



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Rose
Herrera

SUBJECT: PDC09-003

DATE: September 1, 2009

APPROVED:

DATE:

09/01/09

RECOMMENDATION

Approve the Planned Development Rezoning from R-1 Single-Family Residence Zoning District to A(PD) Planned Development Zoning District to allow up to 8 single-family detached residences and up to 12,000 square feet of office space on a 2.98 gross acre site located on the west side of San Felipe Road approximately 600 feet south of Delta Road, as recommended by the Director of Planning, Building, and Code Enforcement. It is further recommended that the Director of Planning continue to work with the applicant in the Planned Development (PD) Permit stage to minimize the impacts this project may have on Thompson Creek and its riparian habitat.

ANALYSIS

The proposed mixed-use residential/commercial project is the appropriate type of development for District 8. The office component brings jobs to the district, and provides for those jobs near housing. In addition, the project provides improvements and restoration to a portion of Thompson Creek while being consistent with the Evergreen Development Policy and the General Plan. The preservation of Thompson Creek and all of its significant tributaries is an important goal for my district as put forth by the City's Greenprint. It is important to ensure that the City's Riparian Policy and the minimum setbacks for projects are met within District 8 and the City of San Jose and I believe the proposed project meets those goals. In conclusion, I concur with the recommendation from staff for the reasons listed below:

1. The proposed Planned Development Rezoning to allow for a combination of single-family detached residential units and office space on the subject site is consistent with the San Jose 2020 General Plan Land Use/Transportation Diagram designation of Office, Low Density Residential (5 DU/AC), and Private Open Space.
2. The proposed project is consistent with the General Plan Major Strategies and Goals and Policies including:
 - A) The Growth Management Major Strategy, as the change will facilitate infill development within an urbanized area.
 - B) The Housing Major Strategy, as the project will maximize the infill housing opportunity in a form that is compatible with the surrounding development pattern.
 - C) Economic Development Major Strategy, as the project will provide commercial growth to balance the existing and proposed residential development to move towards the goal of creating an equitable distribution of jobs and residential areas.
3. The project conforms to the Evergreen-East Hills Development Policy.
4. The project conforms to the Riparian Corridor Policy.
5. The proposed office component conforms to the Commercial Design Guidelines.
6. The proposed residential component conforms to the Residential Design Guidelines.