



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: May 13, 2004

COUNCIL DISTRICT: 10

SUBJECT: PDC03-087. PLANNED DEVELOPMENT REZONING OF THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF OLD ALMADEN ROAD AND BARNES LANE.

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-1-2 Residential Zoning District to A(PD) Planned Development Zoning District to allow up to 26 single family detached residences.

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

Mark Robson, representing the developer, spoke on behalf of the project.

Commissioner Levy questioned whether the extension of Queensbridge Way was really necessary. Staff indicated that the connection may not be technically necessary for vehicular circulation purposes, although it would be desirable from the standpoint of connecting the two existing completed segments of the road. Further, it will be beneficial with regards to providing better overall neighborhood pedestrian connectivity in accordance with General Plan policies. The community identified this issue at the General Plan stage as a desirable element for the project. Commissioner Levy also indicated that if the street were not connected, that this could provide a potential opportunity for a small park.

Commissioner Zito indicated that the City should be more aggressive in securing parkland as part of future Planned Development projects that increase densities.

No one from the community spoke in favor or opposition to the project.

The Planning Commission then closed the public hearing.

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. 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.

Several community meetings were held at the General Plan Amendment Stage. Since the Planned Development Rezoning was also being processed concurrently a separate community meeting for the rezoning was not held. Conceptual site plans and architectural concepts were shared with the public at the meetings.

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 adopted on May 11, 2004. File Number: PDC03-087.

STEPHEN M. HAASE
Secretary, Planning Commission

c: Rick Knauf, Santa Clara Development, 2185 The Alameda, San Jose CA 95126

