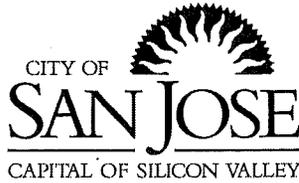


# SUPPLEMENTAL



## Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Joseph Horwedel

**SUBJECT:** SEE BELOW

**DATE:** January 19, 2010

Approved

*Paul Burt*

Date

*1/21/10*

**COUNCIL DISTRICT:** #10

**SNI AREA:** N/A

### S U P P L E M E N T A L M E M O

**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.**

#### REASON FOR SUPPLEMENTAL

The January 14, 2010 memorandum from the Planning Commission transmitting the outcome of their January 13, 2010 hearing stated that, after the Commission acted on the item, staff was made aware that two members from the public did arrive at the time the Planning Commission was voting on a motion. Those two members of the public have submitted their comments in writing and are attached to this memorandum. In addition, another comment letter was submitted after the Planning Commission hearing and is also attached.

*Joseph Horwedel*

For JOSEPH HORWEDEL, DIRECTOR  
Planning, Building and Code Enforcement

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

RE: Hudson, Woodrum, Mazzoni, and Jayden Lane Properties

City Council Members:

The residents of Fleetwood Dr. have never opposed the development of these properties. Our complaint is the ingress/egress. We have proposed access to these properties come off of Almaden Expressway and not Fleetwood Dr. This issue alone has been going on now for 3 years and nothing has been resolved. We have asked to see studys, or something in writing explaining pros and cons. All we have gotten is lip service. We have asked to have meetings with Don Gage and Joe Horwedel, but to no avail. Our last community meeting was a farce as proper notification was not given to all parties. As a result we had maybe 10 people in attendance from Fleetwood Dr. and Almaden Hills Estates.

I have also been told that SCVWD will not allow a bridge to be built over the creek on the north side of the Mazzoni property. That being the case, how will those future residents get access to their property?

I'm afraid that if access is allowed off of Fleetwood, there will be a lot of animosity with the new residents. We already have trouble with some of the neighbor kids and their friends, on the west end of the street, speeding. To have this compounded by approximately 10 trips per day for 25+ additional homes will not make for a very happy or neighborly neighborhood.

I would propose that nothing more be allowed to transpire on these properties until such time as the ingress/egress and flood issues are resolved.

Connie Page

**Xavier, Lesley**


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**From:** page douglas [douglas\_a\_page@yahoo.com]  
**Sent:** Sunday, January 17, 2010 2:19 PM  
**To:** Xavier, Lesley  
**Subject:** City Council Mtg.1/13/10

**Issue 1.** The residents of Fleetwood Drive have been trying for three years to see SC Roads & Airports justify the reasons for disturbing a 45 year old quiet neighborhood. There have been no traffic studies done or reported. In a memo from councilwomen Pyle to the Mayor & City Council, June 5, 2007, Roads & Airports said, "Alternative three is acceptable, but would require land dedication." Thus far I believe all applicants are willing to donate land for the ingress and egress. This issue should be resolved.

**Issue 2.** On May 26, 2009, Colleen Haggerty, P. E. Associate Civil Engineer, Community Projects Review Unit wrote a memo to Ms. Lesley Xavier, cc to Michael Liw, deals with the flood plane issue. Paragraph 2 states the project "must elevate the lowest floor above the flood level," or "the applicant shall submit a Flood Study to demonstrate that there are not flooding impacts due to the development of the site." This issue must be resolved as it is a FEMA directed issue. Please review this memo, from Colleen Haggerty and the FEMA memos, and justify the apparent failure to follow them.

**Issue 3.** This issue deals with Option 3 traffic. Due to the close proximity to Almaden & Redmond stop lights, any ingress and egress for these four properties will be essentially stop light controlled, much like the other ingress and egresses on the Expressway, are controlled. I have taken measurements of all of the existing intersections with the Expressway. The following measurements have been measured from existing ingress and egresses of Almaden Expressway: Crown Blvd, McIntosh Creek, Shadowbrook Drive, Cloverhill Drive, Almaden Nursery, Almaden Vet, 1 Private home Almaden Lake Park.

- A. Ingress: Range 0 feet to 246 feet; Average 134 feet.**
- B. Egress: Range 0 feet to 273 feet; Average 164 feet.**

### **CITIZENS OF FLEETWOOD DRIVE PROPOSAL, OPTION 3**

- A. Ingress: 320 feet taken to Woodrum Strangis North property line**
- B. Egress: 232 feet taken from Mazzoni drive to sound wall.**

**Issue 4. GREEN FACT:**

SC Roads and Airports want the access for these properties to be via Redmond , Cloverhill and Fleetwood. This route is much longer and presents more danger to children and pets on Fleetwood Drive due to high traffic and speed issues, Also it presents a very poor emergency route for the four properties in question. These facts are known and very logical. One fact that may have been overlooked is the additional distance the new property owners would be forced to drive. In this time frame it pays to :THINK GREEN". Driving the more circuitis route would mean that for 30 dwellings, five round trips per day, the **additional miles driven via Redmond Cloverhill and Fleetwood amount to: 24,000 to 25,000 extra miles per year forever. Think Green, City Council????**

## Xavier, Lesley

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**From:** Kelly Appraisal Group [kellyapp@svinet.com]  
**Sent:** Monday, January 18, 2010 11:05 AM  
**To:** Xavier, Lesley  
**Cc:** Office of Councilmember Nancy Pyle  
**Subject:** Woodrum

Lesley Xavier,

Nancy Pyle

RE: Hudson, Woodrum, Mazzoni, and Jayden Lane Properties

I am sure you are aware of the ongoing concern of the neighborhood regarding the planned development of 4 contiguous properties on the northeast side of Almaden Expressway and Redmond. The residents of Fleetwood Drive have been very vocal with regard to accessing these future residential communities from our very private, narrow street. We have been working on this issue with the City and County for several years-as each developer comes forward with their plan. We have suggested, and planning agrees that the entire area needs to be considered with regard to the whole as well as each project individually.

What the residents want is that the access be provided via Almaden Expressway, NOT DOWN OUR STREET. We understand that this concept does not comply with the current thinking of Roads and Airports with regard to acceleration/deceleration even though there are numerous examples in the immediate area which obtain access in this manner.

It is within the abilities of the City and County to make exception to any current codes. After all that is the purpose of all of the planning commission recommendations with regard to these planned developments, changes to the existing use of the land. When a question was raised regarding the proposal for the Woodrum property about how the Hudson property would then be accessible, the planning department stated that access would have to come off of the Expressway. That indicates to me that exceptions can be made. If you can access one property from the Expressway, why not all four?

I understand that access from the Expressway is more expensive for the City/County. The developers need to help defray the cost, and I am certain that the residents of Fleetwood Drive would compromise with a slightly higher density to allow maybe one additional unit per project like we did with Jayden Lane.

The advantage to the City and County is that if you are willing to grant access from the Expressway the problems with the neighborhood will go away, and if you do not we will continue to fight these developments and in fact may escalate our protests in consultation with a land use attorney. Fleetwood Drive residents have never objected to development. We only protest your callous disregard of our right to continue to live in a quiet residential neighborhood rather than a thoroughfare that will be used by many new residents.

In the original discussion with regard to Jayden Lane, councilmember Pyle gave the neighbors assurances that she was committed to our cause and that she would work with the County (this was 2+ years ago) on the issue of access. We understand that the wheels of government move slowly but the issue is not going away. I implore you to consider a fix that will work for **everyone**. Thank you for your time.

Tom Kelly

1049 Fleetwood Drive

San Jose, CA 95120