

September 19, 2008

Honorable Mayor and City Councilmembers
City of San Jose
200 E. Santa Clara Street
San Jose, CA 95113



Ruth and Going, Inc.

Engineering
Planning

RE: Item 11.3 on 9-23-08 agenda (PDC08-016)

Dear Mayor Reed and City Councilmembers;

As indicated in the staff report, this project has a creative site design that utilizes a shared driveway/parking court for adjoining units in order to minimize the number of garages facing the street as well as the number of driveways required for narrow lots. As you know, the development of small in-fill lots presents a variety of challenges and it is often difficult for these types of developments to meet all of the Residential Design Guidelines and fit contextually into the neighborhood.

Mailing Address:
P.O. Box 26460
San Jose
CA 95159-6460

2216 The Alameda
Santa Clara
CA 95050
Ph: (408) 236-2400
Fax: (408) 236-2410

The staff supports the projects layout, the number of units (4), and the revised architectural style of the homes that will have a more "period" look. However the staff report to the Planning Commission indicated that it would not support the requested 7 foot setback along 15th Street.

Subsequent to the Planning Commission hearing, I met with the Planning Staff and proposed a modification to unit design and the setback requirement along 15th Street that I believe provides the opportunity to continue the use of the creative site design while meeting the staff's goal of minimizing the effect of a setback that is generally less than that found in this eclectic neighborhood. The proposal is that the units that front onto 15th Street could be reconfigured to reduce the amount of building living space that could occur at the 7 foot setback line, and increasing the size of the porch to facilitate it's usage as more than just an entry into the home. The modification to the interior living space for these units would mean that a 20% reduction in the amount of building wall at the 7 foot setback line. Thus, the total building wall (excluding the porches) at the setback line for the two units would be about 40 feet of the total frontage dimension of 101.6 feet (only 40% of the frontage).

I would therefore request that the Council approved the rezoning with the following modification to the 12 foot setback requirement on 15th Street:

Up to 40% of the 15th Street frontage may have a setback of 7 feet on the ground floor (excluding porches).

In addition, I would also request a minor technical modification to the minimum lot size to accommodate the staff-supported 4 units:

The minimum parcel size: 2,300 sq ft.

Thank you for your consideration of this request.

A handwritten signature in black ink, appearing to read 'Gerry De Young', written in a cursive style.

Gerry De Young

cc: Joe Horwedel