



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: **SEE BELOW**

DATE: May 13, 2004

COUNCIL DISTRICT: 3
SNI AREA: Washington
and Spartan Keyes

SUBJECT: C04-035. DIRECTOR INITIATED CONVENTIONAL REZONING FROM LI LIGHT INDUSTRIAL, CN NEIGHBORHOOD COMMERCIAL AND CG GENERAL COMMERCIAL TO CP PEDESTRIAN COMMERCIAL AND R-M MULTIPLE RESIDENCE DISTRICTS TO ALLOW A MIX OF NEIGHBORHOOD-SERVING COMMERCIAL AND RESIDENTIAL USES ON A 18.95 GROSS ACRE SITE THAT INCLUDES MOST PROPERTIES LOCATED ALONG BOTH SIDES OF S. FIRST STREET FROM SOUTH OF HIGHWAY 280 TO JUST NORTH OF WEST ALMA AVENUE.

RECOMMENDATION

The Planning Commission voted 7-0-0 to recommend that the City Council approve the proposed rezoning.

BACKGROUND

On March 12, 2004, the Planning Commission held a public hearing to consider a Conventional Rezoning from LI Light Industrial, CN Neighborhood Commercial, and CG General Commercial to CP Pedestrian Commercial (80 parcels) and R-M Multiple Residence District (5 parcels) to facilitate the development of the South First Street corridor as a commercial/mixed-use and transit-oriented development corridor, consistent with the adopted *San José 2020 General Plan*, the adopted *Washington SNI Neighborhood Revitalization Plan Update*, the adopted *Spartan Keyes SNI Neighborhood Improvement Plan*, and the adopted *Martha Gardens Specific Plan*.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. The proposed project was considered as a consent calendar item. There was no discussion by the Planning Commission. 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

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. 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. Staff met on an individual-basis with approximately 3 members of the public, including Mr. David P. Sheets, during the week of May 10, 2004 at the Planning Public Information Counter prior to the Planning Commission Public Hearing to address concerns or questions regarding the proposed rezoning.

One community meeting was held for this project on March 15, 2004. Approximately a three 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 a standard procedure in the development review process, this project was coordinated with the Departments of Public Works, Fire Department, Police Department, Environmental Services Department, and the City Attorney.

STEPHEN M. HAASE
Secretary, Planning Commission

