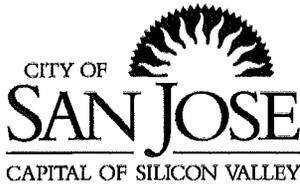


# SUPPLEMENTAL



## Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Joseph Horwedel

**SUBJECT:** SEE BELOW

**DATE:** January 4, 2011

Approved

Date

1/5/2011

**COUNCIL DISTRICT:** 3  
**SNI:** None

### SUPPLEMENTAL

**SUBJECT: APPROVAL OF PLANNED DEVELOPMENT ZONING PDC08-033 FROM THE R-M MULTIPLE RESIDENCE ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW THREE RESIDENTIAL UNITS WITHIN THE EXISTING STRUCTURE(S) ON A 0.17 GROSS ACRE SITE.**

### REASON FOR SUPPLEMENTAL

The reason for this supplemental memorandum is to present to the Council the Development Standards for the above referenced rezoning that includes the City Council action taken on December 7, 2010.

### RECOMMENDATION

The Director of Planning recommends that the City Council include in their final adoption of the subject Planned Development Zoning the Development Standards attached as they are reflective of the City Councils action on the proposed request on December 7, 2010.

### BACKGROUND

The City Council heard this project on December 7, 2010 and approved the project in accordance with the memorandum from City Councilmember Sam Liccardo, dated October 26, 2010. Staff had originally recommended denial of the proposal; therefore a comprehensive set of development standards was not been prepared. Staff has subsequently prepared development standards that include the items identified on City Councilmember Sam Liccardo memorandum. In addition, staff has added development standards, as is typical with such Planned Development

HONORABLE MAYOR AND CITY COUNCIL

**Subject: Supplemental Memo for PDC08-033**

January 4, 2011

Page 2

Zonings, to make the development standards more complete by addressing other project elements that were not specifically discussed as part of the City Council's original approval. Examples of such items include, but are not limited to, the identification of parking standards that conform to the Zoning Ordinance and identification of where such parking should be located on the site. Additionally, setbacks standards have been established for all structures. See attached development standards for complete list.

/s/

JOSEPH HORWEDEL, DIRECTOR

Planning, Building and Code Enforcement

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

**FILE NO. PDC08-033**  
**DEVELOPMENT STANDARDS**  
**REVISED 12/21/10**

*\*In any cases where the graphic plans and text may differ, this text takes precedence.\**

**ALLOWED USES**

- Up to three (3) multi-family residential units. The existing “carriage house” may be used to accommodate one of these three units, subject to conformance with the Building Code.

**DEVELOPMENT STANDARDS**

**Main Structure:**

Front setback (minimum):	15 feet
Side setback (minimum):	4 feet
Rear setback (minimum):	50 feet
Height (maximum):	2.5 stories and 35 feet

**Carriage Unit:**

Front setback (minimum):	100 feet
Side setback (minimum):	8 feet
Rear setback (minimum):	0 feet
Height (maximum):	2 stories and 25 feet
Building footprint size (maximum):	485 square feet

**PARKING REQUIREMENTS:**

- Parking shall be provided per Title 20, Table 20-190, as amended. All parking spaces must be provided behind the main structure. No parking shall be allowed in the front or side yard areas. Except for the primary driveway and walkways, all front yard areas shall be landscaped.

**PRIVATE OPEN SPACE REQUIREMENTS:**

- 120 square feet of per unit

**COMMON OPEN SPACE REQUIREMENTS:**

- None

**CARRIAGE HOUSE REQUIREMENTS:**

- The historic and architectural character of the carriage house building shall be maintained.
- The carriage house cannot be demolished without the approval of a Planned Development Permit.
- Any new accessory structure(s) shall conform to the accessory structure requirements of Chapter 20.30 Part 5.
- Any new accessory structure shall not include a living unit.

#### MINOR ARCHITECTURAL PROJECTIONS:

- Minor architectural projections such as fireplaces, bay windows, patios and porches may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20% of the building elevation length.

#### PUBLIC WORKS

---

**Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the following Public Works conditions. The applicant is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits.

1. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
2. **Transportation:** This project is exempt from the Level of Service (LOS) Policy, and no further LOS analysis is required because the project proposes an increase of 15 units of Single Family detached or less.
3. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.
4. **Parks:** In accordance with the Parkland Dedication and Park Impact Ordinances (SJMC 19.38/14.25), the park impact fee will be due for any additional living units that are built.
5. **Undergrounding:** The In Lieu Undergrounding Fee may be required by the City for all or part of frontage adjacent to North 3<sup>rd</sup> Street prior to issuance of a Public Works clearance. (Currently, the base fee is \$224 per linear foot of frontage. However, the base fee will be increased to \$395 starting August 18, 2008.)
6. **Street Improvements:**
  - a) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
  - b) Close unused driveway cut(s).
  - c) Proposed driveway width to be 26'.
7. **SNI:** This project is located within the Thirteenth Street SNI area. Public improvements shall conform to the approved EIR and neighborhood improvement plan.