



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** May 13, 2004

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**COUNCIL DISTRICT:** 1

**SUBJECT: PDC03-076. PLANNED DEVELOPMENT REZONING OF THE PROPERTY LOCATED ON THE SOUTHWEST CORNER OF WOODGLEN DRIVE AND CAMPBELL AVENUE.**

## **RECOMMENDATION**

The Planning Commission voted 7-0-0 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 R-1-8 Residence District to A(PD) Planned Development to allow up to 56 single-family detached residential units on 5.39 gross acres.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. The proposed project was considered as a consent calendar item. Commissioner Levy commented that the project should have been proposed at a higher density. No one from the public spoke in favor of or in opposition to the project.

The Planning Commission then closed the public hearing and recommended approval of the proposed rezoning.

## **PUBLIC OUTREACH**

Notices for the public hearing were distributed to the owners and tenants of all properties located within 500 feet of the project site and published in the San Jose Post record in conformance with the City's Public Outreach Policy. Staff has been available to discuss the project with members of the public. The Planning Commission Agenda, which is posted on the City of San Jose's website includes a copy of the Staff report for this project.

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On March 25, 2004, the developer held a general community meeting noticing property owners and residents within 500 feet of the site. Seven (7) members of the community were in attendance. They were generally supportive of the project and welcomed the development.

### **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**

Mitigated Negative Declaration, File Number: PDC03-076.

STEPHEN M. HAASE  
Secretary, Planning Commission

C: Summerhill Homes, Attn: Joe Comartin, 777 California Avenue, Palo Alto, CA 94303  
Moreland School District, Leslie Adelson, Superintendent, 4710 Campbell Avenue, San Jose, CA 95130