



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: May 13, 2004

COUNCIL DISTRICT: 8

SUBJECT: PDC04-004. PLANNED DEVELOPMENT REZONING LOCATED ON THE NORTH SIDE OF QUIMBY ROAD APPROXIMATELY 300 FEET EASTERLY OF MISSION GREENS DRIVE.

RECOMMENDATION

The Planning Commission voted 6-0-0-1 (Commissioner Dhillon abstaining) to recommend that the City Council approve the proposed rezoning.

BACKGROUND

On May 12, 2004, the Planning Commission held a public hearing to consider a Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow up to 37 single-family detached residences.

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

Commissioner Zito asked staff why the Department of Public Works' traffic memo did not reference CEQA or make a CEQA determination with respect to the adequacy of the traffic mitigation. Staff clarified that it is the Planning Department's responsibility to find CEQA compliance after the Department of Public Works makes the determination that the project conforms to the Evergreen Development Policy.

Commissioner Zito asked if staff felt that the mitigation would adequately address the traffic impacts. Staff answered in the affirmative.

This item was considered as part of the consent calendar, with no further discussion by the Planning Commission on the project. No one appeared in support of, or in opposition to, the proposed rezoning. The Planning Commission then closed the public hearing.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site as well as published in the San José Post Record. The Planning Commission agenda and City Council agenda are posted on the City of San José website with copies of the staff report and City Council memo.

COORDINATION

As standard procedure in the development review process, this project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

CEQA

The environmental impacts of the project were addressed in an Initial Study and a Mitigated Negative Declaration that was circulated on April 22, 2004.

STEPHEN M. HAASE
Secretary, Planning Commission