



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** February 26, 2004

**COUNCIL DISTRICT:** 3

**SNI AREA:** Washington



**SUBJECT: PDC02-057. PLANNED DEVELOPMENT REZONING OF THE PROPERTY LOCATED AT THE NORTHWEST CORNER OF ALMADEN AVENUE AND W. VIRGINIA STREET.**

## **RECOMMENDATION**

The Planning Commission voted 6-0-1 (Chairman James absent) as a part of the consent calendar action to recommend that the City Council adopt an ordinance rezoning the subject site as proposed by the applicant.

## **BACKGROUND**

On October 17, 2001, the Planning Commission held a public hearing to consider a Planned Development rezoning from CN Neighborhood Commercial to A(PD) Planned Development district to allow to allow up to 10 single-family attached residential on a 0.47 gross acre site.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning.

This item was considered as part of the consent calendar, with no discussion by the Planning Commission on the project. No one appeared in support of, or in opposition to, the proposed rezoning. The Planning Commission then closed the public hearing and reviewed and considered the Negative Declaration adopted for the project and found it in conformance with CEQA.

## **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. The applicant also presented the project to neighborhood residents at the Washington SNI meeting on February 12, 2004.

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## **COORDINATION**

As standard procedure in the development review process, this project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

**STEPHEN M. HAASE, AICP**  
Secretary, Planning Commission

207-02/JD:ds