



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: COUNCILMEMBER
NANCY PYLE

SUBJECT: SEE BELOW

DATE: January 25, 2010

APPROVED:

DATE:

1-25-10

SUBJECT: FILE NO. PDC08-051, A PLANNED DEVELOPMENT REZONING FROM R-1-1 SINGLE-FAMILY RESIDENCE ZONING DISTRICT TO A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO SEVEN (7) SINGLE-FAMILY DETACHED RESIDENTIAL UNITS ON A 0.85 GROSS ACRE SITE. (COMMONLY KNOWN AS THE WOODRUM SITE)

RECOMMENDATION

Support the recommendations of both Planning Staff and the Planning Commission to approve the proposed Planned Development Rezoning with the following additional recommendation:

- Identify Almaden Road as a cul-de-sac street that would provide access to the Jayden Lane and Santa Clara Valley Water District properties (for maintenance) to the north and the Woodrum and Hudson properties to the south. Through traffic to Mazzone Drive to the north is prohibited.

BACKGROUND

With my support, on June 16, 2009, Council denied a request by the applicant to increase the density of this property from Medium Low to Medium Density Residential. In my June memo I asked staff to work with the Santa Clara County Roads & Airports Department, Santa Clara Valley Water District and the four different undeveloped property owners to address the primary concern of the current residents which is vehicular access for the new developments and increased traffic on Fleetwood Drive.

Residents of Fleetwood Drive would like access to the Jayden Lane, Woodrum and Hudson sites from Almaden Expressway and have identified examples of other sites with direct access along Almaden Expressway. Staff research has determined that those examples have either existed for many years or have no other option for site access as is the case of Sycamore Terrace which is still awaiting construction. The County does not support or recommend direct access onto the Almaden Expressway for any of these small in-fill developments due concerns regarding safety, traffic, bus stops, bicycle lanes and noise impacts.

Staff originally proposed connecting Mazzone Drive to Fleetwood via Almaden Road for vehicular access to the Mazzone, Jayden Lane, Woodrum and Hudson properties to promote

better neighborhood connectivity and traffic circulation. This connection would have greatly increased traffic on both Mazzone Drive and Fleetwood by enabling cars to use this connection to travel both north and south. Residents from Fleetwood and Almaden Hills Estates were all opposed to this plan. Staff has since removed that recommendation.

Fleetwood Drive residents are concerned with traffic volume on Fleetwood Drive. However, staff memo states that Fleetwood Drive is a standard-size residential street with a daily car trip capacity of 1,500. The additional 220 car trips that will be generated by these developments (anticipated to be less than 25) will total of only 710 trips, well within the given capacity.

My additional recommendation to designate Almaden Road as a cul-de-sac street will ensure the residents of Fleetwood Drive that the only increase in traffic onto Fleetwood will be from the Jayden Lane, Woodrum and Hudson developments.

The staff recommendations have completely followed the direction given in my memo presented to Council on June 16, 2009. City Planning Staff has done an admirable job with community notification and outreach. There have been multiple conversations with County staff that have carefully and comprehensively studied the option of allowing direct access to these properties from Almaden Expressway. At my request, staff has reviewed the design of the Woodrum development to ensure that access to the Hudson property is not compromised and will be shared.