



COUNCIL AGENDA: 12/14/04
ITEM: 11.9

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: December 9, 2004

COUNCIL DISTRICT: 3
SNI AREA: Market-Almaden

SUBJECT: CA04-001. DESIGNATION OF THE MARKET-ALMADEN CONSERVATION AREA, APPROXIMATELY BOUNDED BY THE REAR OF PROPERTIES ON BALBACH STREET TO THE NORTH, THE REAR OF PROPERTIES ON SOUTH MARKET STREET TO THE EAST, HIGHWAY 280 TO THE SOUTH, AND ALMADEN AVENUE TO THE WEST.

RECOMMENDATION

The Planning Commission voted 6-0-1, with Commissioner Platten absent, to recommend the City Council approve the proposed Market-Almaden Conservation Area.

BACKGROUND

On December 8, 2004, the Planning Commission held a public hearing to consider a City Council-initiated Conservation Area designation.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed Market-Almaden Conservation Area.

A member of the Market-Almaden Neighborhood Advisory Committee, Marci Hildt, spoke in favor of the project. Marci stated that this was a small, urban, and amazing neighborhood flanked by the Convention Center and Highway 280 and she wants to see it preserved through the Conservation Area designation. No other members of the public spoke.

Commissioner James recommended approval. Commissioner Campos seconded the motion. Commissioner Campos noted that California was part of Mexico prior to 1850 and asked that, in the future, staff refer to Hispanics as Mexicans in the time period prior to 1850. Commissioner James said the history of the Market Almaden area, included in the report prepared by Archives and Architecture, was very interesting and very valuable in that it helped to understand the

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historic importance of the neighborhood. Commissioner Dhillon inquired as to why no one from the public spoke for or against the proposed Conservation Area designation at the Historic Landmarks Commission Hearing on December 1. NAC member Marci Hildt replied that neither she nor the other NAC members were able to attend the rescheduled hearing due to schedule conflicts. Commissioner Levy stated that it was great to see that the City is actively implementing the recommendations of the Strong Neighborhoods Initiative Plans and that it is proactively working with the Market Almaden community to preserve and enhance their historic neighborhood.

The Planning Commission then closed the public hearing.

PUBLIC OUTREACH

At their June 15, 2004 meeting the Market-Almaden Neighborhood Advisory Committee passed a motion 10 to 0 to accept the consultant study entitled "Discussion of Potential Conservation Area" and recommend that the City initiate the process to establish the Market-Almaden Conservation Area.

A property owners' meeting was held on Wednesday October 13th. All property owners within the proposed Conservation Area were invited. Seven property owners attended. Questions were raised about the permitting process required should a Conservation Area be established. Staff described the process. No opposition to the proposed Conservation Area was expressed at this meeting and a number of property owners expressed support for the proposal.

A public hearing notice for the project was published in a local newspaper and mailed to all property owners and tenants within 500 feet of the subject site.

Staff has received one letter in support of the project from Steven Burbank, President of the Market Almaden Neighborhood Association.

COORDINATION

This project was coordinated with the Redevelopment Agency and the City Attorney.



STEPHEN M. HAASE
Secretary, Planning Commission

