

Feasibility Study

**850 Calhoun Street
San Jose, CA 95116**

Colonial Solutions Inc.

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Objective

The goal of this feasibility study is to research the possibility and process of developing a multifamily building(s) at 850 Calhoun Street in San Jose, CA.

This includes information regarding:

1. **Record Drawings Requested**

Find out what existing property information or construction documents are available.

2. **Local Code Research**

Research the zoning code and property specific design regulations. Identify the current lot zoning, allowable building type(s), setbacks, and occupancy.

2. **Introduction to City Agencies**

Research the current permitting process with San Jose's planning and building departments. Introduce your project to the Planning, Building, and Fire departments. Inquire about which application(s) are needed for the next step of your project, what drawings and documents are required, and which engineers / consultants are needed.

As a result there is a compilation of data points that begin to illustrate some of the justifications and considerations of the proposed building project. This report can be a starting point for future explorations, project programming, and schematic design.

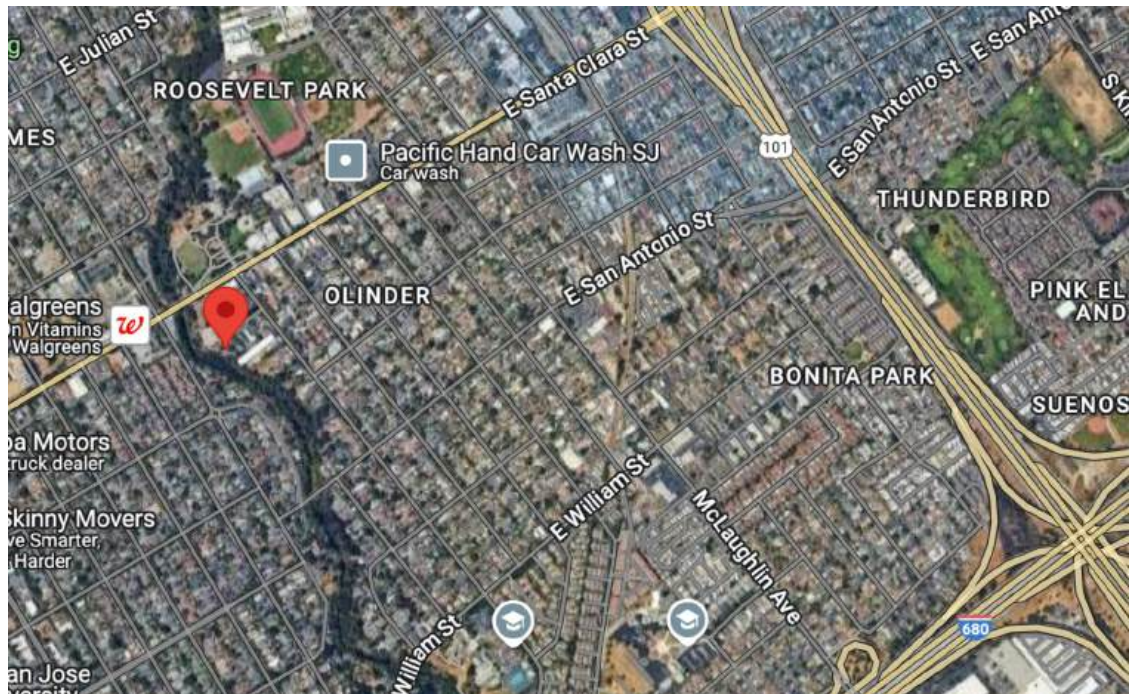
This document is an architectural research exercise only. Our feasibility study is not a guarantee of what can or cannot be done on the property. Nor does it eliminate the possibility of any additional applications or regulations being required. City officials always retain the authority to change their minds or reinterpret the regulations as the proposed project goes through the city permitting process. Furthermore there is no way to be certain which planning or building department reviewer(s) will be assigned to this project at the time of submittal.

Property Information

- **Address:** 850 Calhoun Street San Jose, CA 95116
- **Lot area:** .72 acre (31,363 square feet)
- **Assessor's Parcel Number (APN):** 467-30-054

- **Location Map:**

[Source:
Google Maps]



- **Vicinity Map:**

[Source:
Google Maps]



- **Street View:**

[Source:
Google Maps]



- **Existing conditions:**

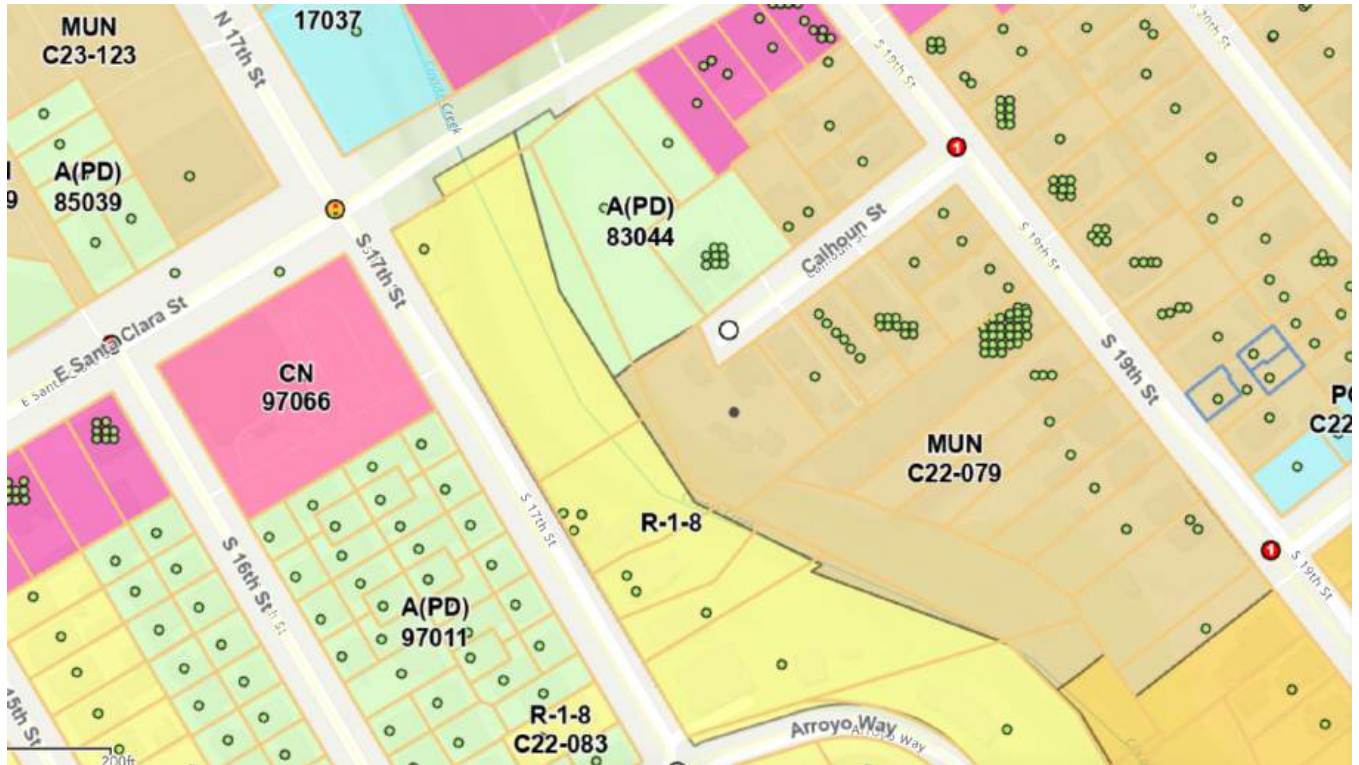
- Single family, one story, 938 square foot, 3 bedroom / 2 bathroom, wood framed home from 1898 with large detached garage

[Source:
Google
Maps]



Code Research

- **Zoning:** Mixed Use Neighborhood (MUN)

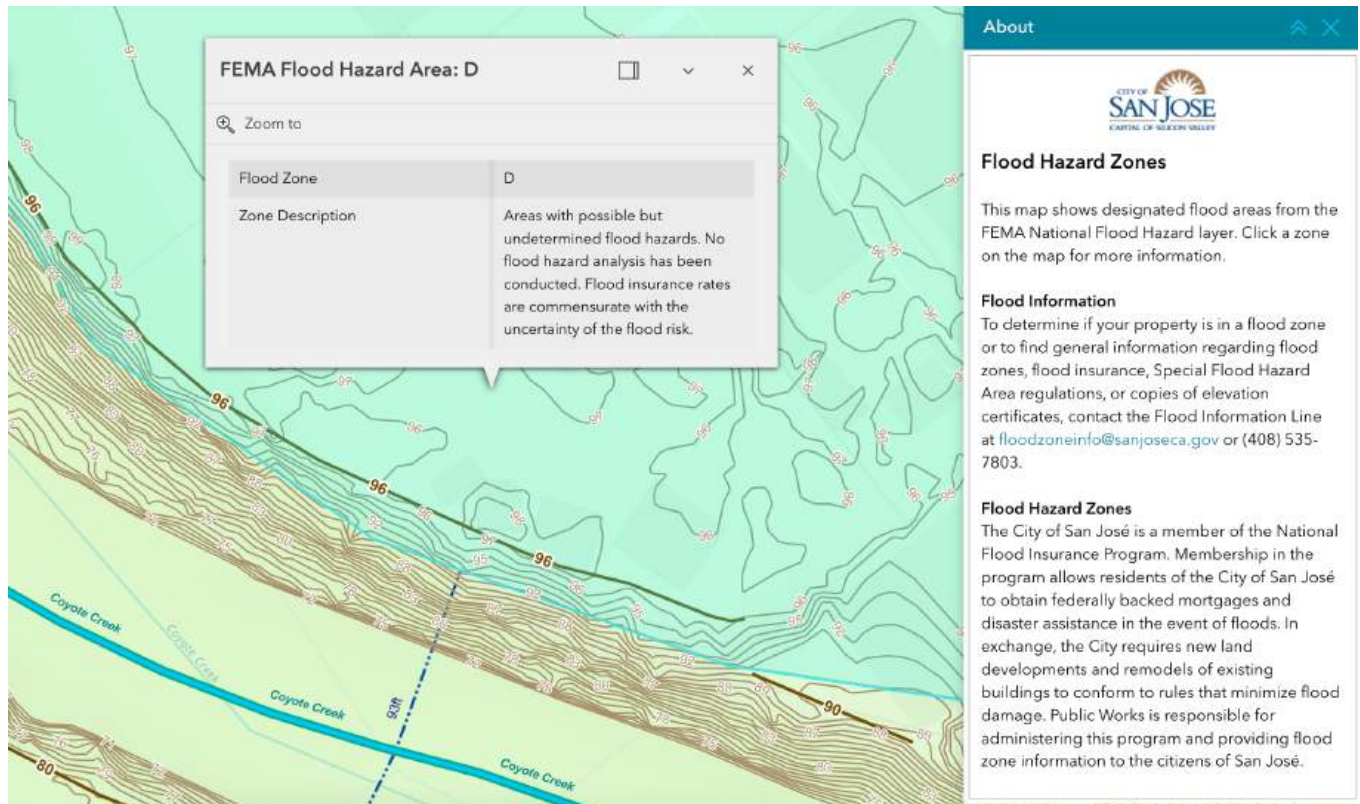


[Source: San Jose Zoning Map - GIS Viewer]

- **Neighboring properties:** Residential, commercial, mixed use, & planned developments
- **Setbacks:**
 - Front = 10'
 - Side
 - Minimum 3 ft. for development up to 2.5 stories; Minimum 5 ft. setback for development up to 2.5 stories for properties adjacent to property designated as Residential Neighborhood
 - Minimum 8 ft. for development more than 2.5 stories; Minimum 10 ft. setback for development more than 2.5 stories for properties adjacent to property designated as Residential Neighborhood
 - Rear
 - Minimum 10 ft. for development up to 2.5 stories; minimum 15' for development more than 2.5 stories.

- Distance between structures
 - Garage door to garage door must have a minimum of 20 ft min. The front of structures must be at least 15 ft. distance.
- Per 20.55.104 Table 20-137 Mixed Use Neighborhood Development Standards
- **Maximum Height:**
 - Multifamily: 45' height limit & 4 stories
 - Townhouse or rowhouse: 3 stories and 40'
 - Per 20.55.104 Table 20-137 Mixed Use Neighborhood Development Standards
- **Allowable Area:**
 - If development is residential only, the dwelling units shall not exceed 30. No (floor area ratio (FAR) restriction applies.
 - .72 acres x 30 du/ac = 21.6 units
 - For development projects that are 100% Commercial, the floor area ratio (FAR) standards shall apply.- 0.25 minimum and 2.0 maximum.
 - For mixed used projects, both standards must be kept.
 - Per Zoning Ordinance Chapter 20.55.040-D-4
- **Parking Requirements:**
 - Lack of parking requirements found in the zoning ordinance
 - The San José City Council voted unanimously on December 6, 2022 to update its parking ordinance to no longer have minimum parking requirements for development proposals and to favor other modes of transportation. The new ordinance is in effect as of April 10, 2023.
 - The previous off-street parking requirements were determined by the City to be an obstacle to the expansion of housing and the reduction of carbon emissions. Promotes other modes of transportation besides automobile.
 - Best practice, however, remains to provide 1 spot for 1-bedroom units, 1.5 spots for 2-bedroom units and 2 spots for 3+ units.
 - Bicycle spot requirement per Table 20-190, which indicates 1 bicycle spot is necessary per 4 dwelling units.
- **Urban village:** no but just outside of Roosevelt Park Urban Village boundary

- **FEMA Flood Zones: AE & D**



- Ongoing investigation with San Jose Planning & FEMA for restriction(s) if applicable.

- **Historical:** no
- **Geohazard or seismic hazard landslide zone:** no
- **Wildland urban interface (WUI):** no



- **Elevator requirements:**
 - The CBC does not give a specific standard on when elevators are needed. Instead, it states that all accessible units need to be served by accessible routes, including an elevator. Additionally, FHA, which the CBC tends to respond to, states that apartment buildings over 4 stories require elevators, as well as apartment buildings where accessible units are located in upper floors. This means that, as long as your building stays at 4 stories or less, and all required accessible units are located in the first floor, an elevator is not required.
 - Putting accessible units on the ground floor is acceptable if the building is under 4 stories per FHA
 - It does not matter if the units are apartments or condos. They both are considered dwellings.

Authorities Having Jurisdiction (AHJs)

1. City of San Jose Planning Department

- 200 E Santa Clara Street
San Jose, CA 95113
Phone: 408-535-3555
Email: ZoningQuestions@sanjoseca.gov
- Office hours: Monday through Friday 8 a.m. to 4 p.m.
- Phone service hours:
 - Monday 10:30am - Noon; 1:00 - 4:00pm
 - Tuesday - Friday 9:00am - Noon; 1:00 - 4:00pm

2. City of San Jose Building Department

- 200 E Santa Clara Street
San Jose, CA 95113
Phone: 408-535-3555
Monday through Friday 8 a.m. to 4 p.m.
Email: BuildingPermits@sanjoseca.gov
- **Permit submittal process:** online via SJPermits.org
- **Record drawings on file:** none online
- **Representative at in person visit confirmed property is not historical or in a geohazard zone.**
- **Representative at in person visit said property is listed as a duplex**

3. City of San Jose Code Enforcement Division

- **Code violations on the property:** none
- **Past fees due on the property:** \$0.00
- Record search provided by Building Department representative at in person visit

4. San Jose Fire Department

- **Review:** Provided internally at the city as part of the building department submittal.

5. San Jose Public Works Department

- **Review:** Provided internally at the city as part of the building department submittal.

Programming Considerations

- **Current codes:**
 - 2022 California Building Code
 - 2022 California Energy Code
 - San Jose Municipal Code
- **Guidelines:**
 - Envision San Jose 2040 General Plan
- **Anticipated required forms for a multifamily development will include:**
 - Demo permit
 - PCBs screening assessment form
 - Grading permit
 - Building permit
 - Tree removal permit
 - Lot split (if desired)
 - Only part of Transportation Demand Management Checklist since the project is exempt as a residential multifamily less than 25 units [<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/ordinances-proposed-updates/parking-policy-evaluation#:~:text=In%20December%202022%2C%20City%20Council,as%20transit%2C%20biking%20and%20walking.>]
- **Anticipated design requirements:**
 - Fire sprinklers
 - Solar
 - Possibly all electric (no natural gas) if under 2025 code. Reduction of development credits from PG&E when including natural gas is already financially incentivizing this.

- **Required Design Team Members for Planning Department submittal:**
 1. Architect
 2. Civil engineer - survey, stormwater treatment, grading
 3. Arborist - tree identification, size, & health evaluation
 4. Possible: Landscape architect & irrigation consultant (depending on owner's landscaping design intent and it's compatibility with the Water Efficient Landscaping Ordinance [WELO]. Yards and plants that require less water and/or potable water source alternatives such as harvested rainwater and graywater are encouraged.

- **Additional Required Design Team Members for Building Department submittal:**
 1. Geotechnical engineer - soils report
 2. Structural engineer
 3. Mechanical (HVAC) + plumbing engineer
 4. Electrical engineer

- **Optional Design Team Members - by owner request only:**
 1. Contractor (if design-build)
 2. Interior designer
 3. Waterproofing consultant

- **Recommended next step: Preliminary review request**