



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: July 28, 2005

COUNCIL DISTRICT: 5
SNI AREA: None

SUBJECT: PDC05-015 PLANNED DEVELOPMENT PREZONING FROM UNINCORPORATED COUNTY TO A(PD) PLANNED DEVELOPMENT ZONING FOR A PROPERTY ON THE NORTH SIDE OF FLEMING AVENUE APPROXIMATELY 350 FEET EAST OF FOURIER DRIVE (1238 AND 1230 FLEMING AVENUE), TO ALLOW TWO EXISTING RESIDENCES TO CONNECT TO THE CITY'S SANITARY SEWER SYSTEM.

RECOMMENDATION

The Planning Commission voted 5-0-2 (Levy and Pham absent) to recommend that the City Council adopt an ordinance approving this Planned Development Prezoning.

BACKGROUND

On July 27, 2005, the Planning Commission held a public hearing to consider a Planned Development Prezoning from unincorporated County to A(PD) Planned Development Zoning district, to allow two existing residences on the site to connect to the City's sanitary sewer system. This item was heard as a part of the Consent Calendar and there was no testimony either for or against the proposed zoning

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

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. Staff has been available to discuss the proposal with members of the public.

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COORDINATION

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

CEQA

The environmental impacts of this project were addressed in an Initial Study and Mitigated Negative Declaration prepared for a General Plan Amendment for this property File No.GP03-05-04 and UGB03-01. An Addendum to the Negative Declaration concludes that the Negative Declaration adequately addressed the potentially significant impacts of the proposed rezoning.



STEPHEN M. HAASE
Secretary, Planning Commission

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