



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: August 11, 2005

COUNCIL DISTRICT: 3
SNI: Washington

SUBJECT: PDC05-019. PLANNED DEVELOPMENT REZONING FROM CP COMMERCIAL PEDESTRIAN & R-2 TWO-FAMILY RESIDENTIAL ZONING DISTRICTS TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 17 SINGLE-FAMILY ATTACHED RESIDENCES LOCATED AT THE NORTHEAST CORNER OF ALMADEN AVENUE AND ALMA AVENUE

RECOMMENDATION

The Planning Commission voted 5-0-1-1, Commissioner Platten absent and Commissioner Campos abstain, to recommend that the City Council approve the proposed rezoning with the conditions recommended in the staff report with a revision to Condition No. 3 as follows:

3. Provide on-site parking that conforms to the Residential Design Guidelines with up to a ~~40~~ **16** percent reduction due to the site's proximity to alternative modes of travel, including a passenger rail station.

BACKGROUND

On August 10, 2005, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning with conditions as noted on pages 6 and 7 of the Staff Report.

Rod Geiman, the applicant, made a brief presentation of the proposed project. He said the project would consist of 100% affordable housing. Eugene Sakai, the architect, discussed the proposed massing, setbacks, and parking. He focused on the parking issue, and presented site plans showing the difficulty of providing three additional off-street parking spaces on site while

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still maintaining the proposed 17 units. The three spaces represent the number of spaces that would need to be provided on-site to meet the Residential Design Guidelines parking guidelines with a 10 percent reduction equal to approximately 4.5 parking spaces. Eugene Sakai also presented photographs showing that on-street parking was regularly available adjacent to the project.

No one spoke in support of, or opposition to, the proposed project. The Commission then closed the public hearing.

The Commissioners then discussed the parking and setback issues. Staff indicated that because the project is a Planned Development Rezoning, the Commission could recommend that on-street parking spaces be counted towards required off-street parking in the Residential Design Guidelines. Commissioner James said he felt it was appropriate to allow on-street parking to count toward the required parking. The other Commissioners agreed and the discussion proceeded to setbacks.

The Commissioner asked Eugene Sakai if he would be able to accommodate staff's recommendations. He said the southern five-foot setback could be met by reducing the size of private open space. Eugene Sakai testified that the building design would need to be modified to eliminate or relocate the third floor bedroom on the north elevation of Building 1A to maintain a five-foot setback to the north property line next to the adjacent single-family residence.

Staff explained that the height of the structures is not what is in question as much as the number of occupied floors adjacent to the single-family residence to the north. Staff said the applicant could propose a 2½-story structure at a 5-foot setback from the northern property line that would not impact the total bedroom count of the project. The Commission concluded that the applicant would be able to work within the development standards proposed by staff to improve the interface with the single-family residence to the north while having no impact to the total number of bedrooms and square footage.

Commissioner Zito then made a motion to support Staff's recommendations, as outlined above, with the exception that on-street parking be allowed to count towards meeting the on-site parking deficiency.

PUBLIC OUTREACH

The applicant presented the proposal at the regular meeting of the Washington Area Community Coalition on Thursday, May 12, 2005. The community's number one concern was parking, and other community concerns were discussed in the original Staff Report to the Planning Commission. Notice of the public hearing was mailed to all owners and occupants within 500

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feet of the subject site, and the dates of the public hearings have been noticed in a local newspaper. Planning staff has been available to discuss the proposal with members of the public. Additionally, prior to the Planning Commission public hearing, an electronic version of the staff report was made available online, accessible from the Planning Commission agenda, on the Planning Divisions' website.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department, Redevelopment Agency, and the City Attorney.

CEQA

Exempt, PDC05-019



STEPHEN M. HAASE
Secretary, Planning Commission

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c: Neighborhood Housing Services Silicon Valley, Attn: Rod Geiman, 1156 N. 4th St., San Jose, CA 95112

