



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: May 13, 2004

COUNCIL DISTRICT: 5
SNI AREA: Gateway East

SUBJECT: C04-034. DIRECTOR INITIATED CONVENTIONAL REZONING FROM THE R-2 TWO-FAMILY RESIDENCE TO THE R-1-8 SINGLE FAMILY RESIDENCE DISTRICT TO ALLOW RESIDENTIAL USES ON A 28.12 GROSS ACRE SITE AREA LOCATED EAST OF S. KING ROAD, SOUTH OF SILVER CREEK, 300-FEET NORTHERLY OF ALUM ROCK AVENUE, AND WEST OF SILCREEK DRIVE.

RECOMMENDATION

The Planning Commission voted 6-0-0-1 (Campos abstained) 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 conventional rezoning from R-2 Two-Family Residence District to R-1-8 Single-Family Residence District to facilitate the preservation of neighborhood character and to promote the improvement of the single-family detached development that already exists in the project area, which is consistent with the *San José 2020 General Plan* and the adopted *Gateway East SNI Neighborhood Improvement Plan*.

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

Four Gateway East NAC/Plata Arroyo EastGate Neighborhood Association representatives and residents, Judy Soito, Joe Nieto, Sarah Lopez, and Alfredo (Danny) Garza, spoke in favor of the project. They stated that Planning staff had worked closely with the community to develop a zoning proposal consistent with the adopted *Gateway East SNI Neighborhood Improvement Plan* and the community's goals. They also expressed community concerns with several issues associated with multi-family development in the neighborhood (specifically, the conversion of

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single-family homes into multi-family homes), including residential overcrowding of existing units, vehicular parking and traffic issues, pedestrian safety issues, flooding issues and the inadequacy of existing infrastructure (sanitary sewer and storm water utilities) to support the level of increased development in the neighborhood.

Planning Commissioners Zamora and Zito encouraged the neighborhood representatives to continue working with the City's Code Enforcement staff to address issues of non-compliance within the neighborhood. They also encouraged the neighborhood to be aware of the need for affordable and multi-family housing, where appropriate. Commissioner Zamora requested that Public Works staff look in to plans for improvement of the infrastructure in the project neighborhood.

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. In addition, the Planning Division's website contains information regarding the zoning process, the legal nonconforming use process, the Zoning Ordinance, and the *San José 2020 General Plan*. In addition, information on this proposed rezoning application, including staff reports and public hearing schedule, is also available. Staff has also made itself available to discuss the subject project on an individual meeting-basis with property owners and members of the public.

One community meeting was held for this project on March 16, 2004. Approximately a dozen community members took part in the community meeting. At the conclusion of the meeting, all community members in attendance expressed support for the proposed rezoning.

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.

STEPHEN M. HAASE
Secretary, Planning Commission

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