



Memorandum

TO: Mayor and City Council

FROM: Vice Mayor Cindy Chavez
and Councilmember Ken
Yeager

SUBJECT: SEE BELOW

DATE: May 3, 2005

APPROVED:

DATE:

SUBJECT: PDC04-068. PLANNED DEVELOPMENT REZONING FROM HI HEAVY INDUSTRIAL TO PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 104 DETACHED SINGLE FAMILY RESIDENTIAL UNITS ON A 7.6 GROSS-ACRE SITE ON THE NORTHEASTERLY SIDE OF CAMPBELL AVENUE.

RECOMMENDATION:

That Council approves the proposed 104-unit rezoning with the following modifications:

1. At the PD Permit Phase, direct staff to pursue the following changes proposed by the applicant to address outstanding concerns:
 - Minimum Paseo widths of 16-18 feet
 - Increase the number of on-site parking spaces from 85 to approximately 98 spaces
 - Trees along the street frontages that provide a tall, large canopy when mature
 - Traffic calming elements along Campbell Avenue
 - Continued design refinement that seeks to incorporate architectural elements reflective of the neighborhood
2. Direction to Staff to conduct a neighborhood meeting prior to the Director's Hearing for the PD Permit
3. Pursuit of the acceptance of the developer's offer to donate \$18,750 to the City of San Jose to be used towards master planning efforts of the Campbell Avenue area.

BACKGROUND:

The applicant, Santa Clara Development, is proposing to rezone a 7.6-acre parcel from HI Heavy Industrial to a PD Zoning District to allow up to 104 single-family detached homes.

During the Fall 2004 General Plan hearing, the City Council considered the proposed conversion from HI Heavy Industrial to Residential 12-25 du/acre. The properties are located within a portion of the Central San Jose 1 subarea, an area supported for conversion by the "Towards the Future" report reviewed by Council in April 2004. The Council approved conversion of this property to Medium High Residential, and the proposed rezoning is consistent with this action.

Since this time, the applicant has worked extensively with staff and the community on development of the PD Zoning package. The currently proposed 104-unit development represents an exemplary

project and seeks to respond to the issues that arose during staff review of the project and various community outreach efforts.

- Vehicle Access to Newhall – The proposed development will not trigger the removal of the Campbell Avenue closure.
- The Paseo widths of 16-18 feet are consistent with the widths approved in several recent projects, including the Pulte project down the street. The applicant has widened these areas in the latest reiteration and has reduced the height of the buildings that line the area. The result will be an area that appears much more open and well lit than similar sized spaces in other projects.
- Number of parking spaces – The proposed development proposes a side-by-side, 2-car parking garage for every unit (as requested by the neighborhood), plus 98 parking spaces (increased from the original 85 on-site spaces by adding new spaces to the 30-foot vibration setback area). This provides a parking ratio of approximately 2.9 parking spaces per unit on-site.
- Street Trees – The PD Zoning requires Street Trees along the entire street frontage per City standards. While underground utilities may impact the landscape plan, it is important for the design to provide an effective visual buffer and reflect the large canopied trees prevalent throughout the neighborhood.
- Other items that will need to be evaluated during the PD Permit phase include unit types (specifically the appropriate end units) and driveway/aisle configuration.
- Extensive sound/vibration mitigation – At the building permit phase, extensive efforts to mitigate sound and vibration impacts from nearby rail operations will occur, consistent with requirements of similar sites throughout the City. Such improvements are incorporated in projects throughout the City as we endeavor to encourage transit-oriented development around many of our rail nodes.
- Architecture – The architecture of the project continues to evolve in an effort to accurately reflect design elements found within the neighborhood. These efforts should continue and a neighborhood meeting held prior to the Director’s Hearing to review the final design.
- Master Planning Efforts – “Towards the Future: Jobs, Land Use, and Fiscal Issues in San Jose’s Key Employment Areas, 2000-2020” envision the conversion of this entire subarea to residential. The conversion of these properties raises several broader planning challenges, including design compatibility, public park space, pedestrian and vehicle circulation, and parking. However, delaying projects to allow for a master planning effort would have risked the viability of these projects. Recognizing the need for and desirous of comprehensive planning efforts in this area, the developer offered to contribute \$18,750 towards a planning study.

These issues address many of the details of the project, recognizing that more work will be required at the PD Permit phase. More generally, the project is in general conformance to the residential design guidelines, furthers the goal and objectives of the City’s infill housing strategy, promotes transit usage, and will be compatible with the existing and proposed uses on the adjacent and neighboring properties.

CONCLUSION:

Council should approve the PDC04-068 with the direction outlined above as the project represents an exemplary project that will provide a unique living environment and improve the broader community.

COORDINATION:

This memo has been coordinated with the applicant, the City Attorney’s Office, and the Department of Planning, Building, and Code Enforcement.