

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: May 30, 2008

COUNCIL DISTRICT: 3
SNI AREA: N/A

SUBJECT: PDC08-018. PLANNED DEVELOPMENT REZONING FROM CG COMMERCIAL GENERAL ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT FOR CONSTRUCTION OF TWO LIVE/WORK UNITS ON A 0.08 GROSS ACRE SITE LOCATED ON THE WEST SIDE OF NORTH 4TH STREET, APPROXIMATELY 230 FEET NORTH OF EAST ST. JAMES STREET.

RECOMMENDATION

The Planning Commission voted 6-0-1, Commissioner Zito absent, to recommend that the City Council approve the proposed Planned Development Rezoning from CG Commercial General Zoning District to A(PD) Planned Development Zoning District for construction of two live/work units on a 0.08 gross acre site.

OUTCOME

Should the City Council approve the Planned Development Rezoning, the existing vacant site would be developed with two live/work units through a subsequent Planned Development Permit process.

BACKGROUND

On May 28, 2008, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning. The applicant, Eugene Sakai, was present to answer questions regarding the project. Planning staff gave a brief update to the draft development standards, stating that the draft standards incorrectly stated that a maximum of two employees who do not reside in the unit may be present on-site at any time. The correct number is three employees. The item was approved on the consent calendar with no further discussion from the Planning Commissioners or general public.

ANALYSIS

An analysis of General Plan conformance and consistency with the Residential Design Guidelines is contained in the attached staff report.

EVALUATION AND FOLLOW-UP

Not Applicable. The applicant will be required to secure a Planned Development Permit from the Planning Director in order to implement the subject rezoning.

POLICY ALTERNATIVES

Not Applicable

PUBLIC OUTREACH/INTEREST

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30; Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. A sign was posted on the site to notify neighborhood of the proposed project. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

COORDINATION

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

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines as further discussed in attached staff report.

COST SUMMARY/IMPLICATIONS

Not applicable.

HONORABLE MAYOR AND CITY COUNCIL

May 29, 2008

Subject: PDC08-018

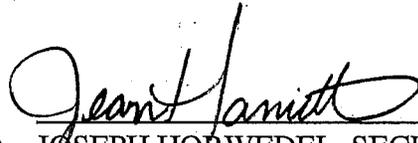
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BUDGET REFERENCE

Not applicable.

CEQA

CEQA: Exempt, PDC08-018


for JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Licinia McMorrow at 408-535-7814.