



## Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** September 15, 2005

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**COUNCIL DISTRICT:** 6

**SUBJECT: PDC05-067. PLANNED DEVELOPMENT REZONING FROM R-2 TWO FAMILY RESIDENCE DISTRICT TO A(PD) PLANNED DEVELOPMENT DISTRICT TO ALLOW 2 SINGLE-FAMILY DETACHED RESIDENCES ON A 0.28 GROSS ACRE SITE LOCATED ON THE NORTH SIDE OF LINCOLN COURT APPROXIMATELY 200 FEET WEST OF LINCOLN AVENUE.**

### RECOMMENDATION

The Planning Commission voted 6-0-1, (Commissioner Campos absent) to recommend that the City Council approve the proposed rezoning with staff's recommended draft development standards.

### BACKGROUND

On September 14, 2005, the Planning Commission held a public hearing to consider a Planned Development rezoning from R-2 Two Family Residence District to A(PD) Planned Development District to allow 2 single-family detached residences in a flag lot configuration on a 0.28 gross acre site.

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

Stan Nielsen, the architect, spoke on behalf of the applicant and noted that the houses and the lots were dimensioned to fit in the existing neighborhood. Commissioner James questioned whether the proposed houses were of similar size as existing houses in the neighborhood. The applicant stated that they were.

Henry Sager, a neighbor, spoke about the project, stating that there were no 2,400 square foot houses in the local neighborhood. He expressed concern that the proposal be governed by the same rules as apply to surrounding properties.

The Planning Commission then closed the public hearing.

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Commissioner Zito made a motion to approve the project as recommended by staff. The motion was seconded and there was no further discussion.

### **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. The staff report was available on the Planning Department web site one week prior to the original Public Hearing date. Staff has been available to discuss the project with interested members of the public.

### **COORDINATION**

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

### **CEQA**

Exempt, File Number PDC05-067

*for Susan Walton*  
STEPHEN M. HAASE  
Secretary, Planning Commission

cc: Dean DiBenedetto, DCL LLC, 2377 Spadafore Ave, San Jose, CA 95125

