



# Memorandum

**TO:** HONORABLE MAYOR AND CITY COUNCIL      **FROM:** Mayor Ron Gonzales

**SUBJECT:** Goble Lane Rezoning      **DATE:** August 26, 2005

Approved

Date

8/26/05

## RECOMMENDATION

Approval of the Planned Development Rezoning located at the southwest corner of Monterey Road and Goble Lane with the following requirements:

1. Along the south and west property lines, require the buildings to have triple-pane windows and 2 x 6 wall construction.
2. Stucco walls and concrete or clay tile roofs on all buildings within the project.
3. Alter modules along shared property line with Chateau la Salle so that the building modules alternate with existing mobile homes.
4. Eight-foot sound wall along the western side and a 15-foot sound wall along the southern property line. Sound walls should be heavily landscaped with flowers, quick growing vines and 25-gallon trees.
5. Direct the Planning staff to include a contiguous park consistent with the City's park acreage per capita requirements.
6. Work with Planning staff during the PD permit stage to reconfigure units along the southern and western sides to create a 25-foot setback on both sides.
7. Developer is required to notify and disclose to future tenants (renters and buyers) regarding the presence of the neighboring rock crushing facility.
8. Developer is required to provide the above notice and maintain written evidence that each such notice was provided to the tenants so that the City can review them upon reasonable request.

## **BACKGROUND**

When this site was approved for conversion in the General Plan from heavy industrial to residential, Terry Gregory was still the Councilmember for District 7. Since Mr. Gregory resigned in January, I have been representing District 7, including land use issues. Although I did not support the conversion and voted against it, my recommendation to support the rezoning is consistent with the Council's previous policy action and includes the conditions outlined above in order to achieve the best project for both future residents and current neighbors.

Because the proposed homes will be in very close proximity to 24-hour heavy industrial use and a Union Pacific railroad line, it is imperative that the entire site is laid out with the quality of the living experience of future residents in mind. There are extensive environmental impacts such as noise, dust, and odor outlined in the EIR. The conditions and requirements I have recommended address some of the issues for the future residents. In addition, it is important to develop an overall project that does not threaten the future viability of the surrounding industrial uses.

## **CONCLUSION**

The future project should be designed to meet the needs of the surrounding neighborhood by providing much needed park space, retail, and housing. It should be made as compatible as possible with existing land uses, avoid adverse impacts on job-creating industrial lands, while providing quality homes for families in a new San José residential neighborhood.