



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: May 4, 2006

COUNCIL DISTRICT: 3

SNI: None

SUBJECT: PDC05-094. PLANNED DEVELOPMENT REZONING FROM CN COMMERCIAL NEIGHBORHOOD DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW FOUR SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS AND ONE SINGLE-FAMILY DETACHED RESIDENTIAL UNIT A 0.26 GROSS ACRE SITE LOCATED AT THE NORTHEAST CORNER OF N. 6TH AND E. TAYLOR STREETS

RECOMMENDATION

The Planning Commission voted 5-0-1, Commissioner Platten absent, to recommend that the City Council approve the proposed rezoning.

BACKGROUND

On May 3, 2006, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning.

The applicant, Todd Zieman, was present to answer questions regarding the project. Commissioners Campos and Zito asked questions regarding the removal of the existing billboard at the property. The applicant indicated that he was proposing to remove the billboard as part of the subject application.

Commissioner Campos then made a motion to recommend approval of the proposed rezoning to the City Council.

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PUBLIC OUTREACH

This proposal was presented to the regular meeting of the Japantown Neighborhood Association on April 13, 2006. The community was generally pleased with the proposed development. The public hearing dates have been noticed in a local newspaper, and notices of the public hearing were mailed to all owners and occupants within a 500' radius of the site. Additionally, prior to the Planning Commission public hearing, an electronic version of the staff report was made available online, accessible from the Planning Commission agenda, on the Planning Divisions' website. Planning Staff has been available to discuss the proposal with members of the public.

COORDINATION

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

CEQA

Exempt, PDC05-094

Susan Walton
for JOSEPH HORWEDEL
Secretary, Planning Commission

c: Todd & Maureen Zieman, 190 Hardy Ave., Campbell, CA 95008

