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

STAFF REPORT

Hearing Date/Agenda Number
P.C. 04/24/01 Item. 3.c.

File Number
PDC 01-02-010

Application Type
Planned Development Rezoning

Council District
7

Planning Area
South

Assessor's Parcel Number(s)
477-11-034

PROJECT DESCRIPTION Rezoning to allow up to 16 multi-family attached units on 1.4 gross acres.

Completed by: Anastazia Aziz

Location: East side of Roberts Avenue approximately 340 feet southeast of Story Road

Gross Acreage: 1.4 Net Acreage: 1.07 Net Density: 16 DU/AC

Existing Zoning: R-1-8Residential Existing Use: Undeveloped

Proposed Zoning: A(PD) Planned Development Proposed Use: Multi-family residential

GENERAL PLAN

Completed by: AA

Land Use/Transportation Diagram Designation
Medium Density Residential (8-16 DU/AC)

Project Conformance:
[X] Yes [ ] No
[X] See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: AA

North:	Commercial	A(PD) Planned Development
East:	Religious Assembly	IP Industrial Park
South:	Single-family Residential	R-1-8 Residential
West:	Open Space	R-1-5 Residential

ENVIRONMENTAL STATUS

Completed by: AA

[ ] Environmental Impact Report found complete on
[ ] Negative Declaration
[x] Negative Declaration adopted on April 22, 2002

[ ] Exempt
[ ] Environmental Review Incomplete

FILE HISTORY

Completed by: AA

Annexation Title: McKinley No. 23

Date: 10/25/1963

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

[x] Approval
[ ] Approval with Conditions

Date: _____

Approved by: _____
[ ] Action
[✓] Recommendation

APPLICANT/DEVELOPER/OWNER

Peter Chui, Roberts Avenue Associates
4125 Blackford #200
San Jose, CA 95117

Lou Nepomuceno, Charles W. Davidson Co.
255 W. Julian Street, Suite 200
San Jose, CA 95110

PUBLIC AGENCY COMMENTS RECEIVED **Completed by:** AA

Department of Public Works

See attached memorandum.

Other Departments and Agencies

See attached memoranda from Fire Department.

GENERAL CORRESPONDENCE

None received.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Peter Chui of Roberts Avenue Associates, is requesting a Planned Development Rezoning from R-1-8 Residential to A(PD) Planned Development to allow the development of up to 16 multi-family residential units (16 DU/AC) on the subject property.

The parcel is approximately 1.4 acres in size and has been vacant for at least 35 years. There is limited natural vegetation on the property. The property is bounded by commercial uses to the north; commercial and religious assembly uses to the east; single-family residential uses to the south; and open space uses to the west. Story Road is located approximately 350 feet to the north of the property. The project is located within the Tully/Senter Strong Neighborhoods Initiative area.

Story Road is a wide arterial street characterized by primarily auto-oriented, single-story commercial uses. VTA Bus No. 25 travels along Story Road and a bus stop is within walking distance of the site. The east side of Roberts Avenue is developed with residential and commercial uses. The west side is bordered by Kelly Park and the Coyote River corridor. Lucretia Avenue is characterized by deep lots with a mixture of commercial and religious assembly uses proximate to Story Road and becomes more residential in nature as the distance from Story Road increases.

A Planned Development Zoning is proposed because Title 20 (City of San Jose Zoning Code) does not provide a residential zoning district that adequately accommodates medium-density rowhouse development.

Project Description

The project proposes 16 single-family attached, for-sale units in a rowhouse configuration accessed from a proposed public street. The proposed public street creates a perpendicular 3-way intersection with Roberts Road.

The rowhouses are two stories and reach a maximum height of 28 feet. Each unit has two covered parking spaces in either a tandem garage configuration of a double car garage configuration, and guest parking is provided on the proposed public street. Each unit has private open space in the form of rear yards. The façade of the units includes front porches, trellises, windowsills and fascia reminiscent of the arts and crafts residential style of architecture.

PUBLIC OUTREACH

Notices of the Negative Declaration and the public hearings before the Planning Commission and City Council were distributed to the owners and tenants of all properties located within 1,000 feet of the project site and 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 a Mitigated Negative Declaration was circulated. Potentially significant impacts construction impacts in regard to noise and air and water quality will be mitigated through standard construction measures.

GENERAL PLAN CONFORMANCE

The proposed rezoning is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of *Medium Residential (8-16 DU/AC).* The proposed use is residential and the net density of 16 DU/AC falls within the designated density range. The rezoning proposes infill multi-family residential development on a site that has been vacant and considerably underutilized for many years and is in support of the General Plan objectives of increasing the housing supply, revitalizing neighborhoods, maximizing the efficient use of existing infrastructure and transit facilities, and reducing pressure for growth outside the Urban Growth Boundary.

ANALYSIS

The primary issue associated with this proposal is conformance with the Residential Design Guidelines. The Residential Design Guidelines (RDG) for rowhouse development focus on: 1) orientation of units to the street; and 2) garage frontage.

Orientation of Units to Public Street
The (RDG) specify that projects should create urban streetscapes on public streets by minimizing the impact of the automobile and establishing the presence of living area and landscaping along streets and drives.

The project proposes a 48-foot wide public street with detached sidewalk and planting strip to create an attractive pedestrian right-of-way to encourage pedestrian activity to the nearby commercial areas on Story Road. At the terminus of the public street, the planting strip is eliminated due to space constraints; however, an irrevocable offer of dedication to the City will be required at the terminus of cul-de-sac between the edge of the constructed public right-of-way and the eastern boundary of the site adjacent to an existing commercial facility. This is intended to facilitate the development of a more comprehensive street network in the area when and if the commercial property to west redevelops. The neighborhood is characterized by large, narrow but deep lots and a limited street network, making integration of new development with the existing

neighborhood difficult. The irrevocable offer of dedication will allow a through east-west street connection between Roberts Avenue and Lucretia Avenue that would ideally align with Owsley Avenue. The proposed area of future dedication will be landscaped with shrubs in the interim.

Garage Frontage
The RDG strongly encourage tandem garages that occupy less than fifty percent of the total width of the house, living areas at the front of home, and an entry porch or trellis on the front façade.

Twelve of the sixteen units include tandem garages and the garage doors occupy less than fifty percent of unit frontage. The four units adjacent to the terminus of the cul-de-sac have double garage doors because the cul-de-sac bulb reduces the dept of the lots so that tandem garages are not feasible. Nevertheless, the double-garage doors are recessed from the front of the houses and occupy approximately fifty percent of the lot frontage, consistent with the RDG requirements for rowhouse facades.

The living room and primary entrances are located at front of units providing animated façades in conformance with the requirements of the RDG. Proposed front porches and trellises located at the front pedestrian and vehicular entries are appropriate in scale and materials and will add variation to the facades.

Conclusion

Based on the above analysis, staff concludes that the proposed project provides a significant opportunity to further important goals and strategies of the General Plan for infill development within the Urban Service Area, and the project conforms to the Residential Design Guidelines and is compatible with the surrounding neighborhood.

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 *Medium Density Residential: 8-16 Dwelling Units per acre*.
2. The proposed project conforms to the Residential Design Guidelines.
3. The project furthers the goals and objectives of the City's infill housing strategies.
4. The proposed rezoning is compatible with existing and proposed uses on the adjacent and neighboring properties.

c: Leonard Hufton, PAN-CAL 4125 Blackford Avenue, #200, San Jose, CA 95117
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AA:ll/207-02