

From: Terence J. Szewczyk
Sent: Friday, December 03, 2021 4:12 PM
To: Laurel Prevetti
Subject: Fwd: SB9 & SB10 --- whom do I call in Planning?

Laurel, San Jo is way ahead of Los Gatos on SB9. I am very hopeful that this will be embraced as an opportunity by the Town and not squandered due to elitism.

Best regards, Terry
Terence J. Szewczyk. P.E.

----- Forwarded message -----

From: **Terence J. Szewczyk**
Date: Fri, Dec 3, 2021 at 2:21 PM
Subject: Re: SB9 & SB10 --- whom do I call in Planning?
To: Davis, Martina
Cc: Hughey, Rosalynn; Burton, Chris; Brilliot, Michael; Manford, Robert

Martina, It is a lot split with 2 new houses and an ADU on each. This is a draft of the site plan and I will be submitting a pre-app letter etc. shortly. Let me know if you see any fatal flaws, please.

This is exciting that San Jose is up to speed. I can't say the same for County or Los Gatos.....but I keep sending them your info to consider!

Best regards, Terry
Terence J. Szewczyk. P.E.

On Thu, Dec 2, 2021 at 5:02 PM Davis, Martina wrote:

Hi Terry,

Are you looking to submit subdivisions or applications for construction of new units? Subdivisions would be processed as a Parcel Map that is submitted to Public Works. We are currently working with them to update the application forms to reflect SB 9 requirements and should have those up by the end of the year. If it's applications to construct new units those would be submitted to Building. We are also working on updating forms and information to reflect SB 9 requirements. As always, the Parcel Map and/or Building Permit applications are routed to a Planner who will review them for conformance with the legislation and our zoning ordinance.

Martina Davis
Supervising Planner
Planning Ordinance and Policy Team
Department of Planning, Building and Code Enforcement

From: Hughey, Rosalynn
Sent: Thursday, December 2, 2021 4:57 PM
To: Terence J. Szewczyk Burton, Chris; Davis, Martina
Cc: Brilliot, Michael; Manford, Robert
Subject: RE: SB9 & SB10 --- hwom do I call in Planning?

Hello Terry – thanks for the congrats and glad you found the information on SB 9 and SB 10 helpful. Chris Burton (included on this email) is the new PBCE Director. The primary point of contact on SB 9 and SB 10 is Martina Davis; I've also included her on this email. Staff is completing work to implement SB 9 starting in January 2022 when the law is effective.

Best,



Rosalynn


Rosalynn Hughey
Deputy City Manager | Office of the City Manager

From: Terence J. Szewczyk
Sent: Thursday, December 2, 2021 4:18 PM
To: Hughey, Rosalynn
Subject: SB9 & SB10 --- hwom do I call in Planning?

Hi Rosalyn, Congrats on your new position. Also, the attached summary by San Jose is excellent and I have used it to explain to other cities. I have 2 projects to submit that would be SB9. My only question is who will look at these in Planning?

Best regards, Terry
Terence J. Szewczyk. P.E.

Layers  

er Layers...  **Filter**

- Points of Interest
- California Counties
- Topography | County
- Schools
- School Districts
- Road Names
- Roads
- Property (AS OF JUL 2021)
- County Park
- Zoning | Unincorporated
- Flood Zones 100 Year
- Fault Rupture Zones
- Basemaps

I want to...



 **Tools**







2155

LANTZ AVE

2177 **2167** **2973** **2974** **2986** **2145**

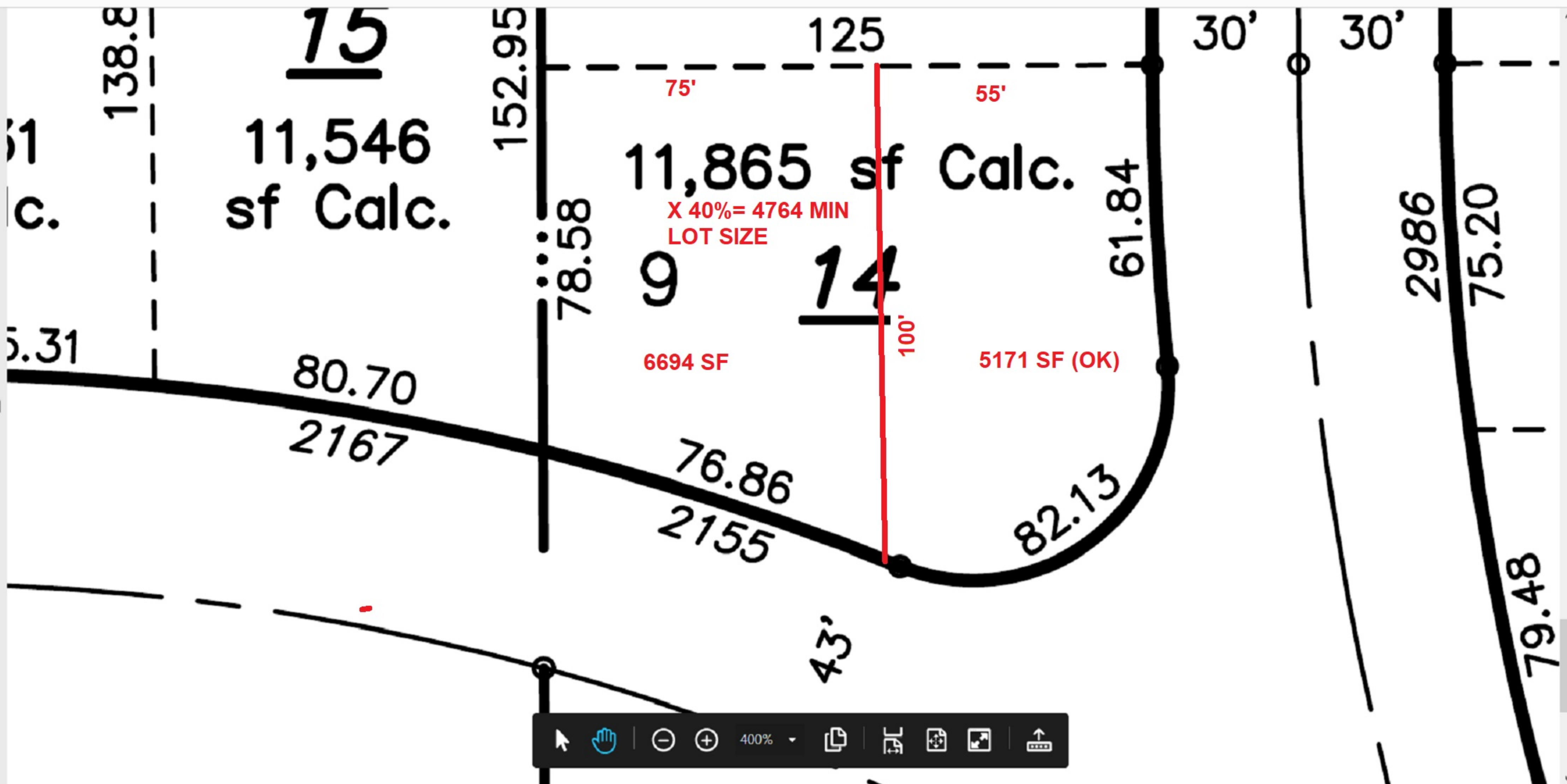
 **Aerial 20...**  **Elevation (ft): 228**  **1:500**  **10m**

Layers  

Filter Layers...  

- Points of Interest
- California Counties
- Topography | County
- Schools
- School Districts
- Road Names
- Roads
- Property (AS OF JUL 2021)
- County Park
- Zoning | Unincorporated
- Flood Zones 100 Year **NONE**
- Fault Rupture Zones **NONE**
- Basemaps





Navigation toolbar with icons for: pan, hand, zoom out, zoom in, 400% zoom level, copy, print, zoom reset, and share.

17.00 x 11.00 in

All development in the residential zoning districts shall conform to the development regulations set forth below in Table 20-60.

Table 20-60
Residential Zoning Districts Development Standards

EXPAND

Regulations	Zoning District							
	R-1-8	R-1-5	R-1-2	R-1-1	R-1-RR	R-2	R-M	R-MH
Minimum lot area (square feet or acreage)	5,445	8,000	20,000	43,560	5 acres	5,445	6,000	6,000
	Minimum setback (feet)							
Front	20	20	30	30	50	15	10	15
Side, interior (Note 6)	5	5	15	20	20	5	5	5
Side, corner (Note 6)	12.5	12.5	15	20	30	10	7.5	7.5
Rear, interior	20	20	25	25	30	25	25	25
Rear, corner	20	20	25	25	30	25	15	15
Minimum driveway length (feet) measured from lot line (Note 5)	18	18	18	18	18	0	0	0
Maximum height (feet) (Notes 1, 2 and 4)	35	35	35	35	35	35	45 or established in Chapter 20.85	45
Maximum number of stories (Note 3)	2.5	2.5	2.5	2.5	2.5	2.5	Not applicable	3
Parking	See Chapter 20.90							
Floor area ratio	See Part 9 of Chapter 20.100 for single-family house permit criteria that may apply							

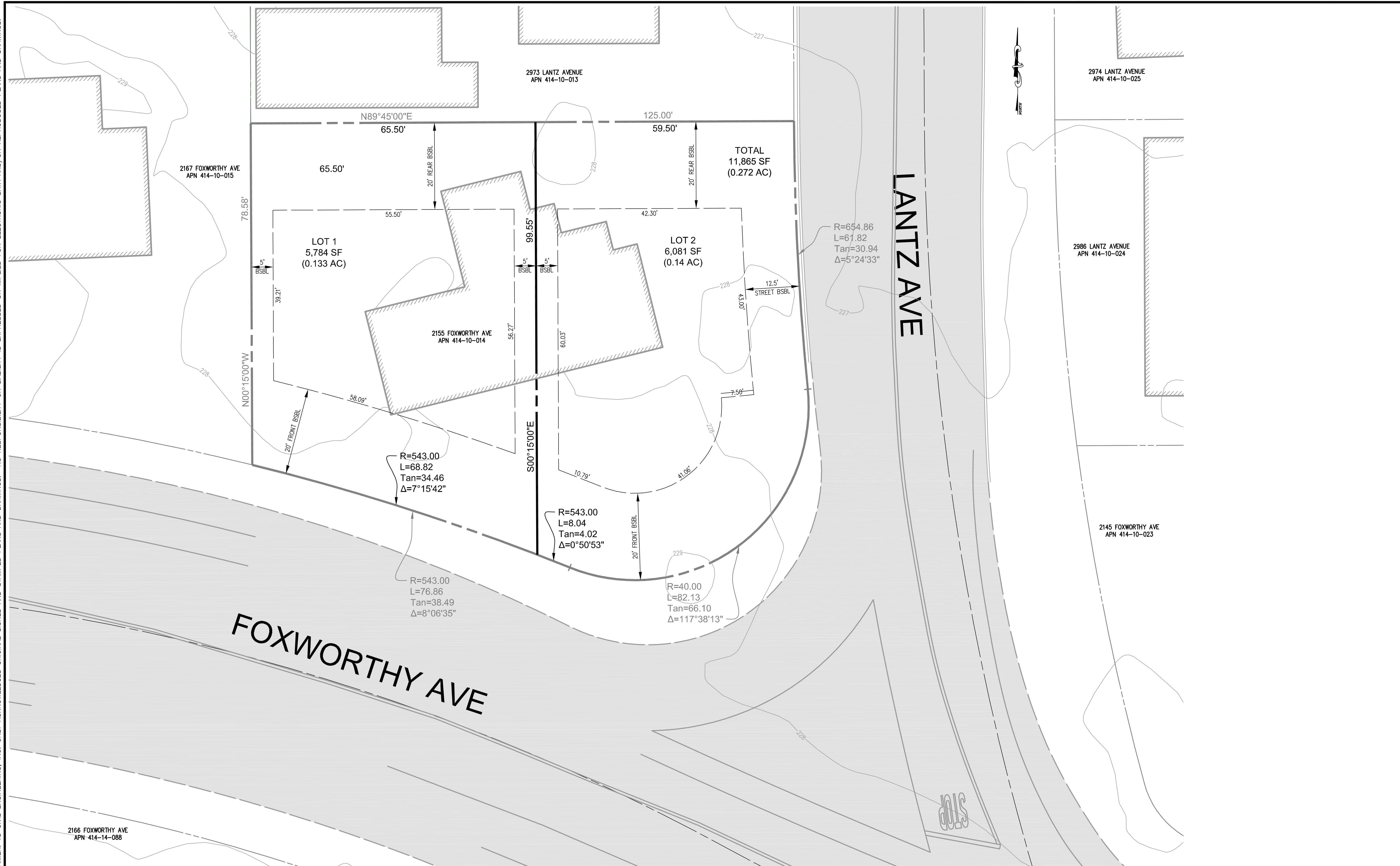
Notes:

1. Refer to Part 9 of [Chapter 20.100](#) regarding single-family house permit requirements and [Section 20.200.510](#) regarding the definition of "height."

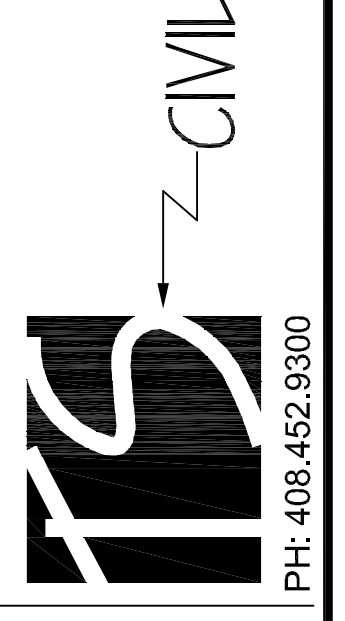
VERSION: OCT 21, 2021 (CURRENT)

- ▶ Title 14 - PUBLIC WORKS AND IMPROVEMENTS
- SAN JOSÉ - MUNICIPAL CODE
- ▶ Title 15 - PUBLIC UTILITIES
- ▶ Title 16 - GAMING CONTROL
- ▶ Title 17 - BUILDINGS AND CONSTRUCTION*
- ▶ Title 18 - LOCAL PLANNING
- ▶ Title 19 - SUBDIVISIONS
- ▼ Title 20 - ZONING
 - ▶ Chapter 20.10 - GENERAL PROVISIONS AND ZONING DISTRICTS
 - ▶ Chapter 20.20 - OPEN SPACE & AGRICULTURAL ZONING DISTRICTS
 - ▼ Chapter 20.30 - RESIDENTIAL ZONING DISTRICTS
 - ▶ Part 1 - GENERAL
 - ▶ Part 2 - USES ALLOWED
 - ▶ Part 3 - DEVELOPMENT REGULATIONS
 - ▶ Part 4 - SETBACK REGULATIONS
 - ▶ Part 4.5 - ACCESSORY DWELLING UNITS
 - ▶ Part 5 - ACCESSORY BUILDINGS AND STRUCTURES
 - ▶ Part 6 - FENCE REGULATIONS
 - ▶ Part 7 - PERFORMANCE STANDARDS

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TS CIVIL ENGINEERING, INC.
1776 TECHNOLOGY DRIVE
SAN JOSE, CA 95110



SUBDIVISION PLAN
2155 FOXWORTHY AVE
SAN JOSE, CA 95124
APN 414-10-014

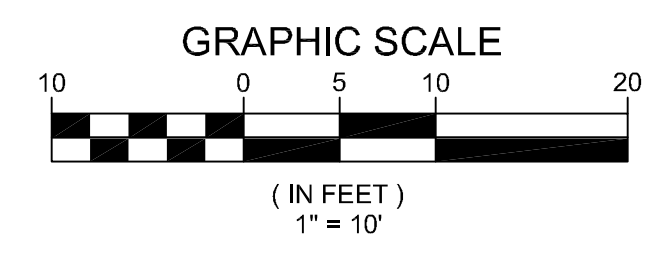
NO.	DATE	REVISIONS	BY
6			
5			
4			
3			
2			
1			

DATE: 10-27-21
 SCALE: 1"=10'
 DRAWN BY: DKH
 SURVEYED BY:
 PROJ ENGR: TJS
 CHECK BY: TJS

SHEET NO.
C-2
OF XX SHEETS
JOB NO.
21-272

DESIGNED UNDER THE SUPERVISION OF:

 10-27-21
 TERENCE J. SZEWCZYK
 EXPIRATION DATE: 09/30/23



10/28/2021 11:37am - N:\2021 JOBS\21-272\DWG\21-272_C2 SUBDIVISION PLAN.dwg - C2

Download this computer-fillable PDF form. Signatures, if required, must be a [Digital ID Signature](#).

Staff will assign FILE #

1. TYPE OF PRELIMINARY REVIEW YOU ARE REQUESTING & SUBMITTAL PACKAGE CHECKLIST

Check the type of preliminary review you are seeking and any optional reviews by other departments. Staff will confirm your total fees due to the City. For payment methods, see www.sanjoseca.gov/PlanningApplications. Each type shows the information required for submittal your submittal package.

TYPE <small>CHECK ONE</small>	APPROXIMATE PROCESSING TIME <small>(CALENDAR DAYS)</small>	BASE FEE	OPTIONAL REVIEWS BY OTHER DEPARTMENTS <small>CHECK ANY</small>
<input type="checkbox"/> FOCUSED REVIEW - ONE SINGLE-FAMILY HOUSE ON A SINGLE LOT. Includes Plan Review, Planning staff analysis, and written response. Please submit: <ul style="list-style-type: none"> ▪ Preliminary Site Plan, drawn to scale ▪ Photographs 	30 days from submittal	\$312	<input checked="" type="checkbox"/> Meeting with Planning: \$312 <input type="checkbox"/> Building Review: \$272 <input type="checkbox"/> Meeting with Planning and Building: \$780 <input type="checkbox"/> Fire Review: \$269 <input type="checkbox"/> Fire Review and Fire Meeting: \$538 <input type="checkbox"/> Parks Department Review: \$0 <input type="checkbox"/> Housing Department Review: \$0 <input type="checkbox"/> Public Works Focused Review: \$1,004 <i>Includes meeting with staff, no Public Works memo</i>
<input checked="" type="checkbox"/> FOCUSED REVIEW - ALL PROJECTS EXCEPT SINGLE-FAMILY HOMES ON A SINGLE LOT. Includes Planning staff analysis and written response (no site and architectural plan review). Please submit: <ul style="list-style-type: none"> ▪ Preliminary Site Plan, drawn to scale ▪ Photographs ▪ Conceptual Floor Plans IF proposing a change of use 	30 days from submittal	\$936	<input checked="" type="checkbox"/> Public Works Enhanced Review: \$1,506 <i>Includes meeting with staff and Public Works memo</i> <input type="checkbox"/> Department of Transportation Review: \$620* <input type="checkbox"/> Technical Report Review: \$624 per report <i>Historic Reports and Environmental Reports (e.g. noise, geotechnical, biological resources, air quality, soil, phase 1 environmental site assessment, etc.)</i>
<input type="checkbox"/> ENHANCED REVIEW - SITE AND ARCHITECTURAL PLAN REVIEW. Includes site and architectural plan review, Planning staff analysis, and written response. Please submit: <ul style="list-style-type: none"> ▪ Preliminary Site Plan, drawn to scale ▪ Conceptual Building Elevations ▪ Conceptual Floor Plans ▪ Photographs 	45 days from submittal	\$1,248	<input type="checkbox"/> Initial Environmental Scoping: \$936 <input type="checkbox"/> Urban Design Review: \$2,897 <i>Includes urban design review pass-through fee of \$1,500 and \$1,397 fee for staff time</i>

* If Department of Transportation Review is selected, a Public Works Review must also be selected.

SUBMITTAL DETAILS

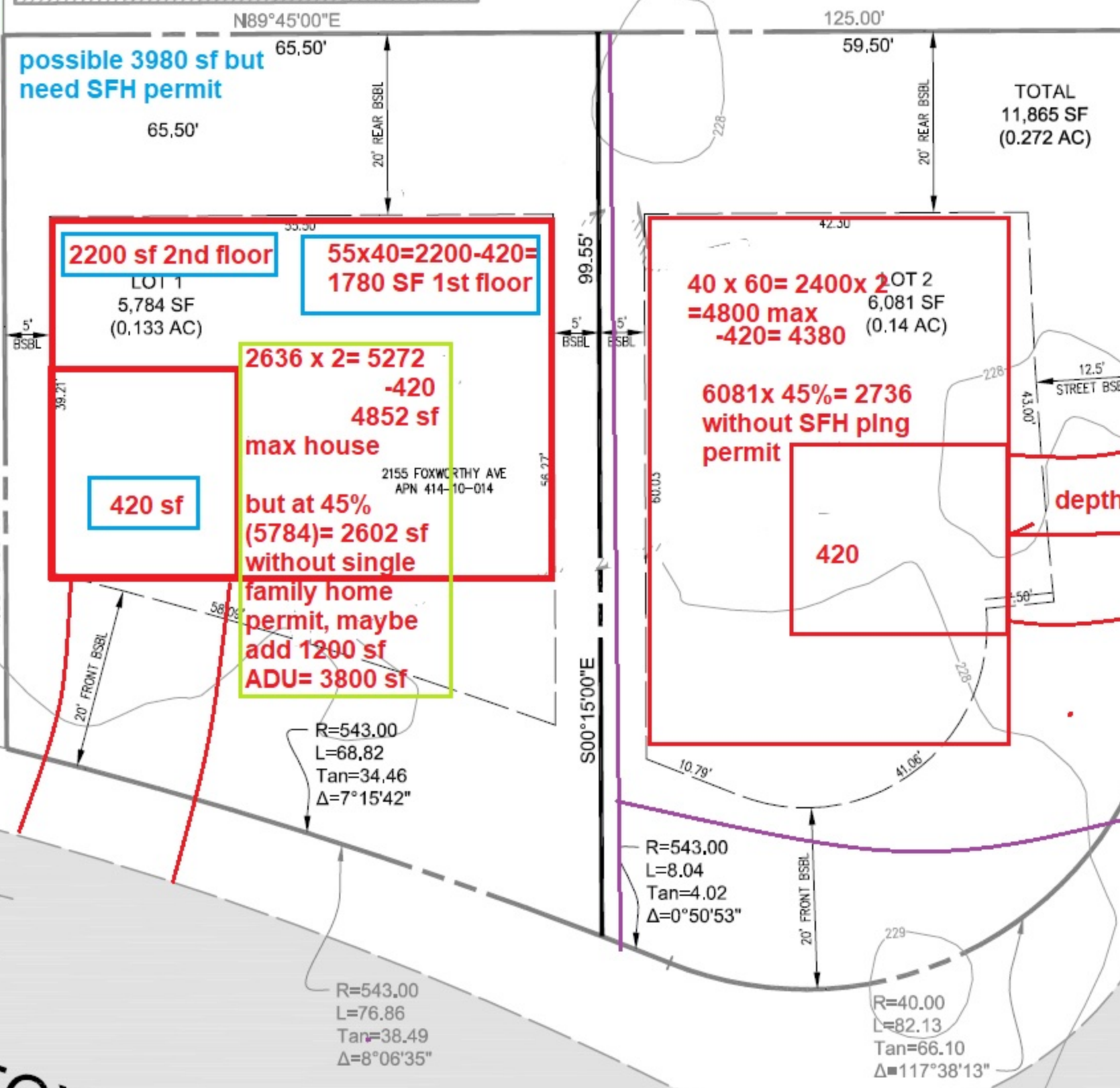
Preliminary Site Plan. A site plan of the subject site with scale and North arrow; property lines; existing on-site and surrounding uses; proposed uses of the site; building footprint and setbacks with dimensions; streets adjoining the site; parking and circulation aisles; driveways and parking stalls; proposed grading and topographic map, if necessary, for hillside development; landscape areas; and size, species, and location of any planned removal of existing trees.

Conceptual Building Elevations. Plans including dimensioned elevations of all exterior walls (photographs may be substituted for existing elevations to remain unchanged); type of roof, wall and trim materials, colors, and textures; attached and detached sign details, designs, and locations; changes or additions to existing buildings or materials clearly identified.

Conceptual Floor Plans. Plans for each floor level indicating exterior dimensions; total square footage; and locations of windows and doors.

Photographs. Photographs of relevant project site areas which are not easily visible from the street.

SIGNED AND STAMPED PLANS AND DRAWINGS. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS



possible 3980 sf but need SFH permit

2200 sf 2nd floor
 LOT 1
 5,784 SF
 (0.133 AC)

55x40=2200-420=
 1780 SF 1st floor

420 sf

2636 x 2 = 5272
 -420
 4852 sf
 max house

but at 45%
 (5784) = 2602 sf
 without single
 family home
 permit, maybe
 add 1200 sf
 ADU = 3800 sf

40 x 60 = 2400 x 2
 = 4800 max
 -420 = 4380

6081 x 45% = 2736
 without SFH plng
 permit

420

depth?

11865/2 = 5932 if lots are equal

could move lot line 1.5' to even out lot areas

LANTZ AVE

2167 FOXWORTHY AVE
APN 414-10-015

2155 FOXWORTHY AVE
APN 414-10-014

2986 LAN
APN 414

2167 FOXWORTHY AVE
APN 414-10-015

78.58'

N00°15'00"W

5' BSBL

20' FRONT BSBL

N89°45'00"E

65.50'

20x40 ADU

20' RE
3L

99.55'

5' BSBL

S00°15'00"E

R=543.00
L=68.82
Tan=34.46
 $\Delta=7^{\circ}15'42''$

125.00'

59.50'

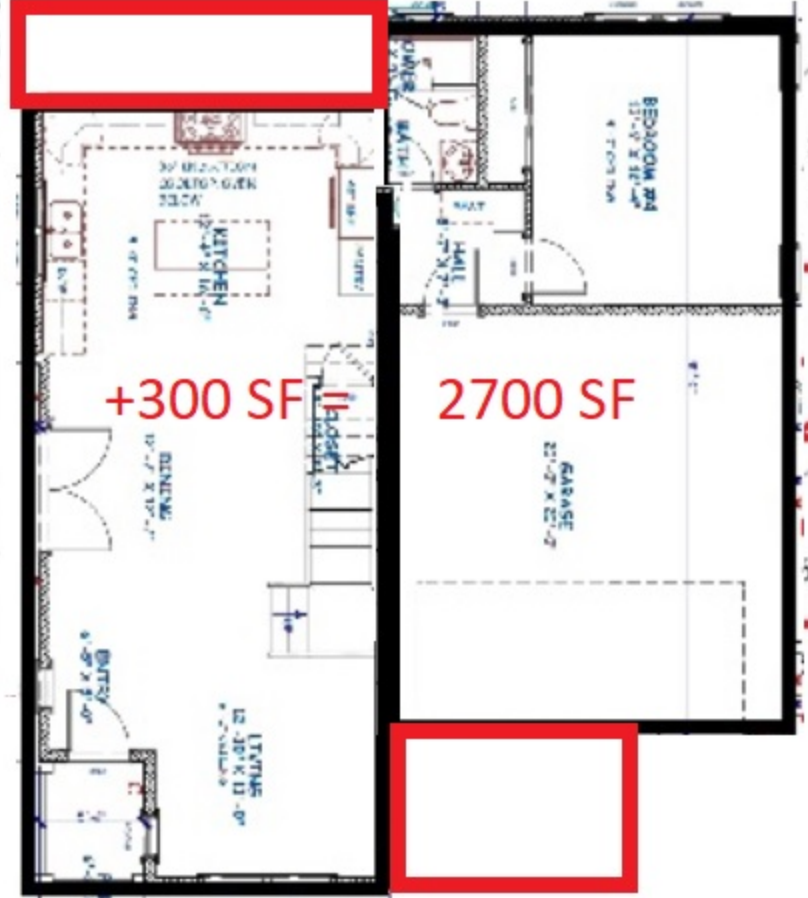
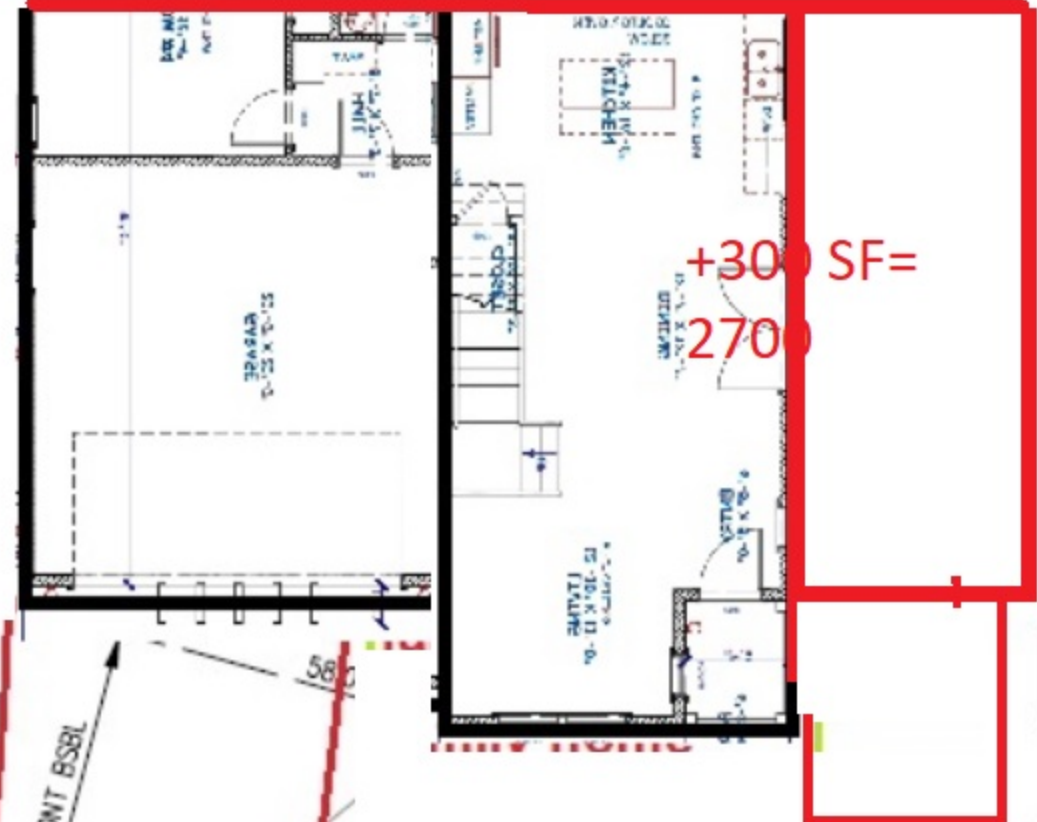
20x40 ADU

20' REAR BSBL

TOTAL
11,865 SF
(0.272 AC)

R=654.86
L=61.82
Tan=30.94
 $\Delta=5^{\circ}24'33''$

LANTZ AVE



11865/2 = 5932 if lots are equal