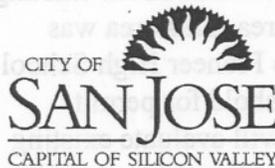


COUNCIL AGENDA: 5/17/05

ITEM NO.: 11.10(a)



## Memorandum

TO: Mayor and City Council

FROM: Councilmember  
Judy Chirco

SUBJECT: SEE BELOW

DATE: May 16, 2005

Approved

**SUBJECT:**

**PDC 03-088 RECONSIDERATION AND POSSIBLE RATIFICATION OF PLANNED DEVELOPMENT REZONING AND PD04-034 PLANNED DEVELOPMENT PERMIT FOR PROPERTY LOCATED ON THE NORTH SIDE OF BLOSSOM HILL ROAD, OPPOSITE CROYDON AVENUE.**

**RECOMMENDATION:**

Ratify the Planned Development Zoning and Planned Development Permit with direction to staff to ensure modifications to proposed site and landscape plan include additional parking stalls, enhanced landscaping and fencing (See Supplemental), with further direction to DOT staff to evaluate existing parking conditions in project area and consider potential solutions.

**BACKGROUND:**

Due to an error in the required noticing of PDC03-088 Planned Development Rezoning and PD04-034 Planned Development Permit for the property located on the North Side of Blossom Hill Road (opposite Croydon Avenue), the project allowing for seven affordable single-family detached residences is up for reconsideration and possible ratification. The project conforms to the site's GP designation of Medium High Density Residential, furthers the objectives of the City's infill housing strategy, and provides for affordable ownership of single-family detached units.

A community meeting was held April 28<sup>th</sup>, 2005 with the Applicant, Planning Director and Council Office all in attendance. Based on valuable community input from that meeting, Planning Staff has worked with the Applicant to address concerns raised regarding the project design. Modifications to the proposed site and landscape plan include, providing two additional on site parking spots for residents and guests, and installation of enhanced landscaping and fence design along the easterly property line to provide a visual buffer and improve project appearance for the adjacent property owner.

Community members who attended the April 28<sup>th</sup> meeting raised concerns about existing parking conditions on both sides of Blossom Hill near the project area. This area was considered in 2003 for permit parking due to the close proximity to Pioneer High School and related parking impact. The area did not meet the required threshold for permit parking. In addition to including more on-site parking, DOT staff will evaluate existing parking conditions and consider potential solutions including but not limited to: revisit timing of parking restrictions already posted in project area and examine pick-up and drop-off at Pioneer High School and its relationship to community parking concerns.

DATE: May 16, 2005

SUBJECT: SEE BELOW

Approved: *Jacky Vance*

SUBJECT:  
PDC 03-088 RECONSIDERATION AND POSSIBLE RATIFICATION OF  
PLANNED DEVELOPMENT ZONING AND PD04-034 PLANNED  
DEVELOPMENT PERMIT FOR PROPERTY LOCATED ON THE NORTH  
SIDE OF BLOSSOM HILL ROAD, OPPOSITE CROYDON AVENUE.

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A community meeting was held April 28<sup>th</sup>, 2005 with the Applicant, Planning Director and Council Office all in attendance. Based on valuable community input from that meeting, Planning Staff has worked with the Applicant to address concerns raised regarding the project design. Modifications to the proposed site and landscape plan include providing two additional on site parking spots for residents and guests, and installation of enhanced landscaping and fence design along the eastern property line to provide a visual buffer and improve project appearance for the adjacent property owner.

COUNCIL AGENDA: 3/16/05  
11:00