

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
P.C. 02/07/05 Item

File Number
PDC 04-089

Application Type
Planned Development Rezoning

Council District
3

Planning Area
Central

Assessor's Parcel Number(s)
467-04-020

STAFF REPORT

PROJECT DESCRIPTION

Completed by: F. Lee Butler

Location: Southeast corner of North 13th Street and East Julian Street

Gross Acreage: 0.327

Net Acreage: 0.327

Net Density: 12.2 du/ac

Existing Zoning: R-1-8 Residence District

Existing Use: Two vacant residential structures

Proposed Zoning: A(PD) Planned Development

Proposed Use: Four affordable for-sale residential units within the two existing residential structures

GENERAL PLAN

Completed by: FLB

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8 du/ac)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: FLB

North: Residential (duplex)

CN Commercial Neighborhood

East: Residential (single-family)

R-2 Two-family Residence

South: Residential (apartment building)

R-M Multiple Residence

West: Residential (duplex)

CN Commercial Neighborhood

ENVIRONMENTAL STATUS

Completed by: FLB

Environmental Impact Report
 Negative Declaration circulated on
 Negative Declaration adopted on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: FLB

Annexation Title: Original City

Date: March 27, 1850

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial

Date: _____

Approved by: _____
 Action
 Recommendation

APPLICANT / OWNER / DEVELOPER

Silicon Valley Habitat for Humanity
Attn: Bill Bruce
888 N. 1st St., Suite 302
San Jose, CA 95112

ARCHTECT

Sugimura & Associates
Attn: John Burke
2155 S/ Bascom Ave., #200
Campbell, CA 95006

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: FLB

Department of Public Works

See attached memo

Other Departments and Agencies

See attached memos from Fire Department, Environmental Services Department, and Santa Clara Valley Water District

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

On September 28, 2004, the applicant, Silicon Valley Habitat for Humanity, submitted a Planned Development Rezoning application to rezone the property at the southeast corner of N. 13th St. and E. Julian St. from R-1-8 Single-Family Residence District to A(PD) Planned Development District for purposes of allowing four residential units within the two existing structures at the site. Restoration/renovation of the two existing structures is proposed, and the project would also involve construction of a carport, vehicular circulation, and parking area.

The subject site is generally level and rectangular in shape, with approximately 103 feet of frontage on N. 13th St. and approximately 138 feet of frontage on E. Julian St. Residential uses surround the subject property, including duplexes to the north and west (across E. Julian St. and N. 13th St. respectively), an apartment building adjacent to the south, and a single-family residence adjacent to the east. Adjacent to the subject site, traffic travels on Julian St. one-way only in a westerly direction.

Project Description

The two existing Victorian residences were moved to the site by the San Jose Redevelopment Agency and donated to Silicon Valley Habitat for Humanity for use as affordable housing. Both structures are two stories with raised front porches. The two structures would accommodate two units each, and each unit would be sold individually at an affordable rate. The following table gives the bedroom and bathroom specifications per unit and building:

<u>Structure</u>	<u>Unit</u>	<u>Bedrooms</u>	<u>Baths</u>
Building A	1	2	1
	2	3	1.5
Building B	3	4	2
	4	4	2

On both historic structures, existing materials include wood siding, wood windows, and composition roofing. The proposed renovation and remodel proposes to reuse and/or repair existing materials whenever feasible. When damage precludes repair, replacement would use materials of like kind.

Nine parking spaces are proposed at the rear of the property, accessed from a single, gated driveway off of E. Julian St. Four private open space areas, one for each unit, are proposed adjacent to the north and south property lines. A large common open space and community garden area are proposed between the two structures.

GENERAL PLAN CONFORMANCE

The subject site is designated Medium Low Density Residential (8 dwelling units per acre) on the San Jose 2020 General Plan Land Use/Transportation Diagram. With four units on the 0.327 gross acre site, the proposed density calculates to 12.2 dwelling units per acre. The General Plan contains a Discretionary Alternate Use Policy entitled “Location of Projects Proposing 100% Affordable Housing.” The policy states that “in order to encourage the production of housing units affordable to low- and moderate-income households, flexibility as to the use and density permitted may be provided.” The policy further states that for residentially designated properties, development of housing at any density may be allowed under Planned Development zoning if such housing in its entirety is:

- Rental or ownership housing affordable to very low-, low- or moderate-income households.
- Proposed for a site and density compatible with surrounding land use designations.
- Located on a site consistent with the housing distribution policies of this Plan.

The sale of each of the units would be restricted for a period of 50 years through provisions in the deed to be sold to very low-, low-, or moderate-income households. Both the residential use and the density are consistent with those in the surrounding area. The subject property is an infill site located in an area where urban services are already provided. Additionally, the proposed project furthers the dispersal of affordable housing units throughout the City. Therefore, the location is consistent with the housing distribution policies of the General Plan. Thus, the proposed project is consistent with the various policies of the General Plan as discussed including the use of the Discretionary Alternate Use Policy related to Location of Projects Proposing 100% Affordable Housing.

ENVIRONMENTAL REVIEW

Under Section 15303(b) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the Director of Planning, Building, and Code Enforcement

found this project to be exempt from environmental review. The aforementioned section specifically exempts the construction and/or conversion of existing structures in urbanized areas for use as a apartments, duplexes, or similar structures designed for not more than six dwelling units. This project qualifies in that the two existing structures are located in an urbanized area and are proposed to be occupied as four residential units.

The Environmental Services Department, the Santa Clara Valley Water District, and the Regional Water Quality Control Board reviewed soil contamination reports prepared for the subject property. A previous contamination case at the site was closed in 2003, and no additional testing was recommended.

ANALYSIS

The primary project issues analyzed for this proposal include conformance with the Residential Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.

Conformance with the Residential Design Guidelines

Parking. The Residential Design Guidelines base duplex parking requirements on the number of bedrooms per unit. The Guidelines make the following parking recommendations for duplex units:

Residential Guidelines		Proposed Project	
Bedrooms per unit	Parking Required	Number of Units	Parking required
2	1.8	1	1.8
3	2.0	1	2.0
4	2.15	2	4.3
		Totals	4
			8.1

Per the above table, 8.1 parking spaces are required per the Guidelines. Nine spaces are proposed at the rear of the site. Therefore, the nine proposed parking spaces conform to the Residential Design Guidelines.

Open Space. The following table notes the recommended and provided private open space for duplex units:

Residential Design Guidelines		Proposed Project
Bedrooms per unit	Private Open Space (square feet)	Private Open Space
2	300	441
3	400	425
4	500	486 and 470

Per the above table, private open space is provided in excess of the recommended amount for the two- and three-bedroom units. The four bedroom units would be provided with private open space that is slightly smaller than the recommended amount. Although the Guidelines do not require any common open space for duplexes, the project proposes more than 1,000 square feet of common open space and a community garden area between the two buildings. Staff believes that the private open space areas coupled with the generous amount of common open space more than meets the intent of the open space guidelines in the Residential Design Guidelines.

Setbacks. The existing and proposed front, side, and rear setbacks for the residential structures are consistent with the established pattern in the area. Parking is set back 17 feet from the northern property line, allowing for the on-site stacking of one vehicle in each direction during entry to and exit from the site. Parking pavement begins seven feet from the rear property line and six feet from the southerly, side interior property line, with the exception of the vehicular circulation pavement which extends past the parking area to a minimum two-and-one-half-foot setback from the southern property line. These parking setbacks are comparable to those recommended in the Residential Design Guidelines.

Conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

The two Victorian structures at the site will be rehabilitated with volunteer labor under professional supervision in conformance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The Standards state that "distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved," and "deteriorated historic features will be repaired rather than replaced." No changes to the existing character of the structures are proposed, and the distinctive features of the homes will remain. Existing materials will be used whenever feasible, and when damage precludes repair of existing materials, new materials are to match the existing ones. Wood windows are proposed when window replacements are necessary, new composition shingle roofing would replace the existing composition shingles, and wood stairs are proposed at the rear of each structure to provide access to the units from the parking areas. New materials for the carport structure are proposed to match the existing wood siding and composition shingle roofs on the existing historic structures. The structures themselves are compatible with the scale and character of the surrounding single-, two-, and multiple-family residences, and once restored, they will provide an attractive new building that will add to the varied context of the neighborhood.

CONCLUSION

The proposed project provides adequate parking, setbacks, and open space. The project design conforms with the intent of the Residential Design Guidelines and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. The use and structures are compatible with the surrounding neighborhood, and once restored, will add to the character of the neighborhood.

COMMUNITY OUTREACH

A public hearing notice for the project was published in the San Jose Mercury News newspaper and mailed to all property owners and tenants within 500 feet of the subject site. Staff has been available to discuss the proposal with members of the public. Additionally, prior to the public hearing, an electronic version of the staff report has been made available online, accessible from the Planning Commission agenda, on the Planning Divisions' website.

RECOMMENDATION

Planning staff recommends the Planning Commission forward a recommendation to the City Council to approve the proposed Planned Development Rezoning for the following reasons:

1. Through use of a Discretionary Alternate Use Policy as described above, the proposed rezoning conforms to the subject site's General Plan Land Use Diagram Designation of Medium Low Density Residential (8 du/ac).
2. The proposed project conforms to the City's Residential Design Guidelines and provides sufficient on-site parking and circulation.
3. The proposed project increases the City's housing stock and provides affordable housing opportunities for households at or below the median income level.
4. The proposed project preserves and rehabilitates existing historic structures and will conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

Attachments

FLB / / 207-02