



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: COUNCILMEMBER
FORREST WILLIAMS

SUBJECT: Greenline/Urban Growth
Boundary Modification

DATE: December 2, 2008

APPROVED: *Forrest Williams* **DATE:** *12/02/08*

RECOMMENDATION

Approve Request for GP Amendment to adjust urban growth Boundary and Designate Parcel as Multi-family with Urban Service Area (USA) inclusion with the following:

- Approval of the proposal to modify the Greenline/Urban Growth Boundary (UBG) to include approximately 3.2 acres of unincorporated territory located at the northeasterly quadrant of the intersection of Piercy Road.
- Approval of the General Plan amendment and request to change the General Plan land use designation from Rural Residential (0.2 dwelling units per acre (DU/AC) to High Density Residential (25-50 DU/AC) on the 3.2 acre site.
- Approval of the requested expansion of the Urban Service Area (USA) to include the 3.2 acre site.

BACKGROUND

The subject request for a General Plan amendment and modification to the UGB involves a 5.8-acre parcel located in the east foothills of unincorporated Santa Clara County, at the eastern edge of the City's Edenvale planning area. The subject site is the western 3.2 acre portion of the 5.8-acre parcel that is located between Piercy Road and the abandoned Evergreen Canal and is below the 15% slope line.

The canal marks the location of the 15% slope line, and uphill to the east are grasslands and hilly terrain. Across Piercy Road to the west are undeveloped lands designated for Industrial Park uses in the Edenvale Redevelopment Project area, and to the south are undeveloped lands designated Medium Low Density Residential (8 DU/AC) in the General Plan and approved for single-family residential development at a density of 4.8 dwelling units per acre. Further south on Basking Ridge Avenue is an existing single-family residential development designated

Medium Density Residential (8-16 DU/AC) and developed at eight dwelling units per acre. All parcels adjacent to the site, with exception of the hillsides to the east, are located within the Urban Growth Boundary and the Urban Service Area. The Urban Growth Boundary was modified to include the adjacent site to the south for residential development in 2006.

The applicant, Barbaccia Investments, request a minor modification to the Greenline/Urban Growth Boundary (File No. UGB06-001) to include 3.2 acres of unincorporated territory located at the northeasterly quadrant of Piercy Road and Silicon Valley Road. The proposal includes a concurrent General Plan Land Use/Transportation Diagram amendment request (File No. GP06-02-02) to change the land use designation from Rural Residential (0.2 DU/AC) to High Density Residential (25-50 DU/AC) and to expand the Urban Service Area boundary to include the subject 3.2-acre site.

The realignment of the Urban Service Area and Urban Growth Boundaries allows urban development to occur on the site and establishes the site's eligibility to receive City services, already adjacent to the site, the proposed land use designation of High Density Residential (25-50 DU/AC) facilitates future development of three-to-four-story apartments and condominiums on the site ranging from approx 64 to 128 dwelling units. A 3.2-acre site developed under the High Density Residential (25-50 DU/AC) land use designation would normally yield 80 to 160 dwelling units, but geological constraints on the site reduce the area suitable for residential development to 2.56 acres. These geological constraints are discussed in the Analysis section of the staff report.

Approval of the Greenline/Urban Growth Boundary modification and the General Plan amendment allow the applicants to pursue a residential development project through subsequent steps that could include:

- Planned Development (PD) pre-zoning
- City Council petition to the County Local Agency Formation Commission (LAFCO) for approval of the Urban Service Area expansion and approval of annexation to the City.
- Planned Development Permit
- Subdivision maps.

Approval of the Greenline/Urban Growth Boundary modification will provide housing near jobs, allowing employees to bike or walk to work, one the goals of the City. The city will also receive 2.6 acres of permanent open space. I urge your approval.