



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: October 7, 2004

COUNCIL DISTRICT: 6

PDC03-005. PLANNED DEVELOPMENT REZONING FROM A(PD) PLANNED DEVELOPMENT DISTRICT TO A(PD) PLANNED DEVELOPMENT DISTRICT TO ALLOW AN EXISTING UNPERMITTED SOCIAL SERVICE USE IN A SINGLE-FAMILY RESIDENTIAL STRUCTURE, AN APPROXIMATELY 3,073 SQUARE FOOT EXPANSION OF THE EXISTING STRUCTURE AND OFF-SITE PARKING FOR A 0.17 GROSS ACRE SITE ON A 0.17 GROSS ACRE SITE LOCATED ON THE NORTH SIDE OF HANCHETT AVENUE APPROXIMATELY 410 FEET WEST OF ALAMEDA AVENUE.

TRANSMITTAL MEMO

The Planning Commission will hear this project on October 13, 2004. The final Council memo with the Planning Commission recommendations will be submitted under different cover. We hope the submittal of this report and back up documentation is of assistance in your review of this project.

Susan Walton
for STEPHEN M. HAASE
Secretary, Planning Commission

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
P.C. 10-13-04 Item No. 3.d.
C.C. 10-19-04 Item No. 11.4

File Number
PDC03-005

Application Type
Planned Development Zoning

Council District
6

Planning Area
Central

Assessor's Parcel Number(s)
261-23-065

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Erin Morris

Location: north side of Hanchett Avenue approximately 410 feet west of The Alameda

Gross Acreage: 0.17 Net Acreage: 0.17 Net Density: n/a

Existing Zoning: Planned Development Existing Use: Single-family residence

Proposed Zoning: Planned Development Proposed Use: Social club and educational program for disabled youth, and caretaker unit

GENERAL PLAN

Completed by: ELM

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: ELM

North: Church A (PD) Planned Development

East: Commercial A (PD) Planned Development

South: Single-family residential R-2 Residence District

West: Church A (PD) Planned Development

ENVIRONMENTAL STATUS

Completed by: ELM

Environmental Impact Report found complete
 Negative Declaration circulated on
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: ELM

Annexation Title: College Park/Burbank Sunol

Date: December 8, 1925

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: October 4, 2004

Approved by: *Susan Walton*
 Action
 Recommendation

OWNER/DEVELOPER

Paul Sherrill
Young Life
420 N. Cascade Avenue
Colorado Springs, CO 80903

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: ELM

Department of Public Works

See attached memorandum

Other Departments and Agencies

See attached memorandum from Fire Department

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Young Life, is requesting a Planned Development Rezoning from A(PD) Planned Development to A(PD) Planned Development to allow a social club and educational program for disabled youth with an on-site residential caretaker unit and a 3000 square foot addition to the existing single-family residence on the 0.17 gross acre site. The site is currently part of The Alameda Planned Development Zoning District which does not allow the proposed mix of uses.

The project site is located within the Hanchett and Hester Park Conservation area, and the existing single-family house on the property is listed on the Historic Resources Inventory as an *Identified Structure*. The site is immediately adjacent to commercial uses within The Alameda Neighborhood Business District to the east, religious assembly uses to the north and west, and single-family residential uses to the south, across Hanchett Avenue.

Project Description*Young Life Capernaum Project*

The Young Life Capernaum Project is a non-profit Christian ministry devoted to serving the needs of youth with physical and/or developmental disabilities. The program was established in San José in 1986. The main feature of the program, which occurs at numerous school campuses throughout San José as well as at the subject site on Hanchett Avenue, is weekly club meetings for youth. The club meetings provide disabled youth with social opportunities and educational programs, such as classes on life skills. Young Life acquired the Hanchett Avenue site in 1997, and has been running a social club for disabled youth since that time without the benefit of permits.

Club Activities

Activities at the site typically range from small groups of 4 persons to the maximum club size of 20 teenagers and young adults. The majority of club activities occur during the week in the afternoon or evening, and occasionally on Saturdays. Club activities include movies, dinner, computer training, cooking classes, arts and crafts, and similar activities.

Transportation and Parking

The majority of transportation to the subject site is provided by four vans owned by the Young Life organization, while Outreach Transportation (a paratransit service for persons unable to use fixed route transportation) transports a few of the youth. Loading and unloading of the transportation vehicles occurs in the designated blue-curb handicapped parking area in front of the subject site.

The subject site includes an existing two-car garage that would be demolished in order to accommodate the proposed addition at the rear of the existing single-family house. Three cars can park in the driveway in a tandem configuration. The project proposes to provide 10 off-site parking spaces on the Westminster Church site, which immediately adjoins the property. The Church and Young Life have signed an agreement to allow the use of the parking spaces Monday through Saturday. No activities are proposed at the subject site on Sundays.

New Construction

The project proposes a 3,000 square foot addition to the existing 1,400 square-foot single-story, single-family house. The two-story addition is proposed to be located to the rear of the existing structure. The first story includes a new clubroom, offices, storage, and activity area. A portion of the existing structure would be utilized as space for group activities, as well as a residential caretaker's unit. The second story includes additional office and storage space. The proposed addition is less than 30 feet in height and has a similar roof pitch as the existing structure.

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 project with interested members of the public. A copy of the staff report for this project has been posted on the City of San José web site to facilitate public review of the proposal.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project involves conversion of an existing small structure from one use to another with a limited amount of new construction.

GENERAL PLAN CONFORMANCE

The site has a General Plan Land Use/Transportation Diagram designation of *Medium Low Density Residential* (8DU/AC). Staff believes that the proposed club for disabled youth is consistent with this designation under the Discretionary Alternate Use Policy pertaining to new

Public/ Quasi Public Uses, which allows such uses where they further the goals of the General Plan and where there is a demonstrated need for the proposed public/quasi public facility.

In order to provide a limited range of alternative uses for the site should Young Life no longer need the facility, the Draft Development Standards for this project allow three other uses of the subject site: single-family residential, religious assembly, and live/work. The proposed single-family residential use is consistent with the Medium Low Density Residential (8DU/AC) designation. Staff believes that the religious assembly use could be found consistent with the General Plan under the Public/Quasi Public Discretionary Alternate Use Policy and a live/work use could be found consistent based on the Discretionary Alternate Policy that encourages such uses in appropriate mixed-use areas. Any change of use would require issuance of a Planned Development Permit which would provide an opportunity for review of the specific proposal to ensure that it is compatible with the surrounding neighborhood and in conformance with the applicable Discretionary Alternate Use Policy, and which would require a public hearing.

ANALYSIS

The primary issues associated with this project are land use compatibility, architecture and parking.

Land Use Compatibility and Architecture

Staff believes that the location of the subject site makes it a good candidate for conversion to the proposed public/quasi public use. Adjacent to the Neighborhood Business District and cut off from the residential neighborhood by the intervening church use, the site is well-buffered from sensitive uses. Staff has worked with the applicant to provide Draft Development Standards (see attached) with allowed uses, setbacks, height limitations, and parking ratios designed to ensure that the project fits into the scale and character of the surrounding area, including the historic neighborhood to the west.

Given the site's location within the Hanchett and Hester Park Conservation area and the age (built c. 1921) and character of the existing structure, staff has requested that the applicant follow the Secretary of the Interior's standards for alterations to the house. The current conceptual elevation gables will be refined at the Planned Development Permit stage to ensure an appropriate design that preserves character-defining features of the original house, is appropriately differentiated from the original structure, but is compatible in massing, scale, and materials.

Parking

The Draft Development Standards include a parking requirement of 12 spaces for the proposed Young Life facility. Staff believes that this number is adequate to provide parking for staff and for the four vans used to transport club participants to the site. The applicant has indicated that there will never be more than 10 staff on the site during the operation of the facility and that the number would usually be less. The facility will continue to use the blue-curb handicapped parking area located in front of the site for loading and unloading of vans.

Because a maximum of 3 parking spaces can be accommodated on the subject site, the proposed use depends on off-site parking. The Draft Development Standards allow off-site parking

through the Planned Development Permit process. The applicant has indicated that Young Life has reached agreement with the adjacent Westminster Church for use of 10 parking spaces in the church's parking lot. Staff will work with the applicant and the Church through the subsequent Planned Development Permit process to refine the off-site parking proposal and to ensure that the proposed use is only allowed so long as the required off-site parking is available.

Staff has included alternative uses in the Draft Development Standards that could be implemented with limited parking, in case the off-site parking becomes unavailable or Young Life no longer needs the site. These uses include single-family residential, live/work and religious assembly. The latter leaves open the possibility of a future use that could share parking with the adjacent church. Any such proposed use would require an additional Planned Development Permit that would allow City staff and the community to review the use for parking adequacy and compatibility with the site and surrounding neighborhood.

Conclusion

Based on the above analysis, staff concludes that the proposed Planned Development Zoning and associated development standards will allow for building expansion and uses that are consistent with the General Plan and compatible with the characteristics of the existing site and surrounding area.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend that the City Council approve the subject Planned Development Rezoning for the following reasons:

- 1) The proposed project is consistent with the San José General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8 DU/AC).
- 2) The proposed rezoning is compatible with existing uses on the adjacent and neighboring properties.

Attachments

cc: David Martinez, 1194 North Monroe Street, San José, CA 95128
Steve Schwanke, Schwanke Architects, 75 Arbor Road, Menlo Park, CA 94025