



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: June 6, 2007

TRANSMITTAL MEMO

COUNCIL DISTRICT: 3
SNI: N/A

SUBJECT: C07-005. LOCATED ON THE SOUTHEAST CORNER OF SOUTH 11TH STREET AND INTERSTATE HIGHWAY 280 (868 SOUTH 11TH STREET).

The Planning Commission will hear this project on June 11, 2007. The memorandum with Planning Commission recommendations will be submitted under different cover. We hope the submittal of this staff report is of assistance in your review of this project.

JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Michael Enderby at (408) 535-7800.

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street, 3rd Floor
San José, California 95113

Hearing Date/Agenda Number
P.C. 06-11-07, Item No. 3d

File Number
C07-005

Application Type
Conforming Rezoning

Council District
3

Planning Area
Central

Assessor's Parcel Number(s)
472-12-072

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Steven Rosen

Location: Southeast corner of South 11th Street and Interstate Highway 280 (868 South 11th Street)

Gross Acreage: 0.2

Net Acreage: 0.2

Existing Net Density: 10 DU/AC

Existing Zoning: R-2 Two-Family Residence

Existing Use: Two Single-Family Residences

Proposed Zoning: R-M Multiple Residence

Preliminary Proposed Use: Multiple Dwelling

GENERAL PLAN

Completed by: SR

Land Use/Transportation Diagram Designation
Medium High Density Residential (12-25 Dwelling Units/Acre)

Project Conformance:
 Yes No
 See Analysis and
Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: SR

North: Interstate Highway 280

None

East: Single-Family Detached Residence

R-M Multiple Residence District

South: Single-Family Detached Residence

R-2 Two-Family Residence District

West: Interstate Highway 280 Off-ramp

None

ENVIRONMENTAL STATUS

Completed by: SR

Environmental Impact Report (GP2020 EIR certified 8-16-94)
 Negative Declaration circulated on
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: SR

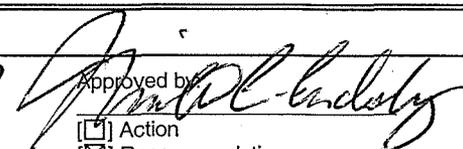
Annexation Title: Original City

Date: March 27, 1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: 5/29/07

Approved by: 
 Action
 Recommendation

OWNERS

Tamara Alabastro
1923 Murguia Avenue
Santa Clara, CA 95050

Bruce C. Williams
1923 Murguia Avenue
Santa Clara, CA 95050

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: SR

Department of Public Works

No comments or requirements.

Other Departments and Agencies

N/A

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Bruce C. Williams, has filed an application for a Conventional Rezoning on the subject 0.2 gross-acre site from the R-2 Two-Family Residence Zoning District to R-M Multiple Residence Zoning District. The subject site, located on the southeast corner of Interstate Highway 280 and South 11th Street, is currently developed with two single-family residences. The applicant intends to pursue subsequent approval for a four-unit multiple dwelling.

The subject site is flat and rectangular in shape with a depth of 137.89 feet and 62.79 feet of frontage on a stub of South 11th Street created when I-280 was built. The site is bordered by single-family detached residential uses to the east and south; freeway off-ramp to the west across South 11th Street; and Interstate Highway 280 to the north.

GENERAL PLAN CONFORMANCE

The subject site is designated Medium High Density Residential (12-25 DU/AC) on the San Jose 2020 General Plan Land Use/Transportation Diagram. The proposed R-M Multiple Residence Zoning District conforms to this designation in that it will allow construction of multiple dwellings with surface parking which typify the designation at a density of up to 25 DU/AC.

The Growth Management Major Strategy of the General Plan focuses on making land use decisions that help to keep the City fiscally solvent. It also recognizes that, though industrial and commercial land uses are those that produce the most tax revenue and require the fewest services, new housing units provide the workers that attract these economically-productive uses to the City of San Jose. This major strategy calls for infill development at higher density and near employment centers because this type of residential development produces minimal new demand for services. Infill sites are served by existing capital improvements, like sewers and parks, and by existing service organizations like fire companies. Infill development close to employment centers or uses like San Jose State University creates less impact on roads and traffic than development further away because some people will choose to walk and others who choose to drive will drive shorter distances.

At the same time, the Greenline/Urban Growth Boundary Major Strategy has severely limited growth on San Jose's urban fringe. New growth can no longer be accommodated in any other way than by infill

development. Similarly, the Urban Conservation/Preservation Major Strategy states that the City will strive to maintain adequate levels of service for existing neighborhoods by avoiding development at the fringe of the City which could divert these services.

The Downtown Revitalization Major Strategy envisions an attractive downtown that represents a vibrant center of urban renewal, spreading outward. Increasing density on a site such as this that is within bicycling and walking distance of the core area will provide valuable customers for the core itself and the urban business districts that support it. The site, though not within the core itself, is within its market area.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed by a Final EIR entitled, "San José 2020 General Plan EIR." On August 16, 1994, the City Council adopted Resolution Number: 65459 making findings for adoption of the San Jose 2020 General Plan.

The City of San Jose may take action on the proposed project as being within the scope of the General Plan and uses of the Program EIR in that (1) the Final EIR is a Program EIR pursuant to CEQA and CEQA Guidelines Section 15168, (2) it is determined that no new significant impacts will occur from this proposed project, and (3) no new mitigation measures would be required beyond those contained in the General Plan and Final EIR pursuant to CEQA Guidelines 15162.

ANALYSIS

The proposed rezoning to R-M Multiple Residence District would allow multiple dwellings consistent with the General Plan designation Medium High Density Residential (12-25 DU/AC) in a manner that is compatible with surrounding residential uses. The existing density is 10 dwelling units/acre. Rezoning the site R-M would allow one unit per 1,750 square feet of area—a density of up to five units on the 8,777 square foot site, or 25 dwelling units/acre.

Along with the plot plan required of an application to rezone a site, the applicant submitted plans for a four-unit multiple-dwelling for preliminary review. This proposal would provide 20 dwelling units/acre. The proposal conforms to the setback, height, and parking standards of the Zoning Ordinance. The building would need substantial sound insulation to conform to the General Plan's noise policies, though, with its greater bulk, the proposal would shield the adjacent single-family residences from freeway noise.

The proposed multiple dwelling would be compatible with the surrounding area for two reasons. First, half of the block is within the R-M Multiple Residence Zoning District, and could be developed with two-family or multiple dwellings upon obtaining a Site Development Permit. Second, the larger building would act as a buffer between the adjacent Interstate highway and single-family residences.

PUBLIC OUTREACH

The property owners and occupants within a 500-foot radius were sent public hearing notices for the City Council hearing. This staff report will be posted on the City's web site. Staff has been available to discuss the proposal with interested members of the public.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend that the City Council approve the proposed zoning for the following reasons:

1. The proposed rezoning conforms to the General Plan Land Use/Transportation Diagram designation of Medium High Density Residential (12-25 DU/AC).
2. The proposed rezoning would help implement the General Plan's Major Strategies.
3. The proposed rezoning would facilitate multiple dwelling on this site at a density which is compatible with surrounding development.

CC: Tamara Alabastro, 1923 Murguia Avenue, Santa Clara, CA 95050

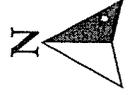


File No: C07-005

Council District: 3

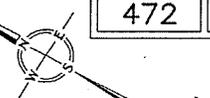
Quad No: 83

Scale: 1"= 250'
Noticing Radius: 500 feet



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 472 PAGE 12



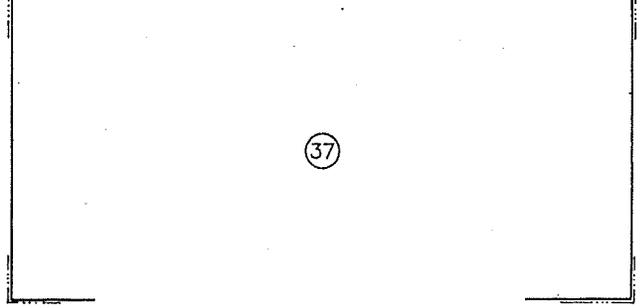
RT. 280

SINCLAIR FREEWAY

865	875	883	891	895
48.64	40	40	40	33.83
60	61	62	63	64
12	13	16	12	12
72	68	67	65	66
668-	878-	888-	898-	
62.79	43.91	43.37	43.37	
(45.91)				

REED ADDN. (RESUB. OF W 1/2 OF BLK. 4 & E 1/2 OF BLK. 10

MARTHA ST.



S. ELEVENTH

S. TWELFTH

CITY OF SAN JOSE

ABANDONED RES.#34292 EASEMENT

SAN JOSE WATER WORKS 58

1.84 Ac.

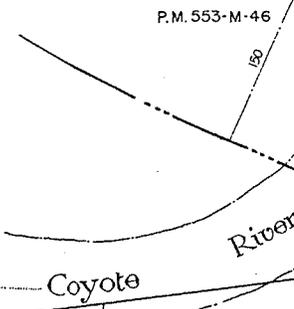
11	10	9	8	7
17	20	21	24	23
18	19	22	23	176.96
57	42.08	40.70	46.40	47.60
976	980	992	998	1002
1008	1020	1030	1040	1050

REED ADDITION FOR FREYSCHLAGS SUB.

1001	1011	1019	1027	1035	1045	6 1055	1063	1075	1083-5
45.95	45.95	45.95	45.95	45.95	45.95	45.95	45.95	45.95	31.45 (45.95)
15	16	17	18	19	20	21	22	23	78
14	5	8	9	12	13	16	17	20	21
37	6	7	10	11	14	15	18	18	22
36	35	34	33	32	31	30	29	28	27
45.95	45.95	45.95	45.95	45.95	45.95	45.95	45.95	45.95	39.37 (45.95)
1002	1012	1018	1032	1038	1054	1068	1070	1072	1078

BESTOR ST.

KEYES



Coyote River

P.M. 553-M-46

UNION PACIFIC CORR. SBE 843-43 (04)3 PCL. 21

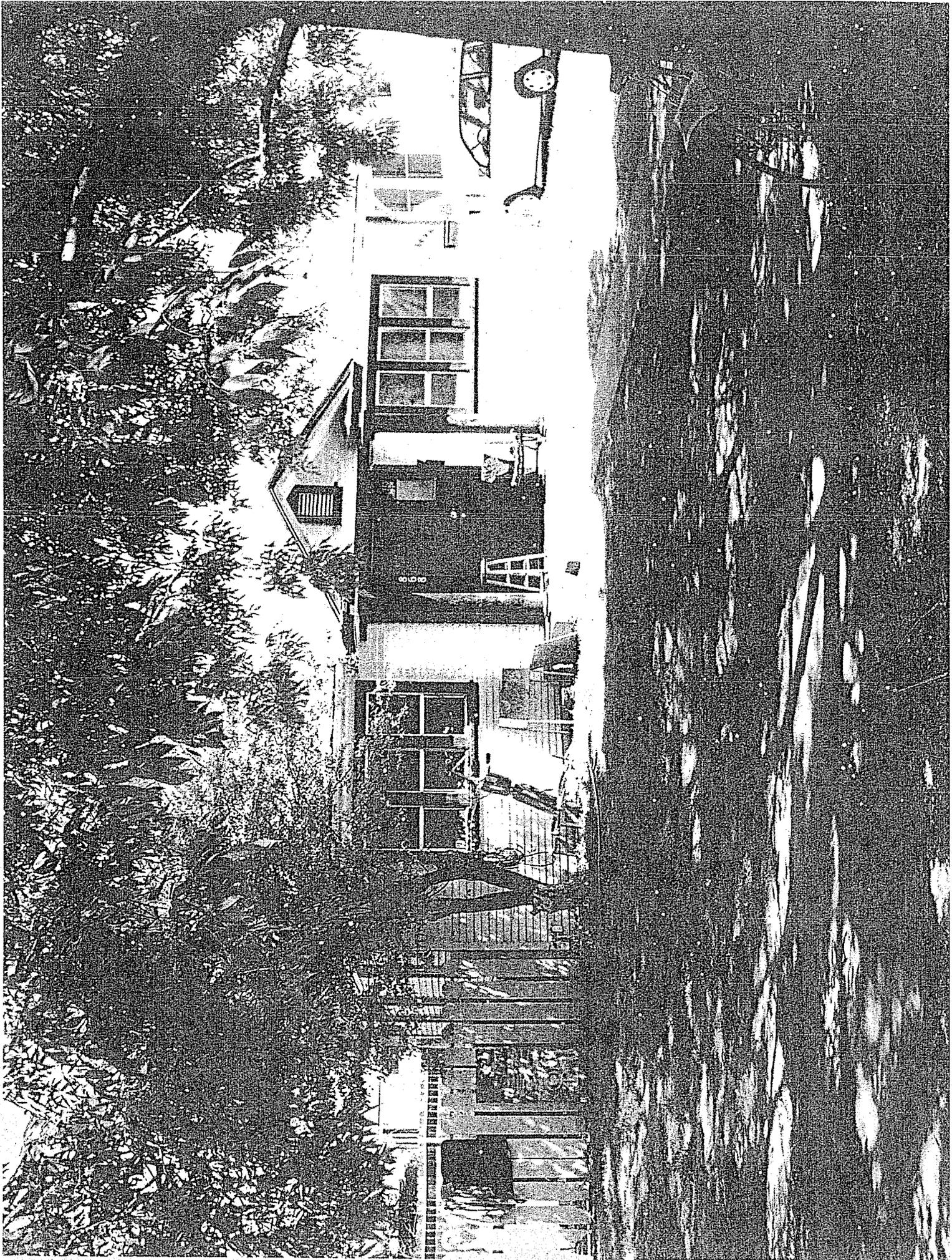
UNSURVEYED REMAINDER 73

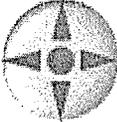
SENER ROAD

BK 477

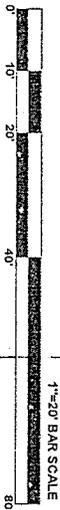
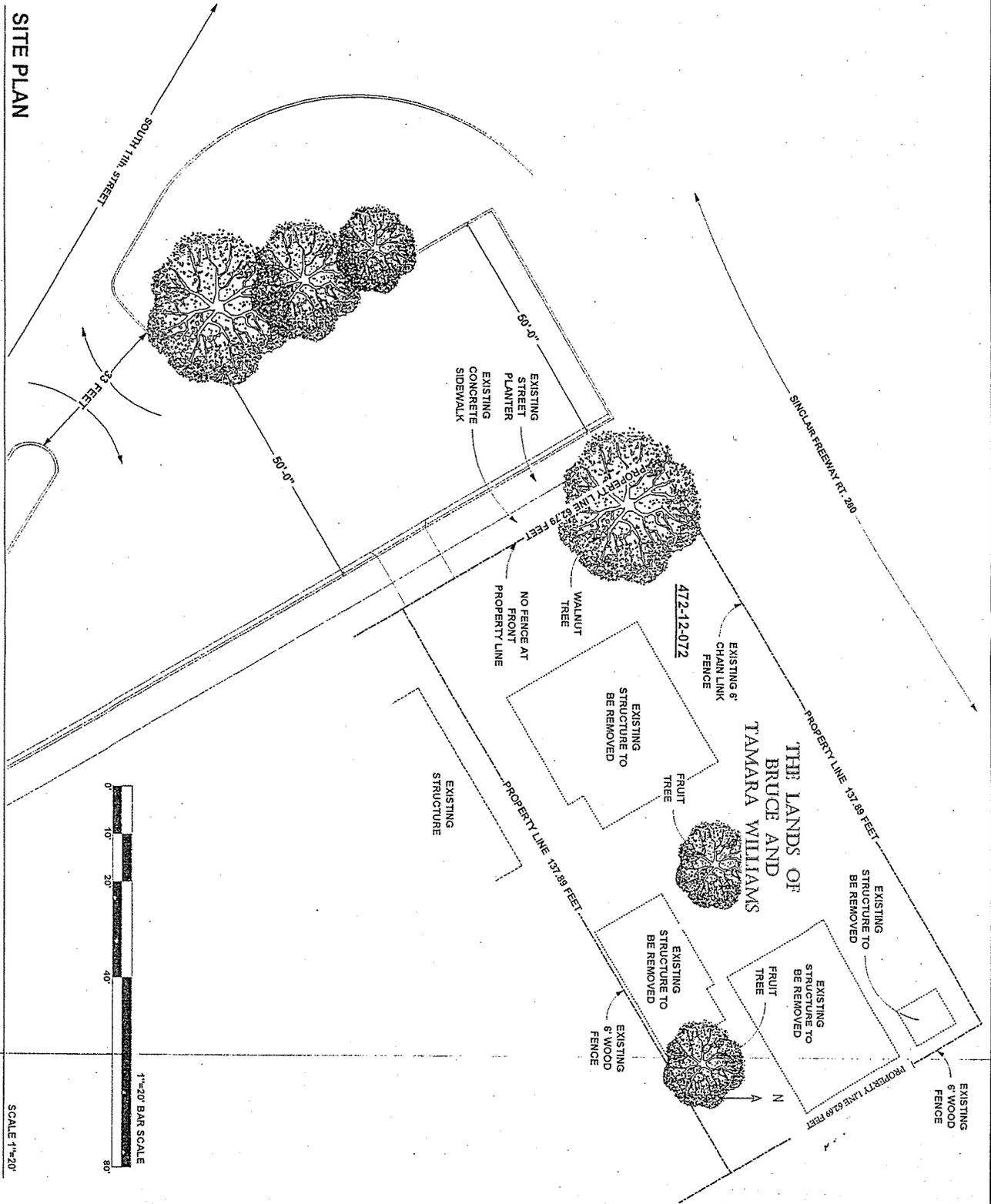
R.O.S. 609/46

LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2004-2005



	<p>Panel 83 (2001) Public Works, GIS-Infrastructure Section 2001 images (3 in pixel res) [Viewing]</p>	<p>Choose Another Panel: Select <input type="text"/> eOrtho Home inside.Public.Works</p>	
<p><input type="checkbox"/> ? </p>			
			

SITE PLAN



SCALE 1"=20'

Exhibit B

DATE	APRIL 16, 2007
REV.	
REV.	
REV.	

PROPOSED REZONING
AT: 868 S. 11th. STREET
SAN JOSE CALIFORNIA
(APN) 472-12-072

Residential & Commercial Drafting Services
 680 S. 11th. St., San Jose, CA 95112
 Phone: 408-667-9284
 E-mail: anhdaviddo@hotmail.com
 Designer: David Do.

