



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: July 26, 2005

COUNCIL DISTRICT: 6

SUBJECT: PDC03-047 located on the east side of Almaden Road approximately 680 feet northerly of Curtner Avenue.

RECOMMENDATION

The Planning Commission voted 6-0-1 with Commissioner Pham absent to recommend that the City Council approve the proposed PD rezoning.

BACKGROUND

On June 22, 2005, the Planning Commission held a public hearing to consider a Planned Development rezoning from R-1-8 Single Family Residence to A(PD) Planned Development to allow up to 11 detached single-family garden style patio homes on a 0.75 gross acre site.

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

Erik Schoennauer made a short presentation on the project on behalf of the applicant. No one else from the public spoke on the project.

Commissioner James noted that the proposed Victorian architecture of the project does not fit in to the neighborhood. He was also concerned about the fact that Almaden Road is extremely busy and was concerned about access in and out of the project and whether access would be right in/right out. Mr. Schoennauer stated that he was confident the architecture would improve the area. He noted that Public Works and the Department of Transportation had reviewed the project and had not expressed any concerns. The project would provide street dedication that would, in the short term, create an inconsistent street width.

The Planning Commission then closed the public hearing.

Commissioner Platten made a motion to recommend approval of the proposed rezoning. This motion was seconded.

HONORABLE MAYOR AND CITY COUNCIL

Subject: PDC03-047

Page 2

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. A community meeting was held for this project at 1224 Lincoln Avenue on October 12, 2004. The small number of community members who attended the meeting did not express any significant concerns with the project.

COORDINATION

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

CEQA

A Mitigated Negative Declaration was adopted by the Planning Commission on June 22, 2005 for file PDC03-047.


For STEPHEN M. HAASE
Secretary, Planning Commission

cc: Erik Schoennauer, The Schoennauer Company, 2066 Clarmar Way, Suite D, San Jose, CA 95128
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