



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: December 9, 2004

COUNCIL DISTRICT: 1

**SUBJECT: PDC04-046. PLANNED DEVELOPMENT REZONING
CN-COMMERCIAL NEIGHBORHOOD ZONING DISTRICT TO A(PD) PLANNED
DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO FOUR SINGLE-FAMILY
DETACHED RESIDENTIAL UNITS ON A .23 GROSS-ACRE SITE ON THE EAST
SIDE OF CYPRESS AVENUE, APPROXIMATELY 260 FEET SOUTHERLY OF
STEVENS CREEK BOULEVARD (332 CYPRESS AVENUE).**

RECOMMENDATION

The Planning Commission voted 5-0-2 (Commissioner Platten, and Zito absent) to recommend that the City Council approve the proposed rezoning.

BACKGROUND

On December 8, 2004, the Planning Commission held a public hearing to consider a rezoning from CN Commercial Neighborhood Zoning District to an A(PD) Planned Development to allow up to four single-family detached residential units on a .23 gross acre site. The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning.

The project was approved as part of the consent calendar and there was no discussion of the item.

PUBLIC OUTREACH

A notice of the public hearing and Draft Mitigated Negative Declaration was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record and in the San José Mercury News.

HONORABLE MAYOR AND CITY COUNCIL

December 9, 2004

Subject: PDC04-046

Page 2

COORDINATION

As standard procedure in the development review process, this project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

CEQA

Mitigated Negative Declaration adopted December 8, 2004.



STEPHEN M. HAASE

Secretary, Planning Commission