



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: May 13, 2004

COUNCIL DISTRICT: 3
SNI AREA: Spartan Keyes

SUBJECT: C04-036. DIRECTOR INITIATED CONVENTIONAL REZONING FROM THE LI LIGHT INDUSTRIAL, CN NEIGHBORHOOD COMMERCIAL, AND R-2 TWO FAMILY RESIDENCE DISTRICTS TO THE CP PEDESTRIAN COMMERCIAL DISTRICT TO ALLOW A MIX OF NEIGHBORHOOD-SERVING COMMERCIAL AND RESIDENTIAL USES ON A 4.55 GROSS ACRE SITE LOCATED ON BOTH SIDES OF KEYES STREET EAST OF S. 6TH STREET AND WEST OF S. 12TH STREET.

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 conventional rezoning from LI Light Industrial, CN Neighborhood Commercial, and R-2 Two-Family Residential Districts to a CP Pedestrian Commercial District to encourage the improvement and redevelopment of new and existing neighborhood-serving commercial and mixed use developments in the project area, which would be more compatible with the adjacent residential land uses and the neighborhood's vision for its future as expressed in the adopted *Spartan Keyes SNI Neighborhood Improvement Plan*, and is consistent with the *San José 2020 General Plan*.

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

One Spartan Keyes resident, Dean Hopkins, spoke in opposition to the project. He stated that he had some concerns with parking issues that could occur a result of the rezoning and any potential future redevelopment along Keyes Street.

The Planning Commission then closed the public hearing.

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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 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 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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