



Memorandum

TO: Mayor and City Council

FROM: Councilmember Ken Yeager

SUBJECT: SEE BELOW

DATE: October 18, 2005

APPROVED:

DATE:

10-18-05

SUBJECT: PDC05-031: A Planned Development Rezoning from R-1-8 Single Family Residence District to A (PD) Planned Development Zoning District to allow 4 single-family detached residences on a 0.39 gross acre site located on the west side of Curtiss Avenue, approximately 350 feet southerly of Willow Street.

BACKGROUND:

The applicant proposes a Planned Development Rezoning to allow 4 single-family homes on a 0.39 gross-acre site, located at the west side of Curtiss Avenue approximately 350 feet south of Willow Street. The Council office has worked with residents, the applicant, and with Planning staff to develop a housing project that will be a good fit for the neighborhood.

RECOMMENDATION:

Approval of the Planning Commission's recommendation to approve PDC05-031 and include the following recommendations:

- Relocate two parking spaces (currently located nearest the hammerhead) to the front of the property nearest Curtiss
- Ensure that the developer is required to plant adequate screening and that the property owners are required to maintain this landscaping
- Lower the rear roof plate eave by 48 inches
- Remove all upper level windows at the rear yard
- Obscure glass and high sills on upper level bath windows
- Hip roof at side elevation to lower gable eave line
- Add specimen (minimum 15 feet tall) trees along rear yard and rear property line
- Add 24 inch high lattice to top of fences at the property line

COORDINATION:

This memo has been coordinated with the applicant and the Department of Planning, Building, and Code Enforcement.

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SAN JOSE CITY CLERK
RECEIVED