



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** SEE BELOW

**DATE:** October 20, 2004

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**COUNCIL DISTRICT:** 2

**SUBJECT: PDC01-040. PLANNED DEVELOPMENT REZONING FROM A-AGRICULTURE TO A (PD) PLANNED DEVELOPMENT TO ALLOW UP TO (6) SINGLE-FAMILY DETACHED RESIDENTIAL UNITS LOCATED ON THE SOUTHWESTERLY CORNER OF CHYNOWETH AVENUE AND CEDAR GROVE CIRCLE.**

## **RECOMMENDATION**

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

## **BACKGROUND**

On October 13, 2004, the Planning Commission held a public hearing to consider a Planned Development rezoning from A-Agriculture to A(PD) Planned Development to allow six single-family detached residential units.

Staff made a brief presentation indicating that correspondence from a neighbor of the project site was received after distribution of the staff report to the Commission. This electronic correspondence raised concerns regarding the appropriateness of the proposed 6 residential units and the possible historic significance of the residence on the site proposed for removal. Staff indicated that the project conforms to the Medium Density Residential (8-16 DU/AC) General Plan land use designation and that the proposed density is at the low end of the allowable density range, which will help ensure the project is compatible with the surrounding neighborhood. Staff clarified that the status of the existing residence had been reviewed by the City's Historic Preservation Officer. That review concluded that the structure was not a City Landmark, that it was not listed on the City's Historic Resources Inventory, and that given the substantial alterations that had occurred to the structure, its removal would not result in a significant impact to historic resources.

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

Commissioner James requested clarification regarding the proposed lot size. Staff clarified that the Draft Development Standards allow a minimum lot size of 4,500 square feet for the project, but that the conceptual proposed lots are larger than this minimum. Commissioner Zito questioned the appropriateness of a residential driveway onto Chynoweth Avenue. Staff clarified that the driveway had been reviewed by Public Works and Department of Transportation staff who concluded that it would not result in any safety impacts.

The Planning Commission then closed the public hearing.

### **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.

### **COORDINATION**

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

### **CEQA**

Exempt

STEPHEN M. HAASE  
Secretary, Planning Commission

Attachment

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