



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** SEE BELOW

**DATE:** October 27, 2005

---

**COUNCIL DISTRICT:** 6

**SUBJECT: PDC05-012 – PLANNED DEVELOPMENT REZONING from the R-1-5, R-1-8, AND R-M Residential Districts to the A(PD) Planned Development District to allow 56 unit single-family attached residences on a 2.27 gross acres site located on the east side of Almaden Road across from the intersection with Malone Road.**

## RECOMMENDATION

The Planning Commission voted 4-1-2, with Commissioner Levy opposed and Commissioners Zito and Campos absent, to recommend that the City Council approve the proposed rezoning as recommended by staff, with a minimum of 100 square feet of common open space per unit.

## BACKGROUND

On October 26, 2005, the Planning Commission held a public hearing to consider a Planned Development rezoning from R-1-5, R-1-8, and R-M Residential Districts to A(PD) Planned Development District to allow 56 unit single-family attached residences on a 2.27 gross acre site.

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

Don Reber spoke on behalf of the applicant and noted that the project proposed townhomes at the lower end of the General Plan density range, rather than a podium project, to better fit in with the neighborhood. In response to a question from Commissioner Levy asking why 150 square feet of common open space per unit was not provided, the applicant explained that the deficiency in common open space was somewhat compensated for by providing more private open space per unit. Mr. Reber noted that the applicants would work to provide the 100 square feet of usable common open space per unit as recommended by planning staff.

Commissioner Dhillon questioned whether a General Plan Amendment was done in association with this particular project and the applicant responded that the General Plan Land Use Designation was already in place upon their purchase of the property.

Commissioner James expressed concern about the existing left turn and traffic operations situation and commented that the widening of Almaden Road would be a benefit to the area. He

questioned the applicant on how parking on the site would be regulated. Don Reber responded that the CC&R's and on-site managers would limit parking in guest areas and would require residents to use their garages. Commissioner James then commented that residents in the apartments nearby the proposed project were causing spillover parking problems, in particular, he stated they were using the parking lot at his place of employment, and leaving debris on the site.

Commissioner Dhillon asked the staff for clarification on the provision of parking on the site. Staff clarified that the number of parking spaces was determined by the ratios set forth in the Residential Design Guidelines. Staff noted that some street parking was used to meet the required parking space count since the applicant would be widening and improving Almaden Road which would create new spaces. Commissioner Dhillon expressed concern that there may be too many units to be able to have adequate parking and sufficient open space.

The Planning Commission then closed the public hearing.

Commissioner James made a motion to recommend approval of the proposed rezoning with the staff recommendation of a minimum of 100 square feet of usable common open space per unit. Commissioner James noted that a reduction in the number of units might be necessary to achieve this minimum open space.

Commissioner Levy stated that he would not be supporting the motion. He expressed concern that there was no parkland in the near vicinity and that the Design Guidelines minimum of 150 square feet of usable common open space per unit should be met on this project. He stated that a different project type would be more appropriate on this site.

Commissioner Platten stated that in other respects the project meets the General Plan. He noted that the open space criteria for higher density housing may need to be addressed in the Design Guidelines.

Commissioner James noted that a large park exists approximately six blocks away from project site on the corner of Pine Avenue and Bird Avenue.

### **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. A community meeting was held for this project at the Galarza School on April 20, 2005. Community members expressed concern regarding crime in the area, as well as the potential parking and traffic impacts of the project. Community members also expressed concern over the perceived lack of pedestrian orientation of the 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.

HONORABLE MAYOR AND CITY COUNCIL  
October 27, 2005  
**Subject: PDC05-012**  
Page 3

**CEQA**

Mitigated Negative Declaration, File No. PDC05-012

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

cc: Don Reber, The Olson Company, 3130 Crow Canyon Place, Suite 210, San Ramon, CA  
94583

