

# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Planning Commission

**SUBJECT:** SEE BELOW

**DATE:** November 5, 2009

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**COUNCIL DISTRICT:** 2

**SNI AREA:** None

**SUBJECT: PDC09-022. PLANNED DEVELOPMENT REZONING FROM R-1-1 RESIDENCE ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 95 AFFORDABLE MULTI-FAMILY ATTACHED RESIDENTIAL UNITS ON A 3.06 GROSS ACRE**

## RECOMMENDATION

The Planning Commission voted 5-0-2 (Do and Kamkar absent) to recommend that the City Council adopt an ordinance to approve the subject Planned Development Rezoning from R-1-1 Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 95 affordable multi-family attached residential units on a 3.06 gross acre site, located on the north side of Ford Road, easterly of Monterey Road.

## OUTCOME

Should the City Council approve the Planned Development Rezoning, the development of 95 affordable attached residential units with a maximum height of 50 feet would be allowed on the 3.06 gross acre site, consistent with the development standards for the subject rezoning.

## BACKGROUND

On November 4, 2009, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. In addition to the applicant, Erik Kaeding, a neighbor, and Bob Collins, Greenbelt Alliance, spoke in favor of the project. A letter was also submitted in favor of the project by the Santa Clara County Housing Coalition. Commissioner Zito complimented the project for its design and extensive public outreach. The Commission then voted 5-0-2 (Do and Kamkar absent) to recommend approval of the Planned Development Zoning as recommended by staff.

## ANALYSIS

For complete analysis please see the original Staff Report (see attached).

## EVALUATION AND FOLLOW-UP

The applicant will be required to secure a Planned Development Permit 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)**

A notice of this Planning Commission public hearing and subsequent City Council hearing was mailed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. This staff report is also posted on the Planning division website and staff has been available to respond to questions from the public.

**COORDINATION**

This project was coordinated with the City Attorney's Office, Department of Public Works, Building Department, Environmental Services Department, Fire Department, Department of Transportation, San José Police Department, and San José Water Company.

**FISCAL/POLICY ALIGNMENT**

This project is consistent with applicable General Plan policies and the Zoning Ordinance as further discussed in attached staff report.

**COST SUMMARY/IMPLICATIONS**

Not applicable.

**BUDGET REFERENCE**

Not applicable.

**CEQA**

CEQA: Mitigated Negative Declaration

  
JOSEPH HORWEDEL, SECRETARY  
Planning Commission

For questions please contact Lesley Xavier at 408-535-7852.



## Santa Clara County Housing Action Coalition



*The Santa Clara County Housing Action Coalition is comprised of a broad range of organizations and individuals who have, as a common goal, the vision of affordable, well-constructed and appropriately located housing*

November 4, 2009

Planning Commissioners  
City of San Jose  
200 East Santa Clara Street  
San Jose, CA 95113

Dear Planning Commissioners:

I write on behalf of the Santa Clara County Housing Action Coalition to express our support for the Ford & Monterey proposal by Eden Housing.

By way of reference, the Housing Action Coalition includes more than 100 organizations and individuals. Its goal is the production of well-built, appropriately-located homes that are affordable to families and workers in Silicon Valley. Organizations participating in the HAC represent business, labor, environmental organizations and many more.

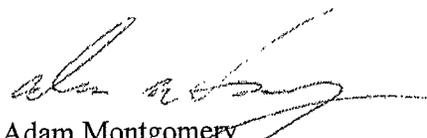
The Ford & Monterey proposal by Eden Housing is unique because it targets hard to reach income levels and populations. The HAC is heartened to see that a significant portion of the homes will be dedicated to extremely low income families and that 20 homes will be set aside for individuals with special needs. These homes are often the hardest to build, and the additional homes in the Eden proposal will help address the demand.

The site's location is also ideal for affordable and special needs homes. The Blossomhill Caltrain Station, bus line 42 (with access to the Santa Teresa light-rail station) is within easy walking distance of the site. In addition, a grocery store, pharmacy, hospital, school and a park are also within walking distance. This allows the future residents of the development who can't afford or are unable to drive to have access to jobs and shopping and recreational amenities.

We wholeheartedly support the Ford & Monterey proposal by Eden Housing and urge your support.

Sincerely,

  
Margaret Bard  
HAC Co-Chair

  
Adam Montgomery  
HAC Co-Chair