



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: December 11, 2009

COUNCIL DISTRICT: 7
SNI AREA: None

SUBJECT: FILE NO. PDC09-015. PLANNED DEVELOPMENT REZONING FROM A(PD) PLANNED DEVELOPMENT TO A(PD) PLANNED DEVELOPMENT TO ALLOW FOR THE DEVELOPMENT OF A 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL PROJECT OF UP TO 102 ATTACHED UNITS ON A 2.8 GROSS ACRES SITE LOCATED ON THE EAST SIDE OF MONTEREY ROAD 700 FEET NORTH OF TULLY ROAD.

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Jensen recused) to recommend that the City Council adopt an ordinance to approve the subject Planned Development Rezoning from A(PD) Planned Development to A(PD) Planned Development to allow for the development of a 100% affordable multi-family residential project of up to 102 attached units on a 2.8 gross acres site, located on the east side of Monterey Road, approximately 700 feet northerly of Tully Road.

OUTCOME

Should the City Council approve the Planned Development Rezoning, the development of 102 affordable attached residential units with a maximum height of 50 feet would be allowed on the 2.8 gross acre site, consistent with the development standards for the subject rezoning.

BACKGROUND

On December 9, 2009, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The applicant, Jonathan Noble representing Charities Housing, spoke in favor of the project. No one from the public spoke on the item. Commissioner Zito noted that he was glad that the General Plan Amendment on the subject site was approved by the City Council so this project could move forward. The Commission then voted 6-0-1 (Commissioner Jensen recused) 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.

HONORABLE MAYOR AND CITY COUNCIL

December 11, 2009

Subject: PDC09-015

Page 3

BUDGET REFERENCE

Not applicable.

CEQA

CEQA: Mitigated Negative Declaration


FOR JOSEPH HORWEDEL, SECRETARY
Planning Commission

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