



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: April 1, 2008

COUNCIL DISTRICT: 10
SNI AREA: Not Applicable

SUBJECT: PDC07-075. Planned Development Rezoning from R-1-5(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow a second unit containing 1,034 square feet on a 0.56 gross acre site

RECOMMENDATION

The Planning Commission voted 7-0-0 to recommend that the City Council approve the proposed Planned Development Rezoning from the R-1-5(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow a second unit containing 1,034 square feet on a 0.56 gross acre site as recommended by staff.

OUTCOME

Should the City Council approve the Rezoning as recommended by the Planning Commission, the rezoning will allow the construction of a 1034 square foot secondary unit on a .56 acre gross-acre site containing an existing single family home.

BACKGROUND

On March 26, 2008, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The applicant's representative, Guy DeGallery of New Horizon Homes, was present and spoke in support of the project. No members of the community spoke on the project. Commissioner Zito asked for clarification regarding the location and quantity of parking. Staff responded that there are two separate two-car garages and additional space for uncovered parking existing on the site. The Planning Commission then closed the public hearing, and voted unanimously to forward a recommendation to approve the proposed project.

ANALYSIS

The proposed Planned Development Rezoning furthers the General Plan Growth Management Major Strategy which is intended to encourage infill development within urbanized areas to achieve the most efficient use of facilities and services, in that the proposed project is located within the Urban Service Area on an underutilized lot surrounded by higher intensity development. It also supports the General Plan Housing Major Strategy, which seeks to provide a variety of housing opportunities, in that it would provide an additional housing option that is compatible in style and scale to the existing single family neighborhood, while retaining the existing housing stock.

For further analysis please see attached Staff Report.

EVALUATION AND FOLLOW-UP

The applicant will be required to secure a Planned Development Permit from the Planning Director in order to implement the subject rezoning.

POLICY ALTERNATIVES

Not Applicable.

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. A noticed community meeting was held on December 4, 2007 at the Vineland Branch Library. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department, Department of Parks and Recreation and Neighborhood Services and the City Attorney.

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POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines as further discussed in attached staff report.

CEQA

CEQA: Exempt

Andrew Crabtree
for JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Ella Samonsky at 408-535-7892.

Attachments: Staff Report