

Item 10.3

3464 Ambum Avenue Residential Subdivision Project

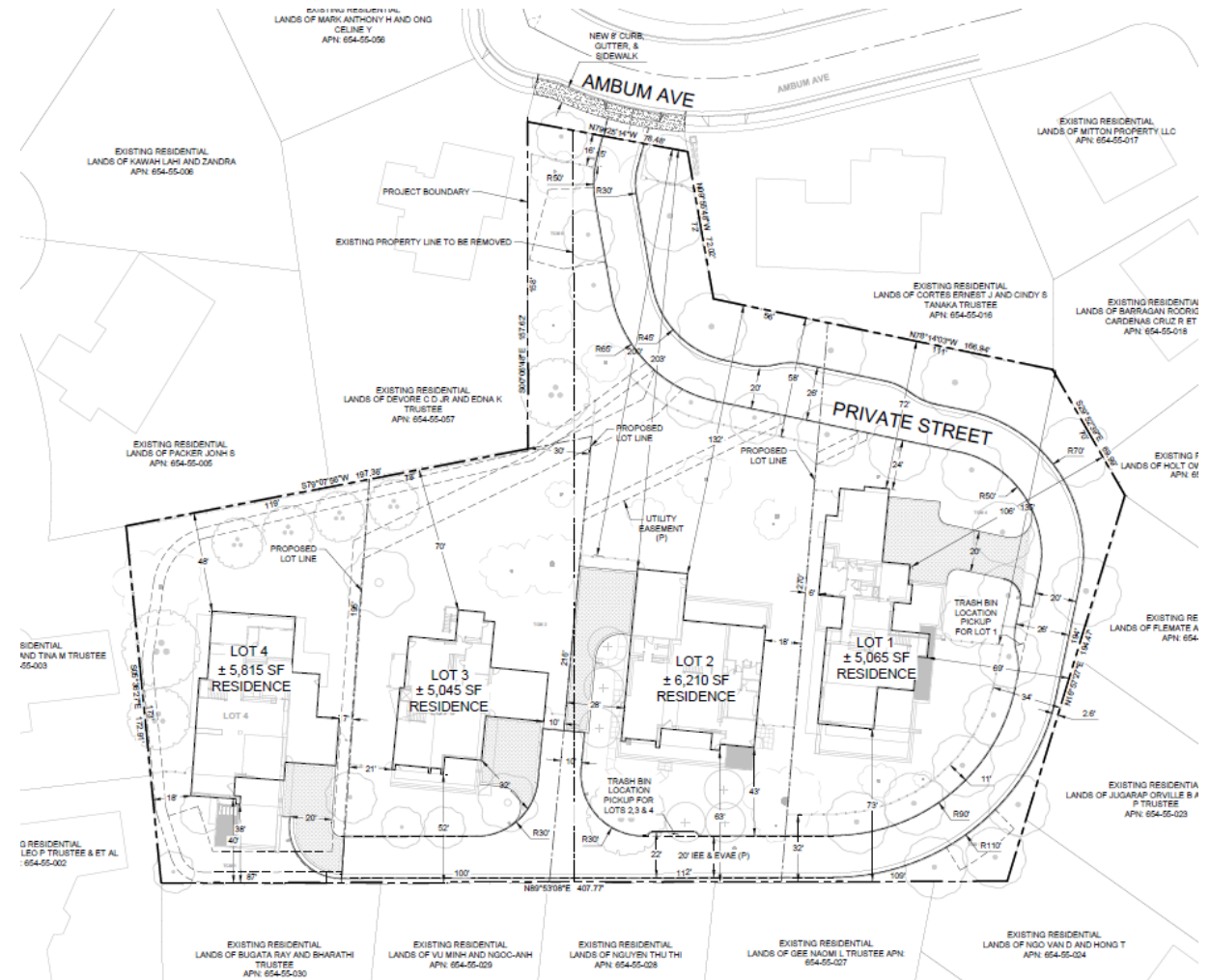
(File Nos. PDC22-008, PD22-021, T22-034, ER22-137)

October 22, 2024

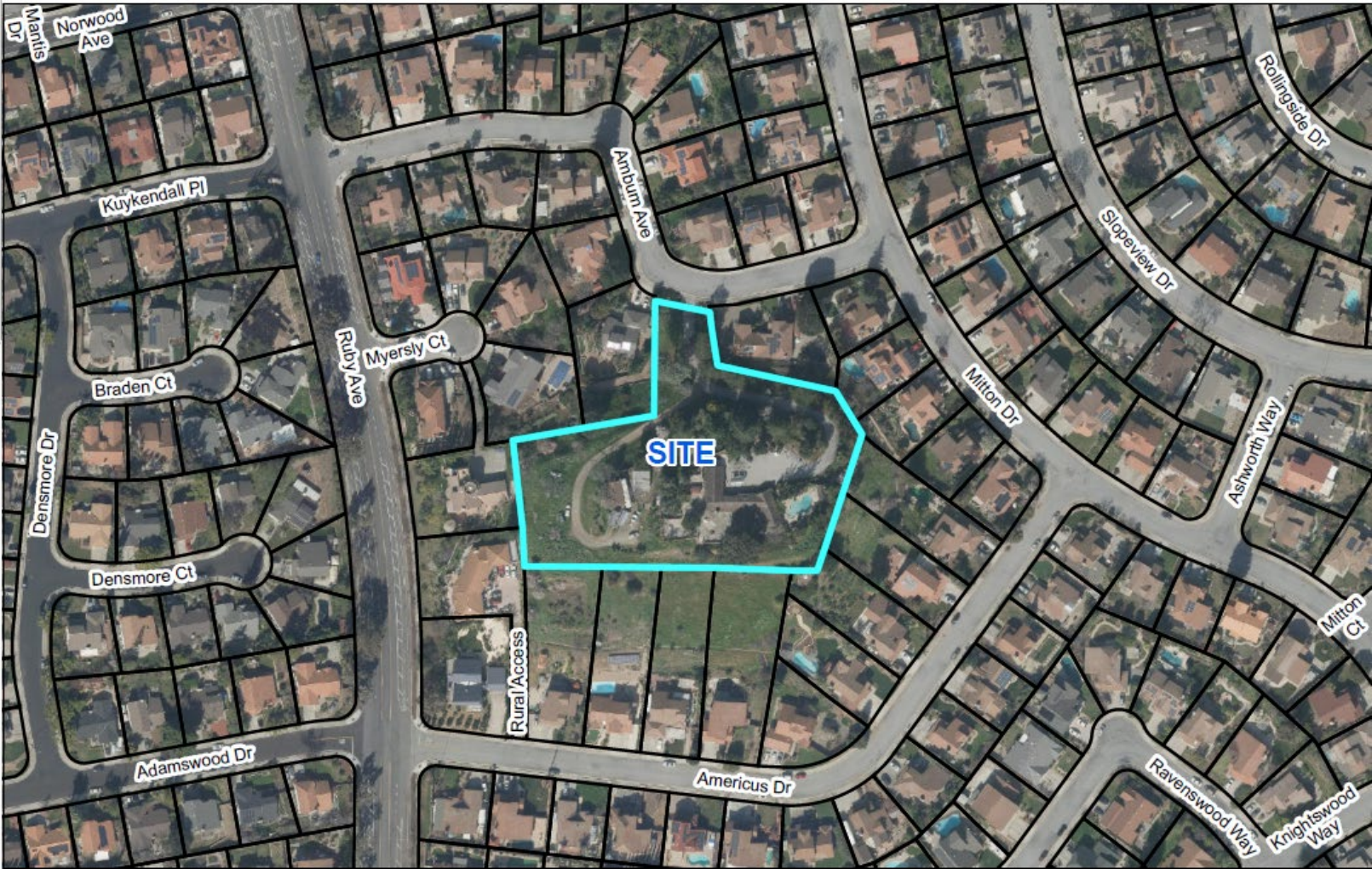
Presenter: PBCE Director, Chris Burton

Project Description and Components

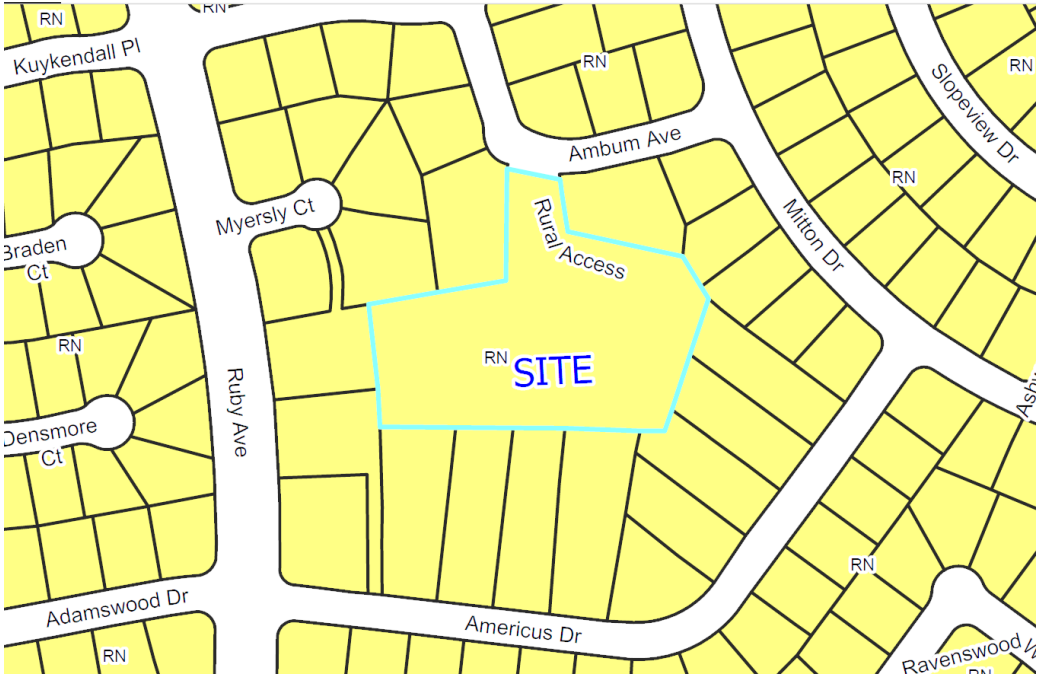
- Planned Development Zoning to rezone the site from the R-1-5 Zoning District to the R-1-5(PD) Planned Development District to establish development standards.
- Planned Development Permit to allow the demolition of one single-family residence, one accessory dwelling unit, and five accessory buildings, the removal of 23 ordinance-size and 16 non-ordinance-size trees, and the construction of four two-story detached-single-family residences on an approximately 2.59-gross-acre site.
- Vesting Tentative Map to allow subdivision of two existing parcels into four single-family residential lots.



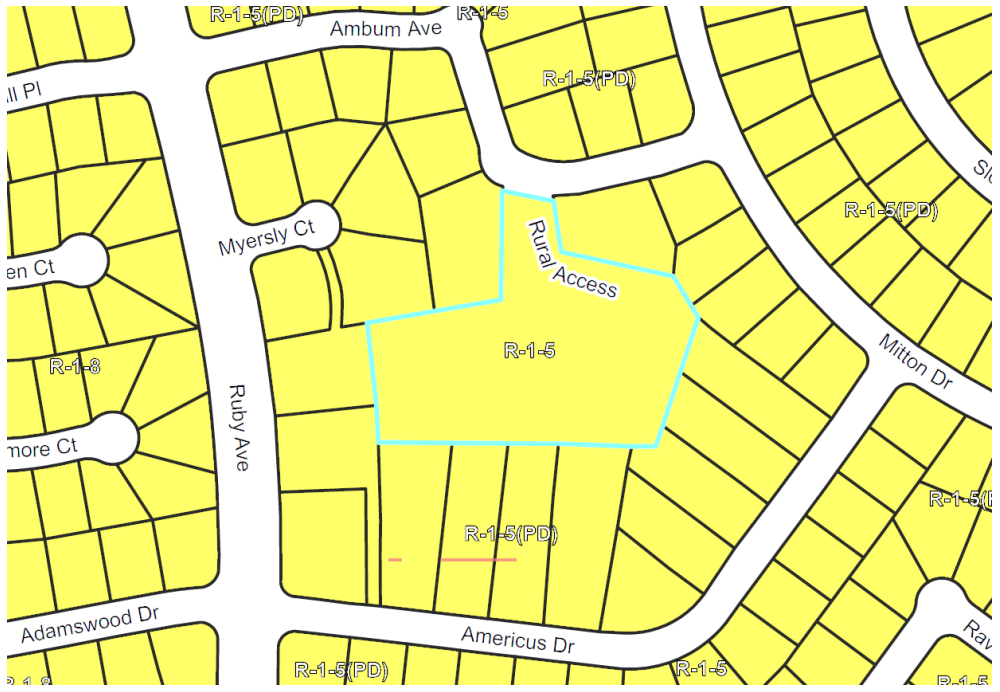
Project Location



General Plan and Zoning Map



General Plan: **Residential Neighborhood (RN)**



Existing Zoning: **R-1-5 Single-Family Residence**
Proposed Zoning: **R-1-5(PD) Planned Development**

Color of map does not change

Project Review

Project Reviewed for Conformance with:

- Envision San José 2040 General Plan
 - Objective Standards:
 - Density (Up to 8 DU/AC): 1.54 DU/AC proposed
 - FAR (Up to 0.7): 0.15 to 0.31 proposed
- Municipal Code (Tree Removals, Subdivision, Zoning)
- California Environmental Quality Act (CEQA)

Provided for Context:

- Single-Family Design Guidelines

Environmental Review

- Initial Study/Mitigated Negative Declaration (IS/MND) – circulated June 3 to June 24, 2024
- Four comment letters received and were addressed by staff in a formal Response to Comments document in August 2024
- IS/MND found impacts related to Biological Resources, Hazards and Hazardous Materials, and Noise. With the implementation of identified mitigation measures (including those presented in the Mitigation Monitoring and Reporting Program), all identified impacts would be reduced to a less than significant level

Staff Recommendation

1. Adopt a Resolution adopting the 3464 Ambum Avenue Residential Subdivision Project Mitigated Negative Declaration, for which an initial study was prepared, all in accordance with the California Environmental Quality Act, as amended, and adopting a related Mitigation Monitoring and Reporting Program.
2. Approve an Ordinance rezoning the Project Site from the R-1-5 Single Family Residence District to the R-1-5(PD) Planned Development Zoning District on an approximately 2.59-gross-acre site.
3. Adopt a Resolution approving, subject to conditions, a Vesting Tentative Map to subdivide two existing parcels into four single-family residential lots.
4. Adopt a Resolution approving, subject to conditions, a Planned Development Permit to allow the demolition of one single-family residence, one accessory dwelling unit, and five accessory buildings, the removal of 23 ordinance-size and 16 non-ordinance-size trees, and the construction of four detached-single-family residences on an approximately 2.59-gross-acre site.