



# Memorandum

**TO:** CITY COUNCIL

**FROM:** Councilmember Nancy Pyle

**SUBJECT:** SEE BELOW

**DATE:** January 31, 2008

**APPROVED:**

*Nancy Pyle*

**DATE:**

*1/31/08*

**SUBJECT: GP07-10-01. GENERAL PLAN AMENDMENT REQUEST TO CHANGE THE LAND USE/TRANSPORTATION DIAGRAM DESIGNATION FROM VERY LOW DENSITY RESIDENTIAL (2 DU/AC) TO MEDIUM LOW DENSITY RESIDENTIAL (8 DU/AC) ON A 1.82 ACRE SITE LOCATED ON THE EAST SIDE OF ALMADEN EXPRESSWAY APPROXIMATELY 300 FEET NORTHERNLY OF FLEETWOOD DRIVE.**

## RECOMMENDATION

Approve Planning Commission's Recommendation, to continue processing the General Plan request, with the following direction related to such processing:

1. Evaluate the dedication and improvement of project frontage to facilitate future construction of an acceleration/deceleration lane consistent with the Jayden Lane Planned Development Rezoning file no. PDC06-070 – (Attachment A), since that evaluation will inform any future decision related to the subject site.
2. Evaluate the Establishment of a riparian setback along Los Alamitos Creek consistent with the City's Riparian Corridor Policy Study, May 1994 as a part of this application.
3. Identify existing easements and other constraints related to this site on a survey plan prepared by a registered civil engineer.
4. Pursue a residential development density that is consistent with the surrounding neighborhood.

## OUTCOME

A Council decision to direct staff to complete processing for consideration during a General Plan Amendment public hearing would in no way indicate how the Council might ultimately vote upon that Amendment during that hearing. Such a decision simply indicates that the Council is not opposed to such a proposal being processed in the normal course together with required environmental review.

## **BACKGROUND**

The Medium Low Density (8 DU/AC) designation proposed by the applicant is typified by the 6,000 square-foot subdivision that is prevalent in San Jose. It is characteristic of many residential neighborhoods, and is the density at which the majority of District 10's single-family housing has been built. It is possible this designation could still allow the City to achieve the objectives of our Riparian Corridor Policy Study. More environmental review and evaluation of possible site design feasibility is needed.

This subject site, located east of Almaden Expressway, is part of four other properties that will be developed in the coming years. During the first properties' PD Rezoning (Jayden Lane) the community expressed alternatives to the egress and ingress to the area. The Community wanted these areas to have access of Almaden Expressway. Access was granted to the Jayden Lane development off Fleetwood Dr. at the time of rezoning approval. Staff was directed to work with the other property owners and County to study whether in the future all these projects could take access off of Almaden Expressway. It is imperative that this project pursue that intended outcome.

Prior to the Planning Commission hearing on this item, my Office, PBCE, and the applicant met to discuss the proposed application. Based on this meeting, the stated willingness from the applicant to work with PBCE, and the surrounding community's vision for this area, I believe allowing further site analysis and environmental review are necessary and appropriate prior to making any decision on this application.

## **COORDINATION**

This memorandum has been coordinated with the Department of Planning, Building and Code Enforcement and City Attorney's Office.



# Memorandum

**To:** Honorable Mayor and City Council  
**From:** Councilmember Nancy Pyle

**Subject:** 11.3 - Fleetwood Dr. Rezoning  
**Date:** June 4, 2007

Approved:

*Nancy Pyle*

*6/4/07*

## Recommendation

1. Approve the Planning Commission's decision to uphold the Planning Director's adoption of a Mitigated Negative Declaration.
2. Approve the A (PD) Planned Development Zoning District to allow six single-family detached residences with the following direction to staff:
  - a. At the time that the underutilized properties to the north and south of the subject site are proposed for development, staff shall explore the feasibility of alternative access to those sites utilizing Almaden Expressway.
3. In recognition that the properties to the north and south are expected to soon request rezonings, staff should proactively study and analyze access for these sites via Almaden Expressway and meet with the Santa Clara County Roads & Airports Department to discuss guidelines and implementation of an acceleration and deceleration lane.

## Background

On July 3, 2006 the applicant filed a Planned Development Rezoning from R-1-1 Single-Family Residence Zoning District to A (PD) Planned Development Zoning District allowing six single-family detached residential units on a 1.07 gross acre site. The project is proposing a Planned Development rather than a Conventional R-1-8 Rezoning because the lot shape, riparian setback requirements, and easements limitations make it difficult for development to conform the R-1-8 developments standards as stated in the Zoning Ordinance.

The project has been of significant community interest because it will be taking its access through the existing Fleetwood Drive neighborhood. The community and I feel this is not an optimal traffic configuration for the existing neighborhood. For these reasons Planning staff, the City of San Jose Department of Public Works, and Santa Clara County Roads and Airports Department studied the feasibility of three additional alternative access design configurations.

Alternative 3 is acceptable in concept to the Santa Clara County Roads and Airport Department, but would require land dedication of adjacent property to the north and south of the subject site, which is not under the control of the project applicant. However, the properties to the north and south are within months of filing projects with the City's planning department. Therefore, until those sites develop, the proposed project would need to take its access via Fleetwood Drive. Therefore, the project proposes to take its access via a private street, Jayden Lane, that will intersect Almaden Road.

Ultimately, however, it appears that it would be desirable for the proposed project and neighboring properties to take access from Almaden Expressway only. In recognition of this goal, the applicant has agreed to reflect on the General Development Plan for this project frontage dedication and improvements. Additionally, the applicant has already contributed to the possible design and analysis of this goal and indicated a willingness to continue and consider a fair share contribution to the deceleration and acceleration lane access design configuration.

When neighboring properties to the north and the south of the subject property apply for development approvals to redevelop their sites, I request that the City Council direct staff to explore the possible implementation of Alternative 3, or a similar configuration, and examine the feasibility of such alternative configurations in order to optimize access and traffic configuration issues in this area.