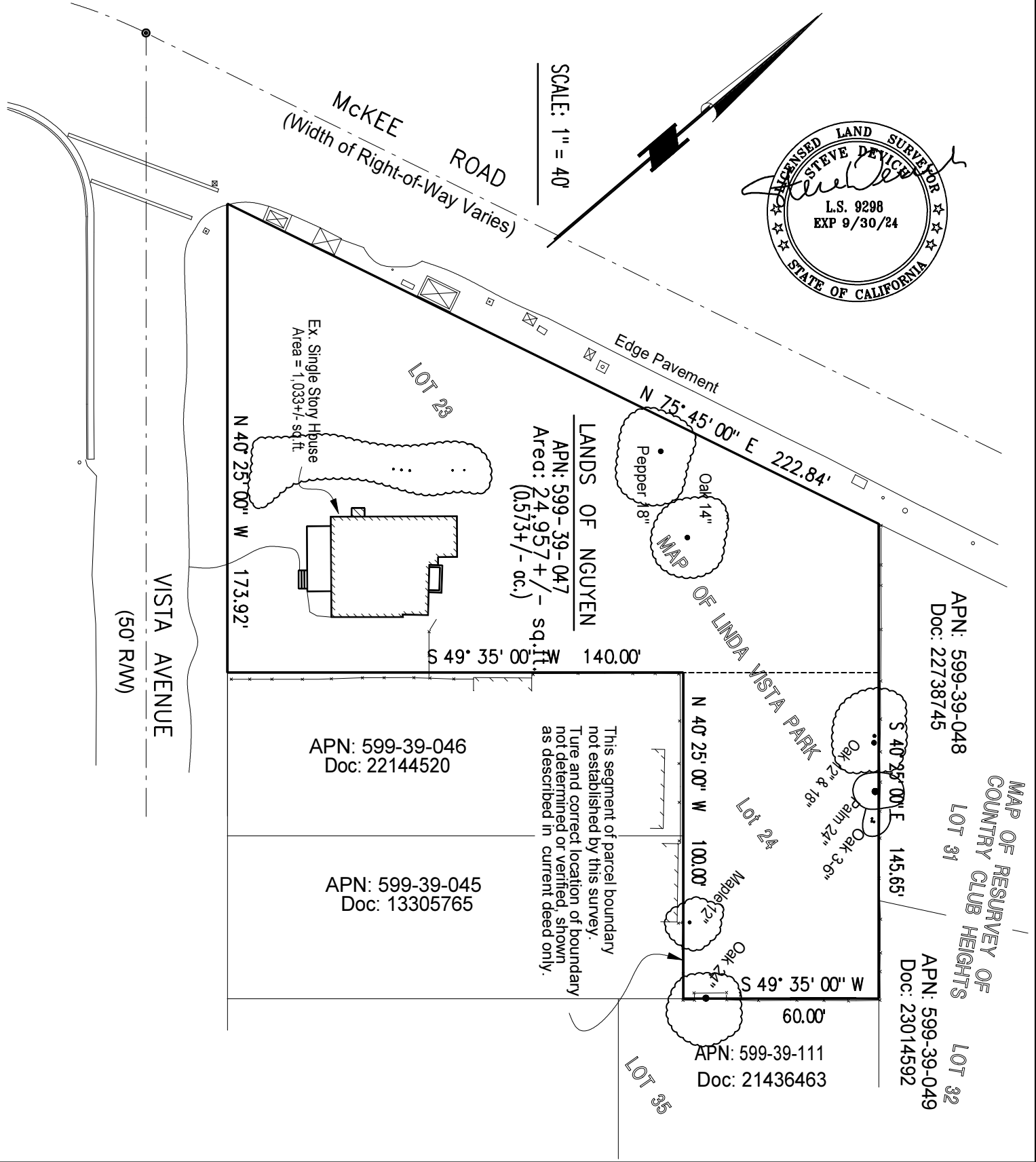


scale 1"=30'

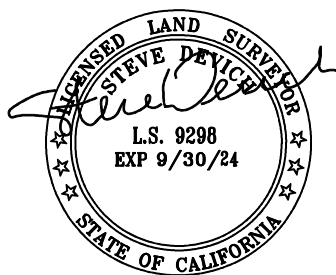


VICINITY MAP





SCALE: 1" = 40'



McKEE ROAD
(Width of Right-of-Way Varies)

VISTA AVENUE
(50' R/W)

APN: 599-39-046
Doc: 22144520

APN: 599-39-045
Doc: 13305765

LANDS OF NGUYEN
APN: 599-39-047
Area: 24,957 +/- sq. ft.
(0.573 +/- ac.)

This segment of parcel boundary not established by this survey. True and correct location of boundary not determined or verified, shown as described in current deed only.

APN: 599-39-048
Doc: 22738745

MAP OF RESURVEY OF COUNTRY CLUB HEIGHTS

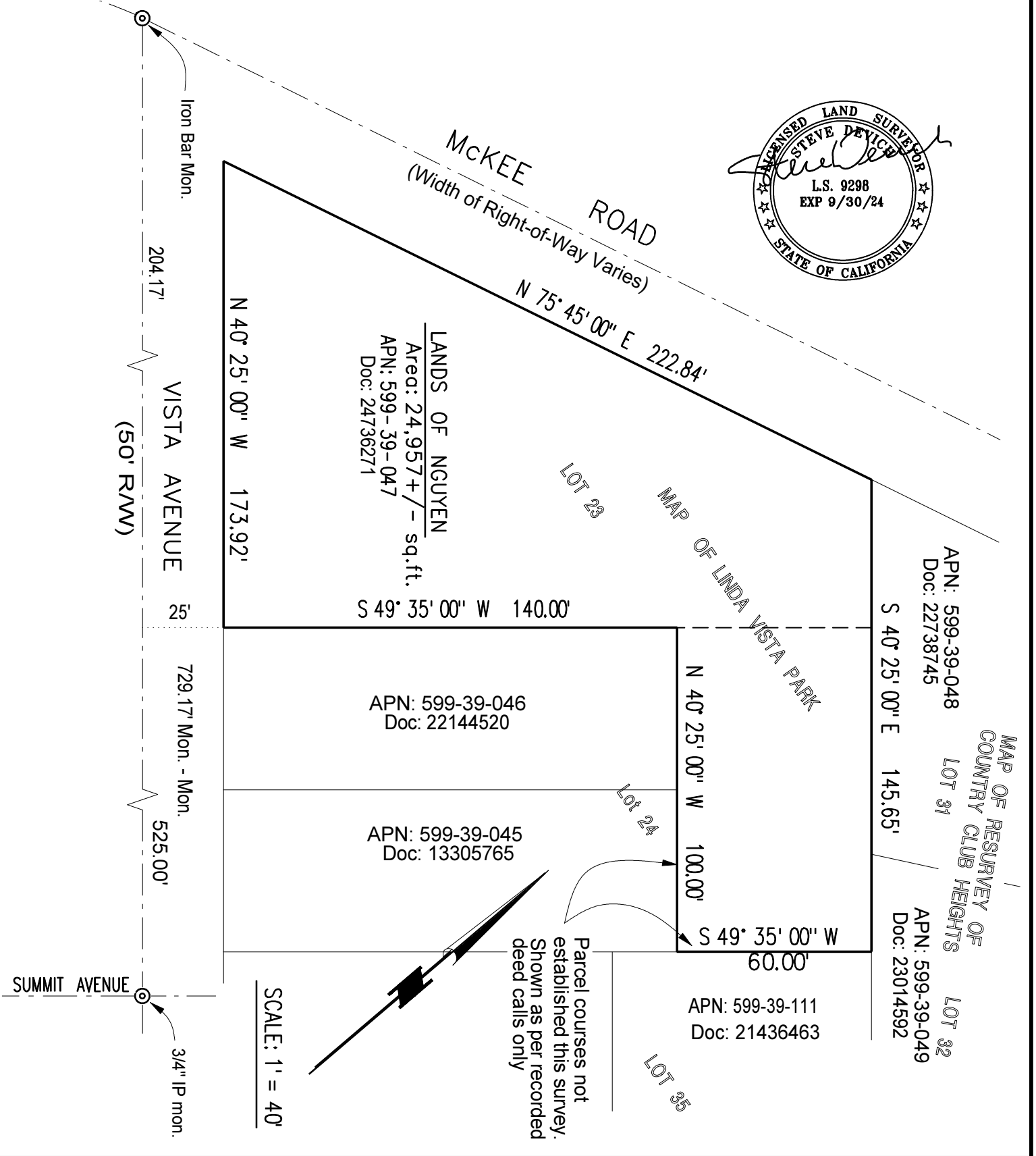
APN: 599-39-049
Doc: 23014592

APN: 599-39-111
Doc: 21436463

Alcon Engineering
25263 La Loma Dr., Los Altos, CA 94022
(650) 308-5228

EXHIBIT "A"
SITE PLAN
FOR PLANNING PURPOSES

DATE	3/15/23
SCALE	1" = 40'
JOB #	2845.120
DRAWN BY :	SD
SHEET	1 OF 3



Alcon Engineering
25263 La Loma Dr., Los Altos, CA 94022
(650) 308-5228

EXHIBIT "B"

PLAT OF PARCEL BOUNDARY FOR PLANNING PURPOSES

DATE	3/15/23
SCALE	1" = 40'
JOB #	2845.120
DRAWN BY :	SD
SHEET	2 OF 3

Parcel Boundary shown hereon, being that as established per subdivision map "Highlands Terrace", recorded in book 47 of Maps at Pages 6-8 and retraced in Corner Record #200 filed in the Office of the San Mateo County Surveyor.

Aforementioned Subdivision map on file in the Office of the San Mateo County Recorder.

All monuments utilized for field survey were found to be of correct character and occupying the positions as shown on said reference maps and are sufficient to enable survey to be retraced.

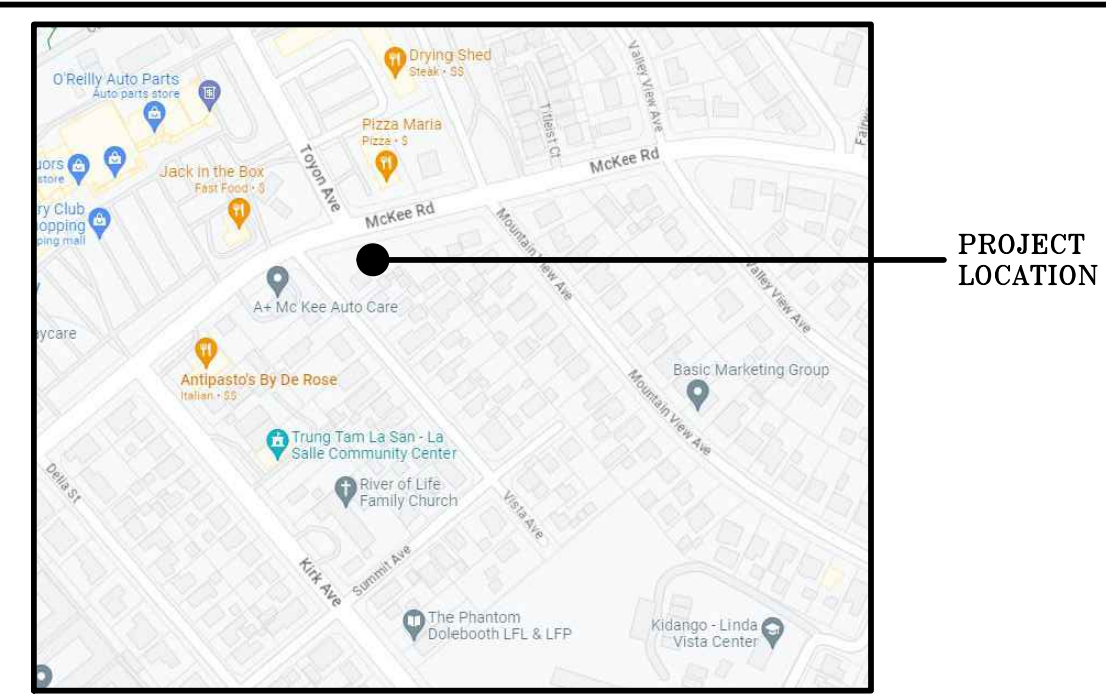
All distances and dimensions are shown in feet and decimals.

A current Title Report for subject property has not been examined by Alcon Engineering, easements of record may exist that are not shown on this map.

Project Benchmark:

Santa Clara Valley Water District Benchmark #440, Brass Dist at Top-of-Curb Southeasterly Side of Alum Rock Ave. @ Kirk Ave. Southeasterly from the intersection of Crystal Springs Road.

Elevation: 220.28' (NAVD 83)



VICINITY MAP

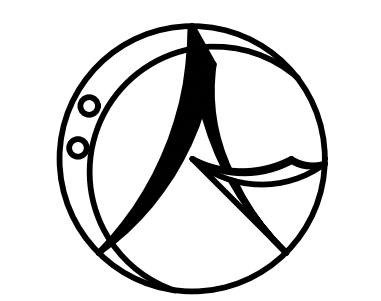
PROJECT OWNER
 THANH PHAN
 PTT2921@GMAIL.COM
 (408) 966-8908

DESIGNER
 THANH PHAN
 PTT2921@GMAIL.COM
 (408) 966-8908

GENERAL CONTRACTOR
 THANH PHAN
 PTT2921@GMAIL.COM
 (408) 966-8908

PROJECT LOCATION: APN 599-39-047
 282 VISTA AVENUE
 SAN JOSE CA 95127

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS



ACE & Associates
 18035 DUNOON BAY POINT CT
 HOUSTON, TX 77429

PROPOSAL:
VALET PARKING
282 VISTA AVENUE
SAN JOSE CA 95127

PROJECT DIRECTORY

9	PROJECT DIRECTORY	5	PROJECT DATA	1
6	SCOPE OF WORK	6	SHEET INDEX	2

SCOPE OF WORK

PROPOSED VALET PARKING SPACES FOR AN TON MEDITATION @ 4198 GION AVENUE, SAN JOSE, CA 95127

A1.1 TITLE/SITE PLAN

KEY NOTES

- 1 LANDSCAPE
- 2 HC SIGN RE:
- 3 SIX INCH CURB, TYPICAL
- 4 PAINTED STRIPPING
- 5 SIDE WALK
- 6 WHEEL STOP
- 7 EXISTING SITE TO REMAIN
- 8 EXISTING HOUSE TO REMAIN
- 9 EXISTING FENCE TO REMAIN
- 10 ONE WAY DRIVEWAY

- VERIFY ALL INFORMATION SHOWN WITH CIVIL, MEP, LANDSCAPE & OTHER DRAWINGS. IF DISCREPANCIES EXIST, CONSULT WITH DESIGNER & ENGINEER(S) PRIOR TO CONSTRUCTION.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK. COMPARE EXISTING CONDITIONS WITH THE PROPOSED WORK. IF FIELD CONDITIONS OR DIMENSIONS ARE FOUND TO DIFFER FROM THOSE INDICATED ON DRAWINGS, NOTIFY THE DESIGNER & ENGINEER IMMEDIATELY. DO NOT PROCEED UNTIL DISCREPANCIES ARE RESOLVED.
- INFORMATION CONTAINED ON THE ARCHITECTURAL SITE DRAWING(S) HAS BEEN TAKEN FROM SURVEYS AND CIVIL DRAWINGS PROVIDED TO THE DESIGNER. THE INTENT OF ARCHITECTURAL SITE DRAWING(S) IS TO INDICATE THE OVERALL RELATIONSHIP OF THE ARCHITECTURAL SITE DRAWING(S). RE: CIVIL DRAWINGS, SURVEYS, & OTHER DRAWINGS FOR CONSTRUCTION PURPOSES.
- THE ARCHITECTURAL SITE DRAWING(S) SHOWS LOCATION OF SIDEWALKS. RE: CIVIL FOR CONSTRUCTION DETAILS, JOINTS, ETC... WHERE NOT SPECIFICALLY INDICATED ON THIS DRAWINGS, PROVIDE CJ & EJ PER CIVIL DRAWINGS & SPECS.
- ALL APPROVALS SHALL OBTAINED FROM AUTHORITIES HAVING JURISDICTION ON THIS PROPERTY PRIOR TO CONSTRUCTION.
- REFER STRUCTURAL FOUNDATION FOR CONTROL JOINTS
- DO NOT EXCEED 1:20 (5%) SLOPE ON PAVING AND SIDEWALKS. DO NOT EXCEED 1:50 (2%) SLOPE ON LANDINGS AT DOORS, CROSS SLOPE ON SIDEWALKS & RAMPS. IF ELEVATIONS & DIMENSIONS INDICATED ON DRAWING(S) EXCEED THESE SLOWS, CONSULT DESIGNER & ENGINEER PRIOR ANY WORKS.

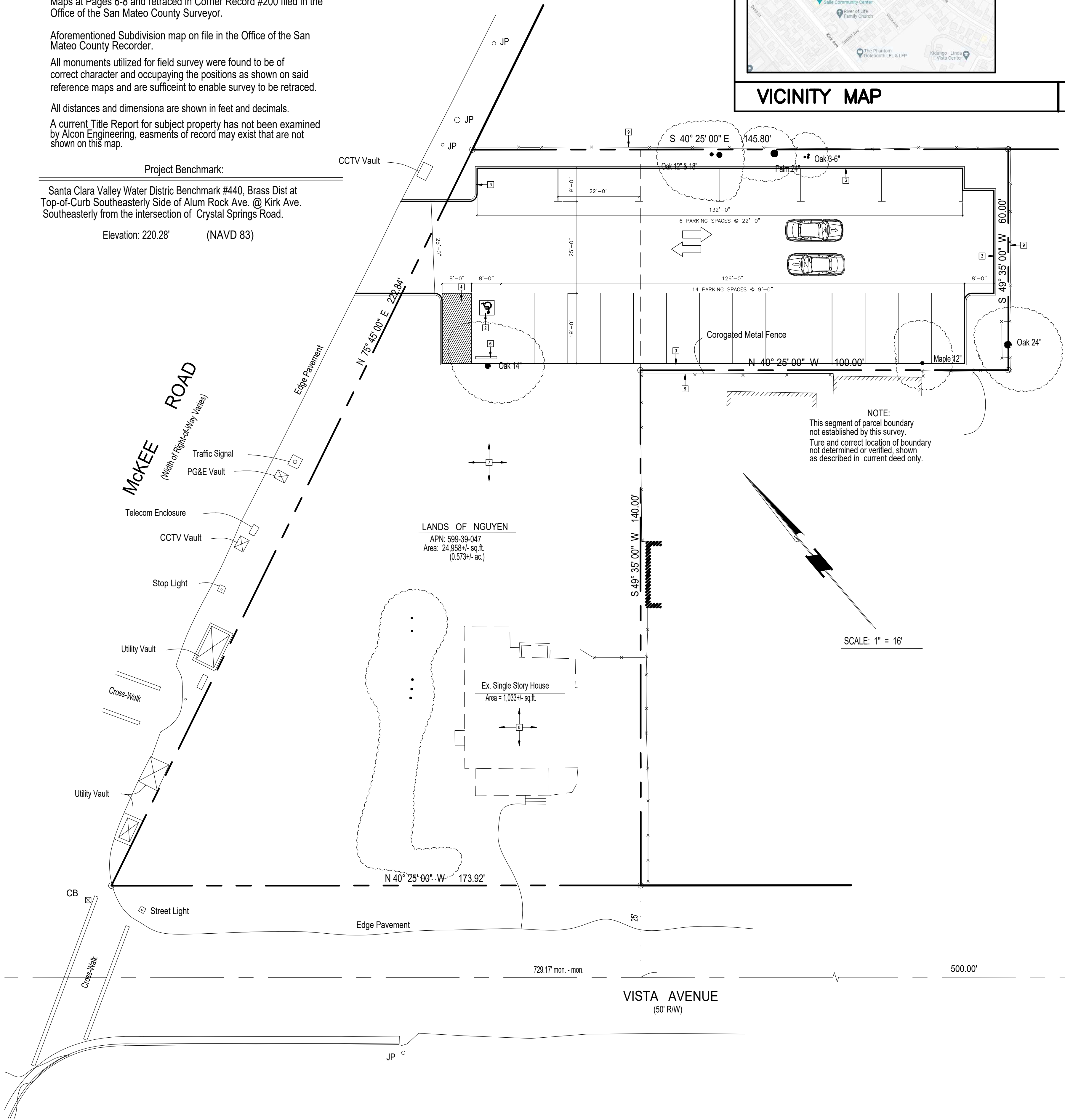
SHEET CONTENT:
TITLE
SITE PLAN
GENERAL CODE
INFORMATION

No.	Revision/Issue	Date
1	PERMIT TO CONSTRUCTION	05-01-2023

City:
 SAN JOSE, CA

Project Name and Address:
 VALET PARKING
 282 VISTA AVENUE
 SAN JOSE, CA 95127

Prepared by: LONG NGUYEN	Scale: 1"=16'-0"
Date: 07/30/2023	Sheet No.: A1.0



ARCHITECTURE SITE PLAN **SCALE: 1" = 16'-0"** **8** **GENERAL NOTES** **4**

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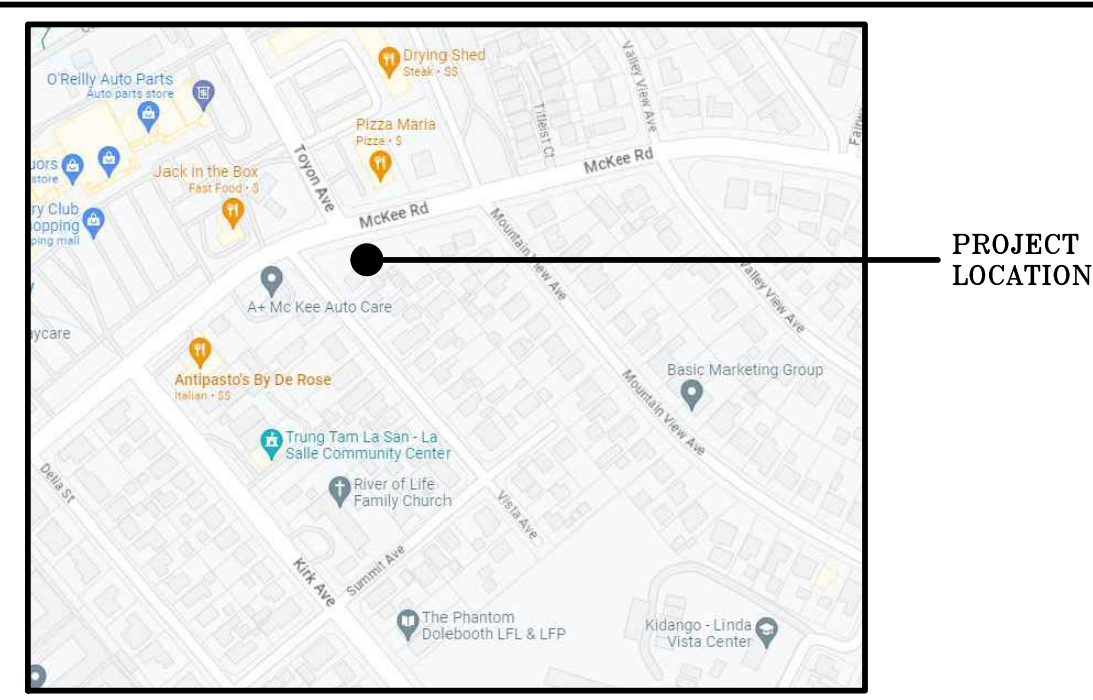
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Elevation: 220.28' (NAVD 83)



VICINITY MAP

9

PROJECT DIRECTORY

5

PROJECT DATA

1

PROPOSED VALET PARKING SPACES FOR AN TON MEDITATION @ 4198 GION AVENUE, SAN JOSE, CA 95127

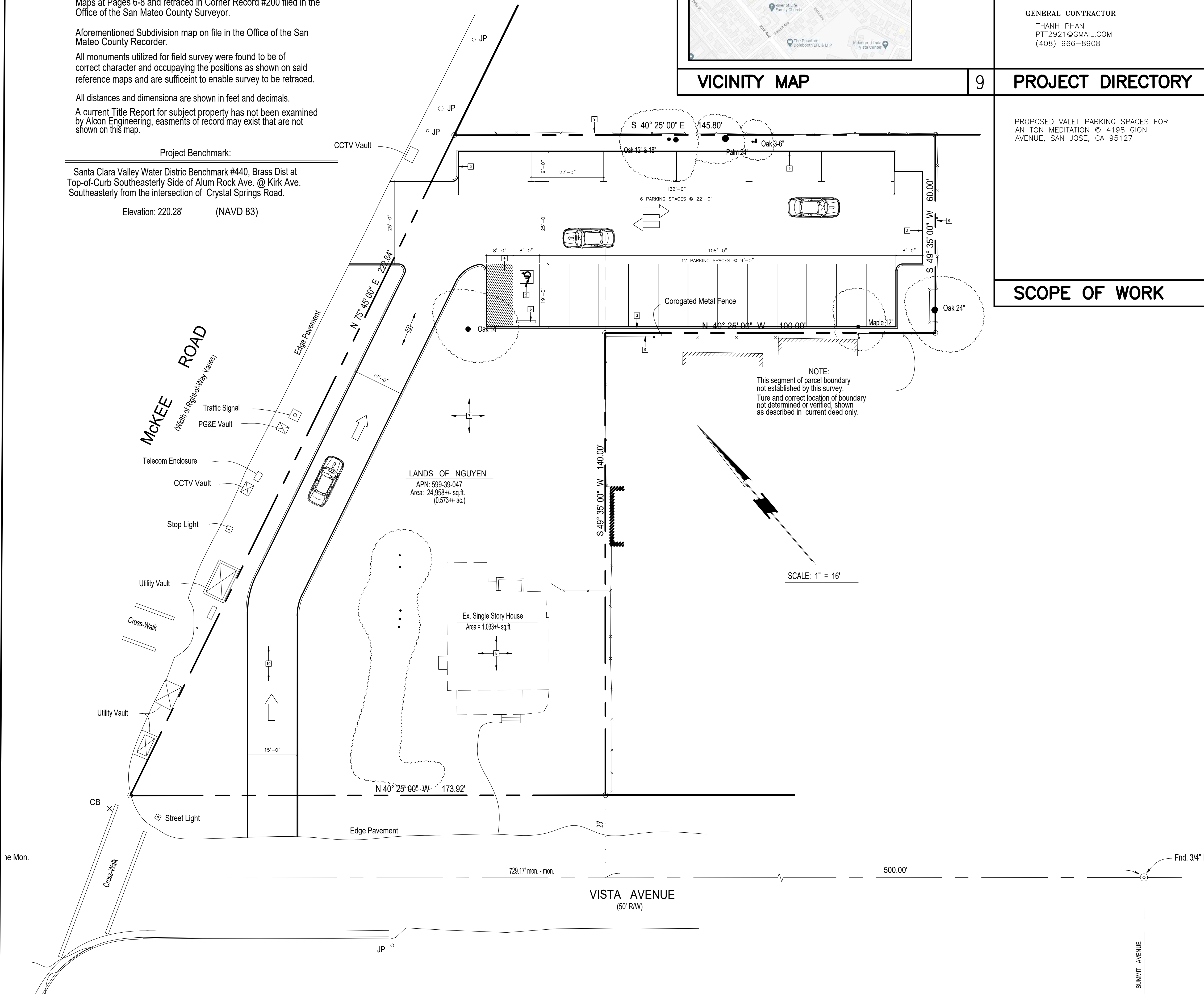
A1.1 TITLE/SITE PLAN

SCOPE OF WORK

6

SHEET INDEX

2



NOTE: This segment of parcel boundary not established by this survey. True and correct location of boundary not determined or verified, shown as described in current deed only.

SCALE: 1" = 16'

- 1 LANDSCAPE
- 2 HC SIGN RE:
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- 8 EXISTING HOUSE TO REMAIN
- 9 EXISTING FENCE TO REMAIN
- 10 ONE WAY DRIVEWAY

KEY NOTES

3

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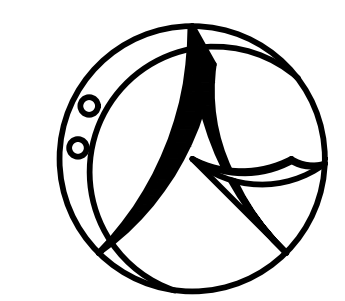
ARCHITECTURE SITE PLAN

SCALE: 1" = 16'-0"

8

GENERAL NOTES

4



ACE & Associates
18035 DUNOON BAY POINT CT
HOUSTON, TX 77429

PROPOSAL:
VALET PARKING
282 VISTA AVENUE
SAN JOSE CA 95127

SHEET CONTENT:
TITLE
SITE PLAN
GENERAL CODE
INFORMATION

No.	Revision/Issue	Date
1	PERMIT TO CONSTRUCTION	03/01/2023

Project Name and Address:
TEMPLE @ MCKEE RD.
SAN JOSE, CA

Prep By LONG NGUYEN	Scale 1" = 16'-0"
Date 03/01/2023	Sheet No. A1.0

JAMES LICK HIGH SCHOOL EAST SIDE UNION HIGH SCHOOL DISTRICT

57 NORTH WHITE ROAD,
SAN JOSE, CA 95127
408-347-4400

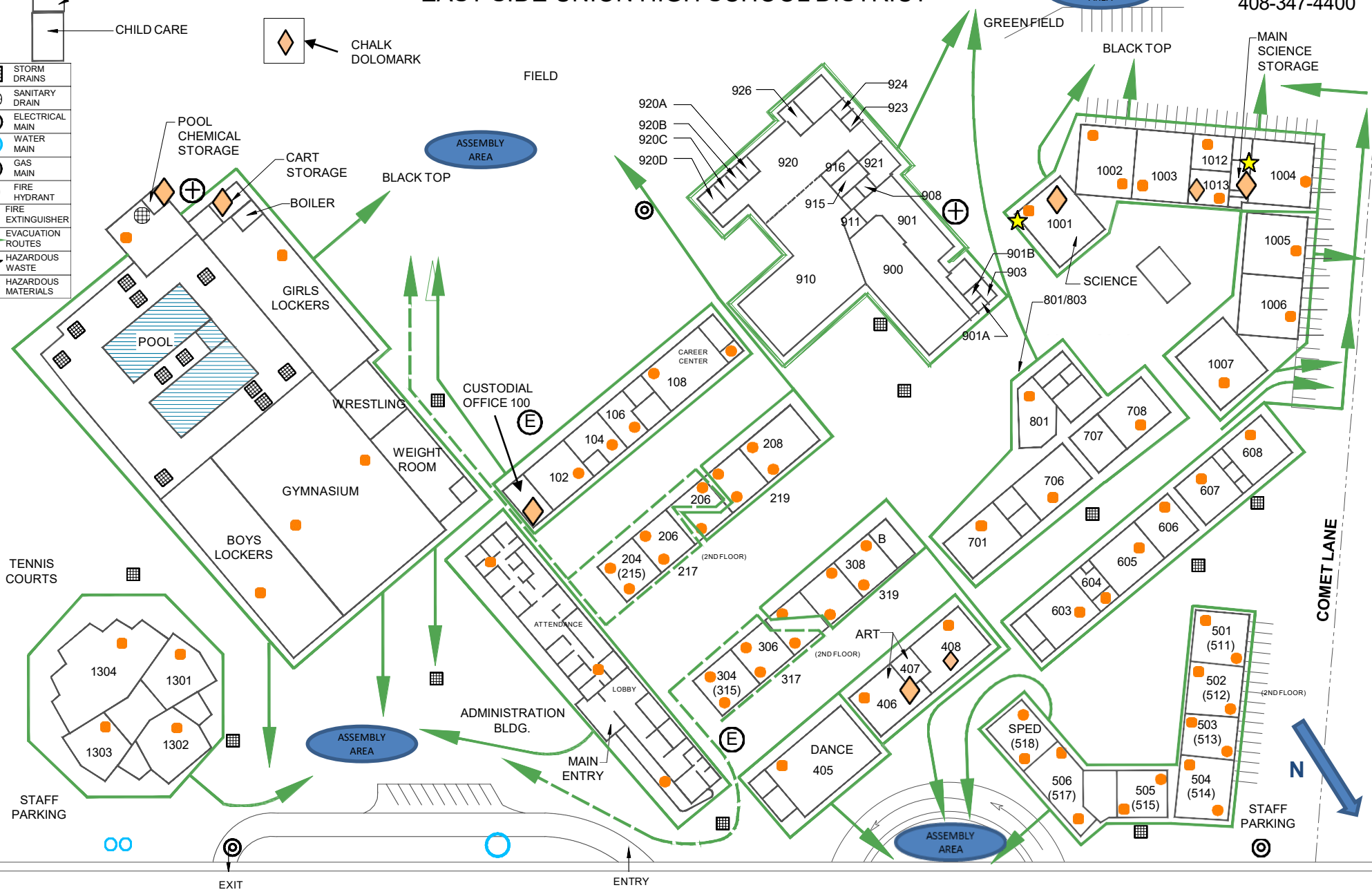
HMBP MAP

LEGEND:

- STORM DRAINS
- SANITARY DRAIN
- ELECTRICAL MAIN
- WATER MAIN
- GAS MAIN
- FIRE HYDRANT
- FIRE EXTINGUISHER
- EVACUATION ROUTES
- HAZARDOUS WASTE
- HAZARDOUS MATERIALS

OTHER FEATURES:

- FIRE SERVICE
- CHILD CARE
- CHALK DOLOMARK



NORTH WHITE ROAD