

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. 4/20/04 Item

File Number
C03-081

Application Type
Conforming Rezoning

Council District
5

Planning Area
Alum Rock

Assessor's Parcel Number(s)
484-19-019

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Deanna Chow

Location: West side of Pala Avenue, approximately 60 feet northerly of Avenue A

Gross Acreage: .14 acres

Net Acreage: .14 acres

Net Density: N/A

Existing Zoning: County

Existing Use: Vacant

Proposed Zoning: R-1-8

Proposed Use: Single-family residential

GENERAL PLAN

Completed by: DC

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: DC

North: Single-family detached residential

County

East: Single-family detached residential

County

South: Single-family detached residential

County

West: Single-family detached residential

R-1-8

ENVIRONMENTAL STATUS

Completed by: DC

Environmental Impact Report found complete
 Negative Declaration circulated on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: SH

Annexation Title: McKee 123

Date: Pending

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions

Date: _____

Approved by: _____
 Action
 Recommendation

APPLICANT/DEVELOPER/OWNER

Fernando E. Po
312 S. Pastoria Avenue
Sunnyvale, CA 94086

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: DC

Department of Public Works

No comments.

Other Departments and Agencies

None received.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant is requesting to prezone the subject site to R-1-8 to allow one single-family dwelling unit on 0.14 gross acres (6,098 square feet). The subject site is currently unincorporated County. A pending annexation application (McKee No. 123) is on file. The subject site consists of one vacant lot that is flat with no unique features. Single-family residential uses are located to the north, west, south and east of the site.

GENERAL PLAN CONFORMANCE

The proposed rezoning to R-1-8 is consistent with the San Jose General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8.0 DU/AC). The minimum lot size of R-1-8 is 5,445 square feet, which is consistent with the maximum density of eight (8) dwelling units per acre allowed under the existing General Plan land use designation.

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

ANALYSIS

The proposed rezoning will facilitate development of a vacant single-family lot. Future development will be subject to the R-1-8 development standards of Title 20 which will facilitate development on the vacant parcel that matches existing building patterns in the area.

PUBLIC OUTREACH

A notice of the public hearing and environmental review was distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has not received any public comments.

RECOMMENDATION

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

1. The proposed rezoning is in conformance with the San Jose 2020 General Plan Land Use Diagram designation of Medium Low Density Residential (8.0 DU/AC).
2. The proposed rezoning will facilitate the development that is consistent with the surrounding neighborhood.

c: Fernando E. Po 312 S. Pastoria Avenue Sunnyvale, CA 94086

DC:II/207-02