

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
P.C. 03/10/04 Item 4.c.

File Number
PDC 03-031

Application Type
Planned Development Rezoning

Council District
2

Planning Area
Edenvale

Assessor's Parcel Number(s)
684-27-054, 055, & 056

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Jeff Roche

Location: Easterly side of Vera Lane, approximately 100 feet westerly of Roeder Road

Gross Acreage: 0.47

Net Acreage: 0.47

Net Density: 13.0 (du/ac)

Existing Zoning: R-M Multiple Residence

Existing Use: Vacant

Proposed Zoning: A(PD) Planned Development

Proposed Use: Up to (4) four single-family detached and (2) two single-family attached residential units

GENERAL PLAN

Completed by: JR

Land Use/Transportation Diagram Designation:
High Density Residential (12-25 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: JR

North: Detached and Attached Residential

R-M Multiple Residence & R-1-8 Single-Family Residence

East: Detached Residential

R-1-8 Single-Family Residence

South: Attached Residential and Commercial

R-M (PD) Planned Development & CP Commercial Pedestrian

West: Attached Residential

R-M (PD) Planned Development

ENVIRONMENTAL STATUS

Completed by: JR

Environmental Impact Report
 Negative Declaration adopted on January 9, 2004

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: JR

Annexation Title: Monterey Park No. 36

Date: January 22, 1960

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial

Date: _____

Approved by: _____
 Action
 Recommendation

OWNER

Mazen Kawadri
3461 Loes Way
San Jose, CA 95127

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: Jeff Roche

Department of Public Works

See attached memorandum.

Other Departments and Agencies

See attached memoranda from Fire Department, Police Department, Environmental Services Department, and the Redevelopment Agency, and letters from the Santa Clara Valley Water District and Great Oaks Water Company.

GENERAL CORRESPONDENCE

See attached email from Nick Fay, dated, February 19, 2004.

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**Project Description

The applicant has proposed to rezone the subject 0.465-acre parcel from R-M Multiple Residence to A (PD) Planned Development to allow the construction of up to (4) four single-family detached and (2) two single-family attached residential units. The minimum lot sizes range from 2,750 square feet to 3,690 square feet. Proposed unit sizes range from 1,760 square feet to 1,985 square feet. The new residences will take access from Vera Lane.

The site is located in the Edenvale/Great Oaks Neighborhood Revitalization Plan area and within the Edenvale/Great Oaks Redevelopment Area.

Existing Site Conditions and Surrounding Uses

The site, which consists of three vacant parcels, is irregularly shaped, with a long, curved frontage along Vera Lane. Surrounding land uses include detached and attached residential to the north, detached residential to the east, attached residential and commercial to the south, and attached residential to the west.

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 met with a resident of Grey Ghost Avenue who raised concerns regarding the number of units and the adequacy of proposed parking. Copies of all correspondence received on the project are attached to this report.

EDENVALE/GREAT OAKS NEIGHBORHOOD REVITALIZATION PLAN AND REDEVELOPMENT AREA

The site is located within the Edenvale/Great Oaks Neighborhood Revitalization Plan and Redevelopment Area. This site is identified in the Revitalization Plan as a “residential development opportunity”. The Plan indicates that a residential development with a density of between 12 and 25 dwelling units per acre is appropriate for this site. The Planning Department’s Strong Neighborhood Initiative (SNI) staff presented the project to the Edenvale/Great Oaks Neighborhood Advisory Committee (NAC) in late 2003. Members of the NAC expressed concern regarding the proposed density and parking adequacy. As a project of fewer than 10 residential units, the proposal is exempt from the inclusionary housing requirements of the Redevelopment Area.

ENVIRONMENTAL REVIEW

A Draft Negative Declaration for this project was circulated for public review on December 19, 2003, based on an Initial Study which concluded that the project would not result in a significant environmental impact. Issues addressed in the Initial Study included construction dust control, cultural resources, erosion, water quality, and construction noise. No supplemental studies were required for this project. No comments were received from the public on the Draft Negative Declaration. Based on the conclusions of the Initial Study and mitigation included in the project, the Director of Planning adopted a Final Negative Declaration on January 9, 2004.

GENERAL PLAN CONFORMANCE

The project site is designated Medium High Density Residential (12-25 DU/AC) on the City’s General Plan Land Use Transportation Diagram. The project site is approximately 20,260 square feet in size. This project’s density of 12.9 dwelling units per acre conforms to the low end of the General Plan density range.

The proposed rezoning furthers the closely related Greenline and Housing Major Strategies of the General Plan. The Greenline/Urban Growth Boundary Strategy specifies that urban development should only occur within the Urban Service Areas where urban development can be accommodated and where urban services can be efficiently provided. The Housing Strategy promotes infill housing and encourages new housing close to transit facilities to ensure the efficient use of land, to reduce the pressure to build more housing at the fringe of the City, to reduce traffic congestion and to promote an adequate supply of housing for existing and future residents. This underutilized site, located within the existing urbanized area and proximate to VTA bus service on Monterey Highway, provides an ideal opportunity for infill development in support of these strategies.

ANALYSIS

The primary issues associated with this project are neighborhood compatibility and conformance to the Residential Design Guidelines.

Neighborhood Compatibility

The project site is positioned between an existing residential neighborhood characterized by a mix of single- and multi-family uses and higher density apartments to the west across Vera Lane. The site’s designation of Medium High Density Residential (12-25 DU/AC) reflects this transitional location. The applicant is

proposing single-family and paired dwelling units at the low end of the allowable density range to ensure that the development is compatible with the lower density uses to the east. Although the lots are somewhat smaller than existing lots in the neighborhood, the proposed project reflects the general development pattern of the area and provides an appropriate transition to the higher densities to the west. The conceptual floor plans and elevations indicate appropriate facades that will enhance this portion of Vera Lane with porch elements, active living spaces and understated garage doors.

Conformance to the Residential Design Guidelines (RDG)

The Residential Design Guidelines provide direction for this project in regard to setbacks, height, parking, and open space.

Setbacks and Height. The RDG recommend a 20-foot rear setback for two-story units adjacent to single-family rear yards and an 18-foot front setback from a minor residential street. The Draft Development Standards for this project provide front and rear setbacks that meet or exceed these recommendations for all lots except Lots E and F which are located at the narrow end of the site. For these lots, minimum 15-foot front and rear setbacks are proposed except at the very corner, where a 7.5 foot setback is provided for the edge of the lot that functions like a side yard. Four-foot setbacks are proposed between the single-family units in conformance with the RDG. A slightly reduced 4-foot setback is proposed for the perimeter side where the property abuts an existing driveway. Staff believes that the proposed perimeter setbacks are adequate to ensure compatibility with adjacent uses and are appropriate for this irregularly-shaped infill site. The proposed maximum height is 30 feet, consistent with the RDG and existing building heights in the surrounding area.

Parking. The Draft Development Standards for this project require a minimum of two covered parking spaces per unit and one additional off-lot parking space within 150 feet of each unit in conformance with the recommendations of the RDG. The applicant is proposing to comply with these standards by providing each unit with a two-car tandem garage with an apron space and at least one guest space per unit along project street frontage. The garages include space for storage, consistent with the Guidelines.

Open Space. All units provide private open space ranging in size from approximately 500 to 700 square feet in conformance with the recommendations of the RDG. In order to achieve an attractive streetscape, staff will ensure that front yard landscaping is included in the landscape plan at the Planned Development Permit stage.

Conclusion

Based on the above analysis, staff concludes that the proposed rezoning provides infill development of an underutilized site that is compatible with surrounding uses, in substantial conformance with the Residential Design Guidelines and supportive of the Greenline and Housing Major Strategies of the General Plan.

RECOMMENDATIONS

Planning staff recommends approval of the subject Planned Development Rezoning for the following reasons:

1. The proposed project is consistent with the site's General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (12-25 DU/AC) and supportive of the General Plan Greenline and Housing Major Strategies.
2. The project conforms to the City's Residential Design Guidelines.
3. The project includes development standards and use limitations to ensure that subsequent development is compatible with the surrounding neighborhood.

Cc: Greg Cajina, Community Coordinator, Edenvale/Great Oaks SNI
S & H Construction, 41713 Sherwood Street, Fremont, CA 94538
Nick Fay, 305 Grey Ghost Avenue, San Jose, CA 95111
Carey Sutton, Intero Real Estate Services, 10275 North De Anza Boulevard, Cupertino, CA 95014