



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: October 14, 2004

COUNCIL DISTRICT: 6

SUBJECT: PDC03-005. PLANNED DEVELOPMENT REZONING FROM A(PD) PLANNED DEVELOPMENT TO A (PD) PLANNED DEVELOPMENT LOCATED ON THE NORTH SIDE OF HANCHETT AVENUE APPROXIMATELY 410 FEET WEST OF THE ALAMEDA (1123 HANCHETT AVENUE).

RECOMMENDATION

The Planning Commission voted 6-0-1 (Pham absent) to recommend that the City Council approve the subject Planned Development Rezoning.

BACKGROUND

On October 13, 2004, the Planning Commission held a public hearing to consider 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 building addition.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. A neighbor of the project site expressed concern about the 120-foot long "blue curb" in front of the subject site and the regular storage of the vans associated with the facility within this handicapped parking zone. He also expressed concern regarding the use of the expanded house should Young Life Capernaum no longer need the facility. The applicant indicated that once an off-site parking arrangement is formalized with the adjoining church, the transportation vehicles would be loaded and unloaded in front of the site but parked in the off-site parking area. The applicant further clarified that once the off-site parking is implemented, the handicapped parking zone could be shortened to accommodate only two vans at a time. Staff indicated that the appropriate length of the handicapped parking zone and the details of the parking arrangement would be worked out through the Planned Development Permit process. Staff clarified that the alternative uses identified in the Draft Development Standards (religious assembly, live work and single-family residential) would be allowed subject to a Planned Development Permit and public hearing process to ensure that any such use would be carefully examined for compatibility with the site and surrounding uses.

The Planning Commission then closed the public hearing.

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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.

COORDINATION

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

CEQA

Exempt.

for Susan Walton
STEPHEN M. HAASE
Secretary, Planning Commission

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