



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: December 3, 2010

COUNCIL DISTRICT: 6
SNI AREA: N/A

SUBJECT: FILE NO. PDC10-018, A PLANNED DEVELOPMENT REZONING TO ALLOW FOR THE DEVELOPMENT OF UP TO 104 SINGLE-FAMILY ATTACHED RESIDENTIAL UNITS, A 89,342 SQUARE FOOT OFFICE BUILDING, THE REALIGNMENT OF A PUBLIC STREET, AND THE EXPANSION OF SANTANA PARK ON A 8.26 GROSS ACRE SITE.

RECOMMENDATION

The Planning Commission voted 6-0-1 (Commissioner Kamkar absent) to recommend to the City Council approval of the proposed Planned Development Zoning as recommended by staff.

OUTCOME

Should the City Council approve the Planned Development Zoning as recommended by the Planning Commission and staff, the applicant would be able to move forward with a subsequent Planned Development Permit and building permits to allow for the construction of a 104 single-family attached residences and an 89,342 square foot office building located on the entire development site.

BACKGROUND

On December 1, 2010, the Planning Commission opened a public hearing to consider the proposed Planned Development Rezoning. The Director of Planning, Building and Code Enforcement recommended approval of the proposed Planned Development Rezoning.

Staff provided introductory comments, then John McMorrow with Silverstone Communities described the proposed mixed-use project of residential, office, and public park. He also explained that the project would provide an important connection to Santana Row with the construction of the new Hatton Street. Todd Trekell with Barry Swenson Builder spoke on the office component of the project and how this will be a viable office space when the market is ready. Area neighbors spoke in favor of the project, as did former Councilmember Fiscalini.

The Commission then closed the public hearing and discussed the item. Three of the Commissioners expressed their enthusiastic support because the project was a win/win with

housing and jobs, as there would be no net loss of jobs. They liked the pedestrian connection that the project would provide to Santana Row as well as a park expansion.

The Planning Commission then voted 6-0-1 (Commissioner Kamkar absent) to recommend to the City Council approval of the Mitigated Negative Declaration and the Planned Development Rezoning as recommended by staff.

ANALYSIS

A complete analysis of the issues regarding this project, including General Plan conformance, is contained in the staff report to the Planning Commission. This report was provided to the City Council under separate cover.

EVALUATION AND FOLLOW-UP

If the Planned Development Rezoning is approved, the applicant would be required to file subsequent development permits with the Planning Division in order to implement the project on the subject site.

POLICY ALTERNATIVES

Not applicable.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 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)**
- Criterion 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)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30; Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. The rezoning was also published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

On September 21, 2010, a community meeting was held at the Cory Elementary School on Kenwood Avenue to present both the General Plan Amendment and Planned Development Rezoning. Those in attendance were generally supportive of the project as it would eliminate blight and crime in their neighborhood and the neighborhood park would be expanded.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Building Division, Environmental Services Department, and the City Attorney.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies and City Council approved design guidelines.

CEQA

A Mitigated Negative Declaration (MND) was prepared for the project, which ended its public circulation period on November 3, 2010, and states that the proposed General Plan Amendment and Planned Development Rezoning will not have a significant effect on the environment.

/s/
JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions please contact Mike Enderby, at 408-535-7843



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: November 16, 2010

COUNCIL DISTRICT: 6

SNI: N/A

T R A N S M I T T A L M E M O

File No. **PDC10-018**. A Planned Development Rezoning from R-M Multiple Residence District and CG Commercial General District to A(PD) Planned Development Zoning District to allow for the development of up to 104 single-family attached residential units and 90,000 square feet of office on 7.8 gross acre site.

The Planning Commission will hear this project on December 1, 2010. The memorandum with Planning Commission recommendations will be submitted under different cover. We hope the submittal of this staff report is of assistance in your review of this project.

/s/

JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

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