



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: June 10, 2004

COUNCIL DISTRICT: 3
PLANNED COMMUNITY: JACKSON – TAYLOR

SUBJECT: PDC04-007. PLANNED DEVELOPMENT REZONING LOCATED AT THE SOUTHEAST CORNER OF 8TH STREET AND HEDDING STREET.

RECOMMENDATION

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

BACKGROUND

On June 9, 2004, the Planning Commission held a public hearing to consider a Planned Development Rezoning from A(PD) Planned Development District to A(PD) Planned Development District to allow up to 100 single-family attached dwelling units on a 4.3 gross acre site.

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

Erik Schoennaer spoke on behalf of the applicants on issues such as the proposal's compatibility with the surroundings, the quality of the proposed product, and the need for a varied housing type in the immediate area.

Jeff Dennison representing the Housing Action Coalition (HAC) spoke in support of the proposed project. William Lambson, the President of the Japantown Neighborhood Association, also spoke in support of the proposal on behalf of that neighborhood group. He stated that they supported the lower density housing type proposed by the project.

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After closing remarks by Mr. Schoennaer, the Planning Commission then closed the public hearing. The Commissioners briefly discussed the on-site common open space, parking, and the proposed density. Commissioner Zito questioned the applicant regarding staff's recommendation to retain a townhouse product around the site perimeter and provide a higher density podium product on the interior of the site. Mr. Schoennaer responded by indicating that the proposed project offered a superior housing product.

Commissioner Platten made a motion to approve the proposed project, and Commissioner Levy asked if the applicant could redesign the project to provide more on-site parking. Commissioner Platten indicated that he felt the Commission's role is to evaluate the applicant's proposal, Commissioners made brief closing remarks regarding the validity of staff's comments or concerns for achieving greater density on the site; however, each Commissioner who spoke praised aspects of the proposed project, indicating the proposed project was an excellent transition to the single-family detached residences to the north and to the park and single-family residences across the park to the west. Commissioner Zamora stated that the proposed project would offer significant market rate, entry-level housing and noted that because the proposed project has no affordable housing component, the reduction in units between the proposed Rezoning and the existing Zoning would not result in fewer affordable units. The Commission then voted 7-0-0 to recommend approval of the Planned Development Rezoning

PUBLIC OUTREACH

An early notification postcard was mailed in late January to all property owners and tenants within a 1,000 foot noticing radius to inform the public that the proposal had been filed with the Planning Division. A separate notice was mailed to all tenants and property owners within 1,000 feet of the project site to inform the public that the project would be discussed at a regularly scheduled neighborhood meeting.

A community meeting was held on May 13, 2004 and was attended by approximately 15 members of the public. The individuals in attendance expressed various opinions. Generally, the attendees were happy with the proposed lower density and with the architecture. However, they did express concerns over the parking arrangements. Attendees indicated that finding parking around the park on weekends has been difficult, and Staff observations have concluded the same. A major issue of concern at the community meeting was traffic calming, and per the attached Public Works Memorandum, the applicant would be required to contribute \$100,000 towards traffic calming measures in the area.

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A public hearing notice for the project was published in the San José Mercury News newspaper and mailed to all property owners and tenants within 1000 feet of the subject site. Staff has been available to discuss the proposal with members of the public. Additionally, prior to the public hearing, an electronic version of the staff report has been made available online, accessible from the Planning Commission agenda, on the Planning Divisions' website.

CEQA

Mitigated Negative Declaration, PDC04-007

STEPHEN M. HAASE
Secretary, Planning Commission