



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** April 29, 2004

**COUNCIL DISTRICT:** 6

**SUBJECT: PDC03-078. PLANNED DEVELOPMENT REZONING FROM R-1-8 RESIDENCE ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 5 SINGLE-FAMILY RESIDENCES ON A 0.33 GROSS-ACRE SITE LOCATED ON/AT THE NORTH SIDE OF CANOAS GARDEN AVENUE, APPROXIMATELY 400 FEET EASTERLY OF ALMADEN ROAD.**

## **RECOMMENDATION**

The Planning Commission voted 7-0-0 to recommend that the City Council approve the proposed rezoning.

## **BACKGROUND**

On April 28, 2004, the Planning Commission held a public hearing to consider a Planned Development rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 5 single-family residences.

Commissioner Levy requested that the item be removed from the consent calendar. No one from the public spoke in favor or against the project.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed Planned Development rezoning.

Commissioner Levy stated that access to the site would be better provided via the private road adjacent to the east side of the property rather than via Canoas Garden Avenue. The applicant and planning staff clarified that this access option had been explored, but that the adjacent townhome development would not allow the applicant use of their private drive. Commissioner Levy asked a follow-up question clarifying staff's recommendation for a tandem garage. Staff explained that the Land Use Plan for the zoning shows a trellis-covered parking space in the rear yard of the residences that would be accessed by driving entirely through the garage. Staff clarified that the Draft Development Standards for the zoning require that a conventional tandem garage be provided instead of the trellis space.

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Commissioner Zito asked about the amount of guest parking that would be provided and Planning Staff answered that a minimum of four guest spaces would be required.

The Planning Commission then closed the public hearing.

The Commission voted 7-0-0 to recommend approval of the project.

### **PUBLIC OUTREACH**

A community meeting was held for this project at the Labor Council building located across the street from the subject site. Community members generally indicated support for the proposal, but expressed concern that the project would exacerbate the existing parking shortage in the area and concern regarding the compatibility of the proposal with surrounding development. Notices of the community meeting, the Mitigated Negative Declaration and the public hearings were mailed to all property owners and tenants within 500 feet of the subject site.

### **COORDINATION**

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

### **CEQA**

Negative Declaration adopted April 28, 2004.

STEPHEN M. HAASE  
Secretary, Planning Commission

c: Ms. Shirley Lu-Levitt, P.O. Box 53785, San Jose, CA 94563  
c: Eduardo Martinez, 114 E Santa Clara, Morgan Hill, CA 95038

