

SPECIAL USE PERMIT DENIAL

FILE NO.	SP07-091
LOCATION OF PROPERTY	4005 Williams Road
ZONING DISTRICT	R-1-8 Single Family Residence
GENERAL PLAN DESIGNATION	Medium Low Density Residential
PROPOSED USE	Special Use Permit to demolish an existing single-family residence, listed on the Historic Resources Inventory, on a 0.45 gross acre.
ENVIRONMENTAL STATUS	Incomplete
APPLICANT / ADDRESS	Amir Amiri 5007 Grimsby Drive San Jose, CA 95130

FACTS

The Director of Planning finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of Medium Low Density Residential on the adopted San José 2020 General Plan Land Use/Transportation Diagram.
2. The San Jose 2020 General Plan Historic, Archaeological and Cultural Resources Goal is to preserve historically and archaeologically significant structures, sites, districts and artifacts in order to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living.
3. The San Jose 2020 General Plan Historic, Archaeological and Cultural Resources Policy #1 states that because historically or archaeologically significant sites, structures and districts are irreplaceable resources, their preservation should be a key consideration in the development review process.
4. This Special Use Permit is for the demolition of an existing single-family residence and detached, accessory structure.
5. Under the provisions of Section 20.80.440 of the San José Municipal Code, a Special Use Permit is required for the demolition of a building which would not otherwise require a Development Permit pursuant to the requirements of Chapter 20.100.

6. The subject site is 0.45 acres in size.
7. The subject site is developed with a single-family residence.
8. The subject application was submitted on December 13, 2007.
9. On April 2, 2008, the subject property was added to the Historic Resources Inventory as a Structure of Merit.
10. On April 28, 2008, staff and the applicant discussed modifying the proposed project that would not include demolition of the existing structure.
11. The existing structure is one of few remaining farm houses in Council District One.
12. The existing structure can be relocated on site to allow a future subdivision and development of the subject property.
13. As of June 2, 2010, revised plans have not been received, nor has the application been withdrawn.

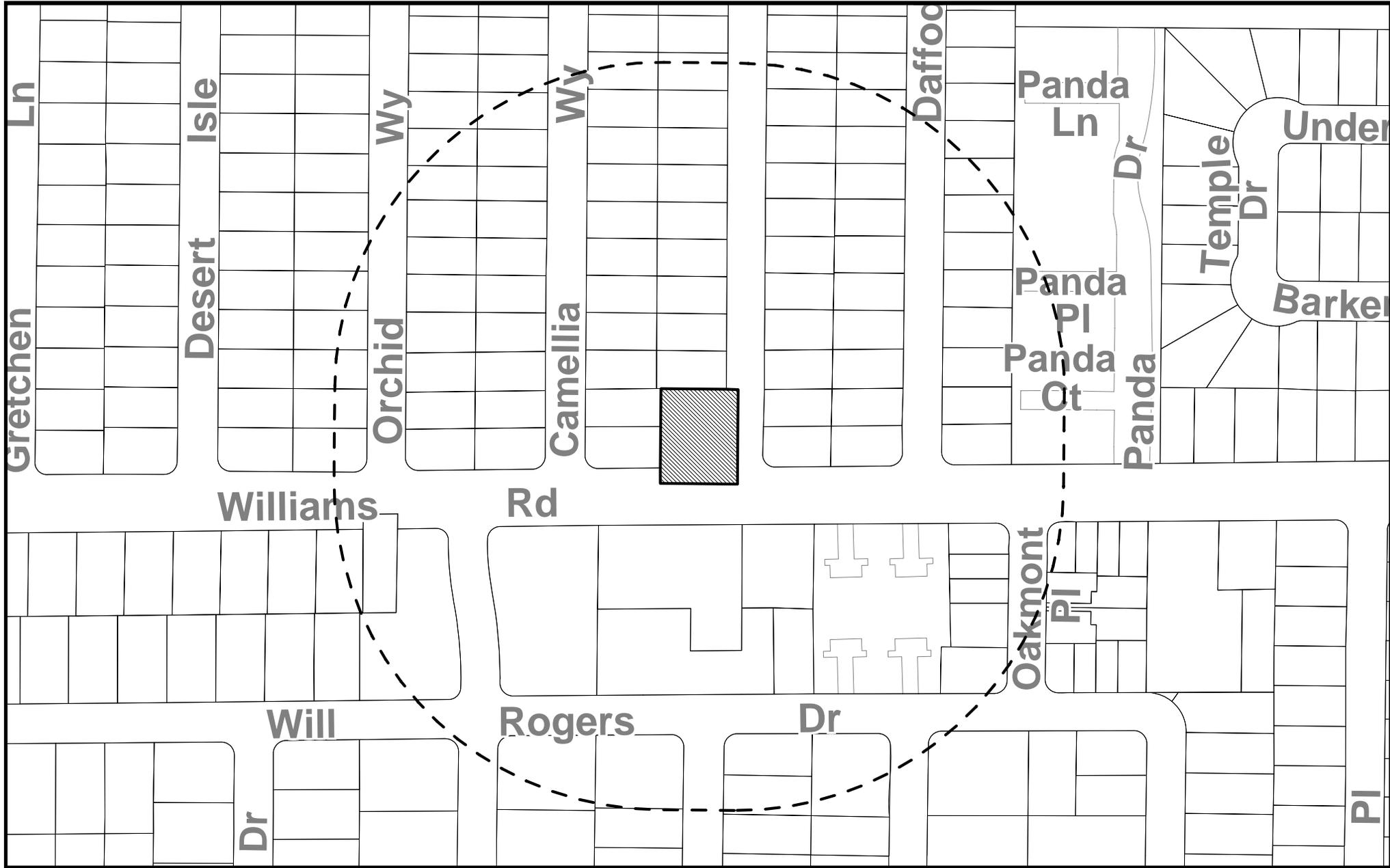
FINDINGS

Finally, based upon the above-stated facts regarding the lack of conformance to Historic Preservation General Plan Goals and Policies, and inactivity on part of the applicant, the Director of Planning, Building and Code Enforcement denies the application for demolition of the subject structure.

DENIED and issued this **9th day June, 2010**.

Joseph Horwedel, Director
Planning, Building and Code Enforcement

Deputy



12/13/2007

Scale: 1"= 200'
Noticing Radius: 500 feet

File No: SP07-091

District: 1

Quad No: 97