

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. 09/14/05 Item
C.C. 10/03/05

File Number
PDC 05-072 & PD 05-049

Application Type
Planned Development Rezoning & Planned
Development Permit

Council District
3

Planning Area
Central

Assessor's Parcel Number(s)
259-17-036

PROJECT DESCRIPTION

Completed by: F. Lee Butler

Location: North side of George Street, approximately 140' easterly of Guadalupe Parkway

Gross Acreage: 0.13

Net Acreage: 0.13

Net Density 7.7 du/ac

Existing Zoning: CO Commercial Office

Existing Use: Vacant

Proposed Zoning: A(PD) Planned Development

Proposed Use: One relocated historic single-family detached dwelling

GENERAL PLAN

Completed by: FLB

Land Use/Transportation Diagram Designation
Office

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: FLB

North: Single-family detached residential

CO Commercial Office

East: Single-family detached residential

CO Commercial Office

South: Multi-family residential

R-1-8 Single Family Residence

West: Single-family detached residential

CO Commercial Office

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

Neighborhood Housing Services Silicon Valley
Attn: Rodney Geiman
1156 N. 4th St.
San Jose, CA 95112

ARCHITECT

Studio S Squared Architecture
Attn: Karen Smith
19 N. 2nd St.
San Jose, CA 95113

Department of Public Works

See attached memo

Other Departments and Agencies

See attached memos from Fire Department and ALUC

GENERAL CORRESPONDENCE

See attached e-mail from Mark Gerhardt, President of the Vendome Neighborhood Association

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

On July 11, 2005, the applicant, Neighborhood Housing Services Silicon Valley, submitted a Planned Development Rezoning application to rezone a 0.13 acre site at 175 George St. from CO Commercial Office Zoning District to A(PD) Planned Development Zoning District to allow the relocation of one Victorian single-family residence from 143 Autumn Street to the subject site. The applicant also filed Planned Development Permit file no. PD05-049 which would be reviewed concurrently with the PD Rezoning.

The HP Pavilion has filed Special Use Permit file no. SP04-055 to allow for demolition of two existing single-family houses and construction of an off-site parking lot on a 0.66 gross acre site located at 143 Autumn Street. The Special Use Permit is tentatively scheduled for Directors Hearing on September 28, 2005.

The subject site on George St. is currently vacant and is surrounded by single-family detached residences to the north, east, and west. A multi-family dwelling is located across George St. to the south. The subject structure that would be moved from 143 Autumn St. is currently listed as an Identified Structure on the City's Historic Resources Inventory.

Aside from the relocation, the applicant proposes only minor exterior changes to the existing structure as part of the Planned Development Zoning and Permit. New windows are proposed on the rear of the structure, and the two windows on the east elevation would be shortened to accommodate a new kitchen. A new two-car detached garage and driveway are proposed with "Hollywood" concrete pave-strips connecting it to the street.

ANALYSIS

The primary project issues analyzed for this proposal are the project's conformance with the City's General Plan, adherence to CEQA, compatibility with the surrounding area, and the effectiveness of the development standards.

General Plan Conformance

The subject site is designated Office on the San Jose 2020 General Plan Land Use/Transportation Diagram. The subject site is surrounded by single-family detached and attached residential uses. The proposed project conforms to the General Plan using the *Structures of Historical or Architectural Merit Discretionary Alternate Use Policy*. The policy states that land uses other than those designated on the Land Use/Transportation Diagram may be allowed on sites with structures of significant historical or architectural merit if to do so would enhance the likelihood that the historic/architectural qualities would be preserved, and the use would not otherwise be incompatible with the surrounding area. Such alternate use should be allowed only under Planned Development zoning.

The proposed project conforms to the General Plan in that (1) the single-family residence at 143 Autumn Street is a Queen Anne Victorian circa 1891 eligible for listing on the Historic Resources Inventory as a Structure of Merit, (2) the proposed Planned Development Rezoning and Permit would enhance the likelihood that the historic/architectural qualities would be preserved by relocating the historic resource to avoid demolition, and (3) the proposed use of the single family residence would be compatible with existing residential uses on adjacent properties in the vicinity of the subject site.

Environmental Review

The Director of Planning, Building, and Code Enforcement found the proposed project to be exempt from environmental review under Section 15303(a) of the CEQA Guidelines, which exempts new construction or conversion of small structures. This section specifically exempts the construction of one single-family residence.

Compatibility with Surrounding Area

The subject site and area bounded by George Street, San Pedro Street, Taylor Street, and Route 87 are designated Office on the General Plan Land Use/Transportation Diagram, and are currently zoned CO Commercial Office. However, George Street and the area to the south between Route 87 and San Pedro Street are developed with single-family detached and attached residential uses. The proposed project would allow one single-family residence to be placed on an infill lot in an existing residential neighborhood. For these reasons, staff believes the proposed single-family detached residential use is compatible with the surrounding area.

Effectiveness of Development Standards

The proposed Planned Development Zoning and Planned Development Permit are intended to allow the relocation of an existing historic resource to the subject site in a manner that is consistent with the existing development in the area. The proposed front setback of 15 feet is consistent with the established pattern of development on both the north and south sides of George St. Stairs would be allowed to project into the front setback area. The proposed side setbacks of 5 feet each are also consistent with the established pattern in the area. The proposed relocation would provide approximately 70 feet of setback from the rear property line to the new rear deck.

To allow flexibility for future additions, the development standards would allow for a rear setback of 20 feet consistent with R-1-8 Residence District development standards. Such a setback could be inappropriate if it is incompatible with the existing pattern of development, and the architectural character of the Victorian residence. To address these issues, Staff has included conditions of approval stating that any additions to the existing residence must conform to the Secretary of the Interior's Standards for Rehabilitation of Historic Resources, and shall require approval of a Planned Development Permit Amendment. With these conditions, staff is confident that any additions to the rear of the Victorian residence would be compatible with the surrounding area, and the architectural character of the structure.

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 and the proposed Planned Development Permit for the following reasons:

1. The proposed rezoning is consistent with the San Jose 2020 General Plan using the *Structures of Historical or Architectural Merit Discretionary Alternate Use Policy*.
2. The proposed project is compatible with the pattern of existing residential development in the surrounding area.
3. The proposed development standards would ensure any future additions to the residence are compatible with the surrounding residential area, and the architectural character of the Victorian residence.

4. The proposed project would add a single-family residence to the City's housing stock by preserving an existing historic resource that would otherwise be demolished.

Attachments: Vicinity map
 Environmental Exemption
 Revised Development Standards
 Planned Development Permit Resolution
 Memos from Public Works, Fire Department, and ALUC
 E-mail from Vendome Neighborhood Association President