



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: March 13, 2012

Approved

Date

3/15/12

COUNCIL DISTRICT: 9

SUPPLEMENTAL

SUBJECT: FILE NO. PDC10-006 (ALMADEN RANCH RETAIL CENTER), A PLANNED DEVELOPMENT REZONING FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT LOCATED ON A 43.5 GROSS ACRE SITE AT THE SOUTHEAST CORNER OF ALMADEN EXPRESSWAY AND CHYNOWETH AVENUE TO ALLOW FOR THE DEVELOPMENT OF UP TO 400,000 SQUARE FEET OF COMMERCIAL USES.

REASON FOR SUPPLEMENTAL

Staff is recommending a minor revision to one of the development standards related to parking in excess of the minimum requirements.

RECOMMENDATION

Staff recommends that the Council adopt an ordinance rezoning the real property located at the southeast corner of Almaden Expressway and Chynoweth Avenue (14418 Almaden Road) to allow for the development of up to 400,000 square feet of commercial uses on a 43.5 gross acre site and modifications to previously approved roadway network by extending Cherry Avenue through the site to Sanchez Avenue with revisions to the development standards as recommended by staff.

ANALYSIS

Staff is recommending one change to the development standards that were previously presented to the Planning Commission. The recommended revision is noted below:

Parking shall be provided as designated for a Neighborhood Shopping Center, at minimum, per Title 20, Table 20-190, as amended, and shall in no instance shall surface parking exceed 5% over the ratio of one (1) parking space per 225 net square feet of floor area ~~beyond the minimum requirement~~, unless the following off-setting site design features are met.

Should surface parking be provided above 5% over the ratio of one (1) parking space per 225 net square feet of floor area ~~minimum required~~, additional site design and building measures to off-set the effects of the additional paving shall be provided and can include, but are not limited to; providing additional landscaping, enhanced pedestrian and bicycle routes throughout the site, landscaped based stormwater control measures not otherwise required, pervious paving materials, green roofs on buildings, or solar panel carports in the surface parking lot. The additional measures shall be provided to satisfaction of the Director of Planning, Building, and Code Enforcement through the Planned Development Permit process.

The proposed change specifies that additional site design measures will only be required if the project exceeds a surface parking ratio of 5% more than one parking space per 225 net square feet. One parking space per 225 net square feet is the minimum parking ratio currently required by Title 20 of the Municipal Code. Explicitly specifying this standard provides more certainty for the applicant, since the revision means that future changes to Title 20 parking ratios would not mandate that additional measures be provided on the site. The previous wording does not give the same guarantee. For example, if the Title 20 Neighborhood Shopping Center parking ratio were lowered from one space per 225 net square feet to one space per 250 net square feet, the prior wording would have created a situation where the site does not technically comply with the zoning, since surface parking would be in excess of 5% of the minimum Title 20 requirement without the provision of off-setting design features. The proposed change precludes the site from falling into non-compliance as a result of a future reduction in Title 20 parking ratios.

CEQA

CEQA: Almaden Ranch Environmental Impact Report, Resolution to be adopted.

/s/
JOSEPH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Lee Butler, Development Services Project Manager,
at 408-535-7851.