



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: June 22, 2018

Approved

Date

6/22/18

COUNCIL DISTRICT: 1

SUPPLEMENTAL

SUBJECT: C16-041. CONFORMING REZONING FROM THE CP(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE CP COMMERCIAL PEDESTRIAN ZONING DISTRICT ON AN APPROXIMATELY 0.61 GROSS ACRE SITE, LOCATED ON THE NORTHEASTERLY CORNER OF VIA VICO AND S. DE ANZA BOULEVARD (1090 S. DE ANZA BOULEVARD).

H16-032. SITE DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF A GAS STATION BUILDING AND FUELING DISPENSERS, ACCESSORY STRUCTURES, REMOVAL OF SIX ORDINANCE-SIZE TREES, AND CONSTRUCTION OF A FOUR-STORY, 90-ROOM HOTEL WITH ONE LEVEL OF UNDERGROUND PARKING AND THE UTILIZATION OF TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES TO REDUCE THE PARKING REQUIREMENTS BY 50 PERCENT ON A 0.61 GROSS ACRE SITE.

REASON FOR THE SUPPLEMENTAL

Staff has determined that there is a discrepancy between the 1,000-foot mailing radius noted on the project's City Council hearing notice and the project's actual mailing radius of 500 feet. Pursuant to the City Council Policy 6-30: Public Outreach Policy for Pending Land Use and Development Proposals, standard development proposals require a 500-foot mailing radius to adjacent property owners and tenants, whereas a 1,000-foot radius is required for large development proposals or proposals of significant community interest.

RECOMMENDATION

Because of the noticing error, staff recommends that the item be dropped from the June 26 City Council hearing agenda and be re-noticed with a 1,000-foot radius for the next City Council evening session on August 14, 2018.

BACKGROUND

This project has included the following public outreach:

- On-site public notification signs of the development proposal;
- City-hosted community meeting on October 23, 2017, with approximately 75 attendees; the community meeting notice was mailed to property owners and tenants located within a 1,000-foot radius;
- Initial Study/Mitigated Negative Declaration was circulated for a 31-day review period at the request of neighborhood residents instead of the standard 20-day review period pursuant to the California Environmental Quality Act (CEQA);
- Individual and small group meetings with neighborhood residents;
- Newspaper publication of the City Council hearing; and
- City Council hearing notice mailing.

/s/
ROSALYNN HUGHEY, Director
Planning, Building and Code Enforcement

For questions, please contact Sylvia Do, Acting Deputy Director, (408) 535-7907