

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
C.C. 05/04/2004 Item 3.d.

File Number
PDC04-013

Application Type
Conforming Planned Development Rezoning

Council District
7

Planning Area
South San Jose

Assessor's Parcel Number(s)
497-59-027; 497-23-013, 017

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Ed Schreiner

Location: Southwest corner of Lewis Road and Wall Street

Gross Acreage: 4.47

Net Acreage: 4.47

Net Density: 41DU/AC

Existing Zoning: A(PD) Planned Development Existing Use: Single-Family Attached Residential and Multi-family Attached residential

Proposed Zoning: A(PD) Planned Development Proposed Use: Single-Family Detached Residential and Multi-family Attached residential

GENERAL PLAN

Completed by: ES

Land Use/Transportation Diagram Designation
High Density Residential (25-50 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: ES

North: Industrial Park

IP Industrial Park

East: Single-Family residential

A(PD) Planned Development

South: Single-family residential

A(PD) Planned Development

West: Light Industrial

LI Light Industrial

ENVIRONMENTAL STATUS

Completed by: ES

Environmental Impact Report
 Draft Negative Declaration circulated for public review May 21, 2002

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: ES

Annexation Title: Monterey Park No. 64

Date: January 30, 1973

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date: _____

Approved by: _____

Action
 Recommendation

APPLICANT/DEVELOPER/OWNER

ROEM Development Corp.
Robert Emami, President
1895 Dobbins Drive
San Jose, CA 95133

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: ES

Department of Public Works

See Attached Memoranda.

Other Departments and Agencies

See attached memoranda from Fire Department.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, ROEM Development, is requesting a Conforming Planned Development Rezoning of A(PD) to A(PD) Planned Development to allow the development of up to 16 single-family detached market-rate homes and up to 160 multi-family attached residential units (of which 80 % will be affordable) for an overall density of 41 DU/AC on the subject property..

A Planned Development Zoning (PDC02-018) for the 4.47 acre site, approved by City Council on June 18, 2002, approved up to 160 multi-family attached residential units on the south end of the site and 16 single-family attached townhomes on the north side of the site. The proposed rezoning would allow the 16 single-family attached townhomes to be detached as 16 single-family detached homes.

Surrounding the site are single-family residential uses to the east and south, including a new single-family detached courthome development, and office and light industrial uses to the west and the “Lewis Road Industrial Park” to the north. Farther northeast, on Lewis Road, is an older trailer park and to the northeast is an unpaved truck, trailer, and boat storage yard that is surrounded by a chain link fence.

PUBLIC OUTREACH

Notices of the public hearing before the City Council was published, posted on the City of San Jose web site and distributed to the owners and tenants of all properties located within 500 feet of the project site. Staff has been available to discuss the project with members of the public.

ENVIRONMENTAL REVIEW

The environmental impacts of this project were addressed in an Initial Study and Mitigated Negative Declaration from the original PD Rezoning. Based on the traffic study prepared for the rezoning, the Public Works Department staff has determined that the project conforms to the City’s Transportation Level of Service Policy and that no mitigation is required. Technical reports were prepared assessing archaeological resources, on-site soil contamination and noise. Mitigation has been included in the project to ensure that the project does not result in significant impacts in the areas of archaeological resources, soil contamination, water quality and noise. Based on these analyses and mitigation, the Negative Declaration concludes that the project will not result in a significant environmental impact.

GENERAL PLAN CONFORMANCE

The proposed project conforms to the City of San José's adopted San José 2020 General Plan Land Use/Transportation Diagram. The subject property is designated *High Density Residential (25-50 DU/AC)*.

ANALYSIS

The key issue associated with this rezoning is consistency with the overall goals and objectives of the Planned Development (PD) Zoning previously approved by the City Council in PDC02-018.

The previously approved PD Zoning provided for townhouse development with stoops along the north end of the site, to mirror and conform with the existing single-family homes on the east side of Wall Street. The proposal to detach the townhomes will provide 16 single-family detached homes, and will increase the marketability of the units. The proposed detachment requires minimal changes to the proposed zoning General Development Plan, and retains compatibility with the neighborhood to the north and is consistent with the Residential Design Guidelines.

Staff has determined that the proposed PD Zoning will meet the goals and objectives outlined in the original PD Zoning and create an integrated residential community.

RECOMMENDATION

Planning staff recommends that the City Council approve the subject rezoning for the following reasons:

1. The proposed project is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of High Density Residential (25-50 DU/AC).
2. The proposed project conforms to the Residential Design Guidelines.
3. The proposed rezoning is compatible with existing and proposed uses on the adjacent and neighboring properties.