



# Memorandum

**To:** HONORABLE MAYOR AND CITY COUNCIL

**From:** Councilmember Nancy Pyle

**Subject:** AMENDMENT ON AN APPROX. 0.85 ACRE SITE ON THE EAST SIDE OF ALMADEN ROAD, APPROX 300 FEET NORTH OF REDMOND AVENUE

**Date:** June 15, 2009

Approved:

*Nancy A. Pyle June 15, 2009*

## RECOMMENDATION

1. Support staff recommendation to deny the proposed General Plan Amendment to increase the density from Medium Low (8DU/AC) to Medium Density Residential (8-16 DU/AC) on a 0.85 acre site.
2. Direct Planning staff to:
  - a. Present the findings regarding direct Almaden Expressway access to this site and the other three undeveloped parcels from Redmond to Winfield from the Santa Clara County Roads & Airports Department, Santa Clara Valley Water District and the City of San Jose Planning Department to both the Fleetwood Drive and Almaden Hills Estates residents within 90 days or prior to the presentation of the PD Zoning for the Woodrum property to Council.
  - b. Communicate with the four property owners simultaneously regarding access to their individual sites.
  - c. Develop an access plan for all four parcels that considers neighborhood integration, ingress and egress to Almaden Expressway, development standards, safety, and neighborhood traffic concerns.

## BACKGROUND

The property under review is one of four small independently owned parcels along Almaden Expressway. In 2007 Council approved a Planned Development Zoning District allowing six single-family detached residences for the property immediately north of this site equivalent to 6.9 DU/AC.

It is very important that any new development blends with and enhances the existing homes. With the potential for the development of four separate small parcels, it is also of utmost importance that density and development standards are consistent and predictable. Maintaining the Medium Low designation will ensure the neighbors that the new homes in their neighborhood are reflective of the existing development.

While the request in the GPA is strictly to increase the density for this site, the neighborhood is extremely concerned regarding access to the site. In my memo dated June 5, 2007, I asked staff to study access for these sites via Almaden Expressway. Much of that work has been done, however the residents and property owners have not yet received a formal presentation with completed findings. The recommendation to staff to present the report findings to the residents within 90 days is intended to resolve this issue.