



Memorandum

TO: Mayor and City Council

FROM: Vice Mayor Cindy Chavez

SUBJECT: SEE BELOW

DATE: June 21, 2005

APPROVED:

DATE:

June 21, 2005

SUBJECT: PDC05-014: A PLANNED DEVELOPMENT REZONING TO ALLOW UP TO 202 SINGLE-FAMILY ATTACHED HOMES AND A PUBLIC PARK ON AN APPROXIMATELY 9.6 GROSS ACRE SITE BOUNDED BY BERRYESSA ROAD, OAKLAND ROAD, AND HIGHWAY 101.

RECOMMENDATION:

Approval of the Planning Commission recommendation to approve PDC 05-014 with the following amended conditions:

- The set back from units on Oakland Road from living area to perimeter lot line shall be 15 feet, and for private open space to perimeter lot line shall be 25 feet for at least one private open space per unit.
- The setback for units on the private street from the living area to the back of sidewalk shall be 8 feet.
- To enhance the livability of each unit, residential units should side onto Oakland Road and should front onto Berryessa Road (recognizing that the final configuration will be determined at the PD Permit phase).
- The internal private street right of way shall be pedestrian friendly and aesthetically pleasing while providing adequate on-street parking and vehicular & emergency access.

In addition, accept the following project enhancing features proposed by the Applicant:

- Turnkey improvements to the dedicated parkland consistent with other neighborhood serving parks (i.e. turf, picnic tables, basketball half-court, tot/youth lot, etc.)
- Traffic Calming features along Berryessa Road, including a no right turn off Berryessa Road to northbound Oakland Road and medians and/or other features at 15th Street and 16th Street to insure safe pedestrian access to the park.
- Street improvements to the entire width of Berryessa Road, including curb, gutter and sidewalks as appropriate
- Historic lighting along Old Oakland Road and Berryessa Road
- Undergrounding utilities along frontage (to degree feasible)

BACKGROUND:

The applicant proposes a Planned Development Rezoning to allow up to 202 single-family attached homes and a public park on a 9.6 gross acre site bounded by Berryessa Road, Oakland Road, and Highway 101.

The proposed project is located within the 13th Street Strong Neighborhoods Initiative Area and reflects the plans for the area. The project includes a mix of stacked and traditional town homes, allowing a density of approximately 26 du/acre. In addition, the two configurations allow larger massing along 13th Street, consistent with the frontage's role as an entry way into the Downtown.

The developer has also agreed to incorporate several features that will enhance the project and the surrounding neighborhood, including:

1. Turnkey improvements to the dedicated parkland consistent with other neighborhood serving parks (i.e. turf, picnic tables, basketball half-court, tot/youth lot, etc.)
2. Traffic Calming features along Berryessa Road, including a no right turn off westbound Berryessa Road to northbound Oakland Road and medians and/or other features at 15th Street and 16th Street to insure safe pedestrian access to the park.
3. Street improvements to the entire width of Berryessa Road, including curb, gutter and sidewalks as appropriate
4. Historic lighting along Old Oakland Road and Berryessa Road
5. Undergrounding utilities along frontages (to degree feasible)

These improvements clearly benefit both the project and nearby residents, providing needed, improved open space, increasing the safety of the streets, and building out an attractive street frontage (with appropriate lighting, curb, gutter, sidewalk, and undergrounding of utilities).

The project as proposed will improve the entryway to the 13th Street Business District by removing an older, unattractive industrial use. Staff and Planning Commission recommended adopting several conditions designed to enhance the design of the project during the PD Permit phase. The conditions proposed above reflect staff's conditions with some additional flexibility for the applicant and staff to continue to work through the PD Permit level details inherent in such a project.

CONCLUSION:

The proposed PD Rezoning, with the conditions above, will lead to new, for sale town homes as well as several traffic modifications consistent with the vision of the 13th Street Strong Neighborhood Initiative and revitalize a key entryway into Downtown San Jose.

COORDINATION:

This recommendation has been coordinated with the applicant, the City Attorney's Office, and the Department of Planning, Building, and Code Enforcement.