



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: September 15, 2008

COUNCIL DISTRICT: 4
SNI AREA: N/A

SUBJECT: PDC07-021 Planned Development Rezoning from R-1-8 Residential District to A(PD) Residential District to demolish the existing single-family residence and to construct 3 single-family detached residences on a 0.37 gross acre site.

RECOMMENDATION

The Planning Commission voted 6-0-1 (Platten absent) to recommend that the City Council adopt an ordinance to approve the subject planned development rezoning from R-1-8 Residential District to A(PD) Residential District to demolish the existing single-family residence and to construct 3 single-family detached residences on a 0.37 gross acre site, as recommended by staff.

OUTCOME

Should the City Council approve the Planned Development Rezoning, the subject 0.37 acre parcel would be subdivided into three lots, consistent with the development standards for the subject rezoning. This future development would be subject to a Planned Development Permit.

BACKGROUND

The Planning Commission heard the item on the consent calendar and forwarded a unanimous recommendation of approval. No one from the public, staff, or Commission spoke on the project.

ANALYSIS

The proposed Planned Development Rezoning furthers the General Plan Growth Management Major Strategy which is intended to encourage infill development within urbanized areas to achieve the most efficient use of facilities and services, in that the proposed project is located within the Urban Service Area on an underutilized lot surrounded by existing residential development. It also supports the General Plan Housing Major Strategy, which seeks to provide a variety of housing opportunities, in that it would provide additional housing that is compatible in style and scale to the existing single family neighborhood.

For further analysis please see attached Staff Report.

EVALUATION AND FOLLOW-UP

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. 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, 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.

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BUDGET REFERENCE

Not applicable.

CEQA

CEQA: Exempt

Andrew Crabtree
For JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Avril Baty at 408-535-7800.

