

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
C.C. 03-16-04

File Number
C04-005

Application Type
Conforming Rezoning

Council District
4

Planning Area
Alviso

Assessor's Parcel Number(s)
015-05-083

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Caleb Gretton

Location: South side of Wabash Street approximately 460 feet westerly of Archer Street

Gross Acreage: 0.137

Net Acreage: 0.137

Net Density: N/A

Existing Zoning: CN Neighborhood Commercial

Existing Use: Vacant

Proposed Zoning: R-M Residential

Proposed Use: Single-Family Residence

GENERAL PLAN

Completed by: CG

Land Use/Transportation Diagram Designation
Medium Density Residential (8-16 DU/AC) (Alviso Planned Community)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: CG

North: Single-family residence

R-1-8 Residential

East: Single-family residence

CN Neighborhood Commercial

South: Vacant

CN Neighborhood Commercial

West: Vacant

CN Neighborhood Commercial

ENVIRONMENTAL STATUS

Completed by: CG

Environmental Impact Report found complete (GP 2020 EIR certified 8/16/1994)
 Negative Declaration circulated on
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: CG

Annexation Title: Alviso Consolidation

Date: March 12, 1968

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date:

Approved by: _____
 Action
 Recommendation

APPLICANT/OWNER

Savas Alvarez
1540 Michigan Street
P.O. Box 143
Alviso, CA 95002

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: CG

Department of Public Works

See attached memo

Other Departments and Agencies

None received.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant is requesting to rezone the subject 0.137 gross-acre site from CN Neighborhood Commercial zoning district to R-M Residential zoning district to allow the construction of a single-family residence.

The flat rectangular site is currently vacant and contains only limited natural vegetation. To the south and west of the site are vacant lands designated Medium Density Residential (8-16 DU/AC) in the Alviso Master Plan Land Use/Transportation Diagram. To the north of the site are single-family residences. Directly to the east of the site is a vacant lot with single-family residences further to the east.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR," which was certified on August 16, 1994, by the City of San José City Council Resolution Number: 65459.

GENERAL PLAN CONFORMANCE

The subject property was re-designated to Medium Density Residential (8-16 DU/AC) through the adoption of the Alviso Master Plan in 1994 by the City Council. This designation is applied to the existing residential core in Alviso. The designation is intended to reflect and perpetuate the general character of the neighborhood, while allowing some small scale development on infill parcels. New development shall generally be single-family homes on individual lots, with some small attached residential development (duplexes).

The proposed rezoning to R-M Residential zoning district is consistent with this designation. The R-M zoning district will permit the construction of a single-family home or duplex, consistent with the Alviso Master Plan designation.

ANALYSIS

The proposed rezoning to R-M Residential zoning district will bring the site's zoning into conformance with the Alviso Master Plan and facilitate implementation of uses on the site that are consistent with the Residential Land Use designation. The R-M Residential zoning district will allow the owner to construct a single-family residence or other appropriate residential uses consistent with the Alviso Master Plan and compatible with permitted uses in the immediate vicinity.

Staff will have an opportunity to review any potential design and land use issues through a Site Development Permit should the developer request to construct a duplex, which is a permitted land use. A single-family residence would only require planning review through a Single Family House Permit if the proposed residence has a Floor Area Ratio (FAR) greater than 0.45.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the proposal with members of the public.

RECOMMENDATION

Planning staff recommends approval of the proposed zoning for the following reasons:

1. The proposed rezoning is in conformance with the General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC) Alviso Planned Community.
2. The proposed rezoning will facilitate development of this site that is compatible with the surrounding uses and consistent with the Alviso Master Plan.