



Memorandum

To: Honorable Mayor and City Council

From: Councilmember Nancy Pyle

Subject: 11.3 - Fleetwood Dr. Rezoning

Date: June 4, 2007

Approved:

6/4/07

Recommendation

1. Approve the Planning Commission's decision to uphold the Planning Director's adoption of a Mitigated Negative Declaration.
2. Approve the A (PD) Planned Development Zoning District to allow six single-family detached residences with the following direction to staff:
 - a. At the time that the underutilized properties to the north and south of the subject site are proposed for development, staff shall explore the feasibility of alternative access to those sites utilizing Almaden Expressway.
3. In recognition that the properties to the north and south are expected to soon request rezonings, staff should proactively study and analyze access for these sites via Almaden Expressway and meet with the Santa Clara County Roads & Airports Department to discuss guidelines and implementation of an acceleration and deceleration lane.

Background

On July 3, 2006 the applicant filed a Planned Development Rezoning from R-1-1 Single-Family Residence Zoning District to A (PD) Planned Development Zoning District allowing six single-family detached residential units on a 1.07 gross acre site. The project is proposing a Planned Development rather than a Conventional R-1-8 Rezoning because the lot shape, riparian setback requirements, and easements limitations make it difficult for development to conform the R-1-8 developments standards as stated in the Zoning Ordinance.

The project has been of significant community interest because it will be taking its access through the existing Fleetwood Drive neighborhood. The community and I feel this is not an optimal traffic configuration for the existing neighborhood. For these reasons Planning staff, the City of San Jose Department of Public Works, and Santa Clara County Roads and Airports Department studied the feasibility of three additional alternative access design configurations.

Alternative 3 is acceptable in concept to the Santa Clara County Roads and Airport Department, but would require land dedication of adjacent property to the north and south of the subject site, which is not under the control of the project applicant. However, the properties to the north and south are within months of filing projects with the City's planning department. Therefore, until those sites develop, the proposed project would need to take its access via Fleetwood Drive. Therefore, the project proposes to take its access via a private street, Jayden Lane, that will intersect Almaden Road.

Ultimately, however, it appears that it would be desirable for the proposed project and neighboring properties to take access from Almaden Expressway only. In recognition of this goal, the applicant has agreed to reflect on the General Development Plan for this project frontage dedication and improvements. Additionally, the applicant has already contributed to the possible design and analysis of this goal and indicated a willingness to continue and consider a fair share contribution to the deceleration and acceleration lane access design configuration.

When neighboring properties to the north and the south of the subject property apply for development approvals to redevelop their sites, I request that the City Council direct staff to explore the possible implementation of Alternative 3, or a similar configuration, and examine the feasibility of such alternative configurations in order to optimize access and traffic configuration issues in this area.