

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. 12/08/04 Item No.: 3.a. 1, 2, 3.
C.C. 12-14-04 Item No. 11.2 (a) (b) (c)

File Number
PDC04-071, PD04-61, PT04-081

Application Type
Planned Development Rezoning, Planned Development
Permit, Tentative Map

Council District
4

Planning Area
Berryessa

Assessor's Parcel Number(s)
241-01-026

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Mike Mena

Location: South side of Murphy Avenue, 450 feet westerly of Ringwood Avenue

Gross Acreage: 0.21

Net Acreage: 0.21

Net Density: 13.8 DU/AC

Existing Zoning: A Agriculture

Existing Uses: Vacant

Proposed Zoning: A(PD) Planned Development

Proposed Use: Three (3) single-family detached residential units/lots

GENERAL PLAN

Completed by: MM

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

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: MM

North: Single-family attached residential

A(PD) Planned Development Zoning District

East: Single-family attached residential

A(PD) Planned Development Zoning District

South: Single-family attached residential

A(PD) Planned Development Zoning District

West: Single-family detached residential

A(PD) Planned Development Zoning District

ENVIRONMENTAL STATUS

Completed by: MM

Environmental Impact Report found complete
 Negative Declaration circulated on

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: MM

Annexation Title: Orchard No. 131

Date: 08/26/1987

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions

Date: 11-29-04

Approved by: _____
 Action
 Recommendation

DEVELOPER

Silicon Valley Habitat for Humanity, Inc.
C/o Robert Freiri, Exec. Director
888 North First Street, Suite 302
San Jose CA 95112

ENGINEER

Allied Engineering Co.
5170 Williams Road
San Jose, CA 95117

OWNER

Same as Developer

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: MM

Department of Public Works

See attached memorandums

Other Departments and Agencies

- City of San Jose Fire Department

GENERAL CORRESPONDENCE

- None received

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**

The applicant, Silicon Valley Habitat for Humanity, Inc., is proposing the following land use approvals for a 0.21 gross acre property located on the south side of Murphy Avenue, 450 feet westerly of Ringwood Avenue:

1. *PDC04-071*. A Planned Development rezoning from A Agriculture District to A (PD) Planned Development District to allow up to three (3) single-family detached residential units on individual lots.
2. *PD04-061*. A Planned Development Permit to allow the construction of two single family detached residences.
3. *PT04-081*. A Planned Development Tentative Map to subdivide the subject property from one lot into three individual single-family lots.

The three applications are being reviewed concurrently under the unified process as set forth in Title 20. Under the unified process, the approval procedure shall utilize that which is equivalent to the highest-level permit or approval. In this case, the highest-level approval would be the Planned Development Rezoning request that requires a recommendation by the Planning Commission and approval by the City Council. The final hearing body shall make the findings, if any, applicable to each permit or approval.

The surrounding neighborhood is developed with single-family detached and attached residential units.

Project Description

The proposed project can be characterized as a three-unit court home development. The lot sizes will range between 2,662 square feet to 3,591 square feet. All lots will be accessed from a single driveway via Murphy Avenue. The two front residences will be oriented to Murphy Avenue with the third residence located at the rear of the site. All residences will have four bedrooms with an overall size of approximately 1,543 square feet, which includes the garage/carport. The project will additionally provide two off-street guest parking spaces for visitors. The proposed project will provide ownership housing to the low to very low-income families at no profit and no interest to the developer.

GENERAL PLAN CONFORMANCE

The proposed project to develop up to three (3) single family residential units on individual lots would result in a net density of 13.8 DU/AC, and is consistent with the site's San Jose 2020 General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC).

ENVIRONMENTAL REVIEW

Under the provisions of Section 15303(a) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) this project is found to be exempt in that Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel.

The proposed project is consistent with this category in that the project is only to allow the construction of three single-family residences in an already urbanized area.

ANALYSIS

The action before the Planning Commission is to make a recommendation to the City Council on all three of the proposed application requests simultaneously. The analysis section of this report addresses the key issues; neighborhood compatibility, site design, and architecture.

Planned Development Zoning and Permit

Neighborhood Compatibility

The proposed project site is located within an already established neighborhood developed with single-family attached units. The surrounding single-family attached units to the east and south of the site have an average lot size of 2,500 square feet and the development immediately to the west of the site consists of single family detached residences with average lot sizes of 5,500 square feet. The proposed project is designed to reflect a lot pattern consistent with the existing development in the area and would result in the development of two-story single-family residences compatible with the surrounding uses. The proposal required a Planned Development Zoning in that the minimum lot size proposed of 2,643 square feet is smaller than the minimum allowed under a traditional R-1-8 Residence Zoning District.

Site Design

The proposed detached single-family residential project proposes below market-rate houses on lots similar to the pattern in the existing neighborhood. This site is adjacent to the rear and side yards of existing single-family attached residences. For this reason, the project has been designed to include setbacks consistent with or greater than the existing setbacks in the already established neighborhood. The project conforms to the Residential Design Guidelines with respect to all other relevant development standards for this housing type in terms of internal setbacks, separations, open space and parking.

Architecture

The project proposes residential-scale architecture that incorporates elements such as attached garages/carports setback from pedestrian oriented front porches/entryways. The proposed architecture is compatible with the established surrounding single-family neighborhood.

Tentative Map

The Tentative Map includes approval of the overall configuration of lot lines, easements, and issues associated with property access for the site. The applicant is requesting a Tentative Map to allow the subdivision of one lot into three parcels on a 0.21 gross acre site. All proposed parcels will have common access from a public right-of-way or street and is consistent with the Planned Development Zoning for the subject project.

PUBLIC OUTREACH

Notices of the public hearing were distributed to the owners and tenants of all properties located within 1000 feet of the subject site as well as published in the San José Post Record. The Planning Commission agenda and City Council agenda are posted on the City of San José website with copies of the staff report and City Council memo. Staff has been available to discuss the project with interested members of the public.

RECOMMENDATION

Planning staff recommends that the Planning Commission forward a recommendation to the City Council to approve the subject Planned Development Rezoning, Planned Development Permit and Tentative Map Permit for the following reasons:

1. The project conforms to the General Plan Land Use/Transportation Diagram designation of Medium Density Residential (8-16 DU/AC).
2. The proposed project will be compatible with the surrounding neighborhood.
3. The project furthers the objectives the City's infill development policies.
4. The project conforms to the Residential Design Guidelines.

Attachments:

1. Location Map
2. Draft Development Standards
3. Draft Planned Development Permit PD04-061
4. Draft Tentative Map PT04-081