



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: May 26, 2005

COUNCIL DISTRICT: 8
SNI AREA: None

SUBJECT: GP04-08-01 AND C05-010. THE ITEMS BEING CONSIDERED ARE LOCATED AT THE EAST SIDE OF SOUTH WHITE ROAD (3160 SOUTH WHITE ROAD) APPROXIMATELY 920 FEET NORTHERLY OF ABORN ROAD ON A 0.66-ACRE SITE.

- 1) **GENERAL PLAN AMENDMENT REQUEST TO CHANGE THE LAND USE/TRANSPORTATION DIAGRAM DESIGNATION FROM MEDIUM LOW DENSITY RESIDENTIAL (8DU/AC) TO OFFICE.**
- 2) **CONFORMING REZONING REQUEST TO CHANGE THE ZONING DISTRICT FROM R-1-5 (PD) PLANNED DEVELOPMENT ZONING DISTRICT TO CO COMMERCIAL OFFICE ZONING DISTRICT TO ALLOW OFFICE USES.**

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Pham absent) to recommend approval of the General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to Office and recommend to the City Council approval of a Conforming Rezoning from R-1-5 (PD) Planned Development Zoning District to CO Commercial Office Zoning District to allow office uses on a 0.66-gross acre site located at 3160 South White Road, approximately 920 feet northerly of Aborn Road.

BACKGROUND

On May 25, 2005, the Planning Commission held a public hearing to consider a privately initiated General Plan amendment request, File No. GP04-08-01, to change the General

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Plan Land Use/Transportation Diagram designation from Medium Low Density Residential (8 DU/AC) to Office and a Conforming Rezoning application, File No. C05-010, to rezone from R-1-5 (PD) Planned Development Zoning District to CO Commercial Office Zoning District to allow office uses on the subject site.

As explained in the Planning Commission staff report, the Office General Plan land use designation is consistent with the General Plan's Major Strategies, goals and policies. This land use designation is intended for low intensity office uses on the margins of neighborhoods because it is not intrusive. The proposed change in the land use designation to Office is compatible with the existing residential and commercial neighborhood uses. The proposed associated CO Commercial Office Zoning District is a conforming zoning district that would be consistent with the Office General Plan land use designation. The proposed rezoning is well suited for the project site because it is located in a transitional area at the edge of a residential neighborhood, facing commercial development across South White Road. Future development of the site would be subject to further discretionary review by the City.

ANALYSIS

This was an item on the Consent Calendar. There was no public testimony and no discussion by Planning Commission on the item. The Planning Commission reviewed and considered the Mitigated Negative Declaration and found it in conformance with CEQA.

OUTCOMES

City Council approval of the proposed General Plan amendment would change the General Plan land use designation on the subject site from Medium Low Density Residential (8 DU/AC) to Office. Subsequent City Council approval of the Conforming Rezoning from R-1-5 (PD) Planned Development Zoning District to CO Commercial Office Zoning District would allow office uses on the subject site.

PUBLIC OUTREACH

The property owners and occupants within a 1,000-foot radius were sent a newsletter regarding the two community meetings that were held on February 16 and February 24, and on April 25 and 26, 2005. They also received a notice of the public hearings to be held on the subject amendment before the Planning Commission and City Council. The Department web site contains information regarding the General Plan process, amendments, staff reports, and hearing schedules. This web site is available to any member of the public and contains the most current information regarding the status of the amendments.

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COORDINATION

Review of this General Plan amendment and Conforming Rezoning application was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department, Parks, Recreation and Neighborhood Services, Parks Commission, Department of Transportation, Santa Clara Valley Water District, Municipal Water System, Pacific Gas & Electric Company and the City Attorney.

CEQA

A Mitigated Negative Declaration was adopted on May 25, 2005.


for STEPHEN M. HAASE
Secretary, Planning Commission