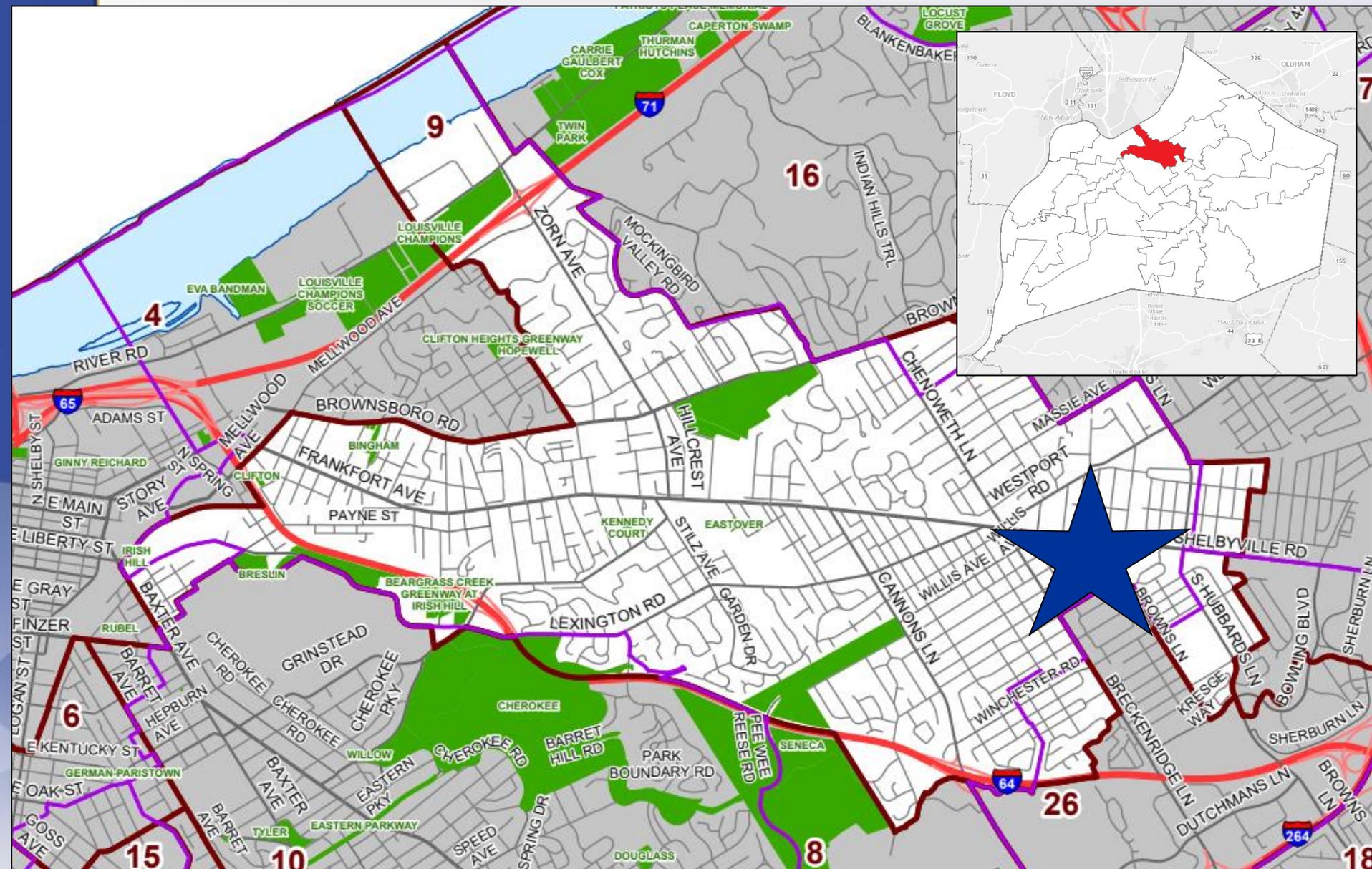
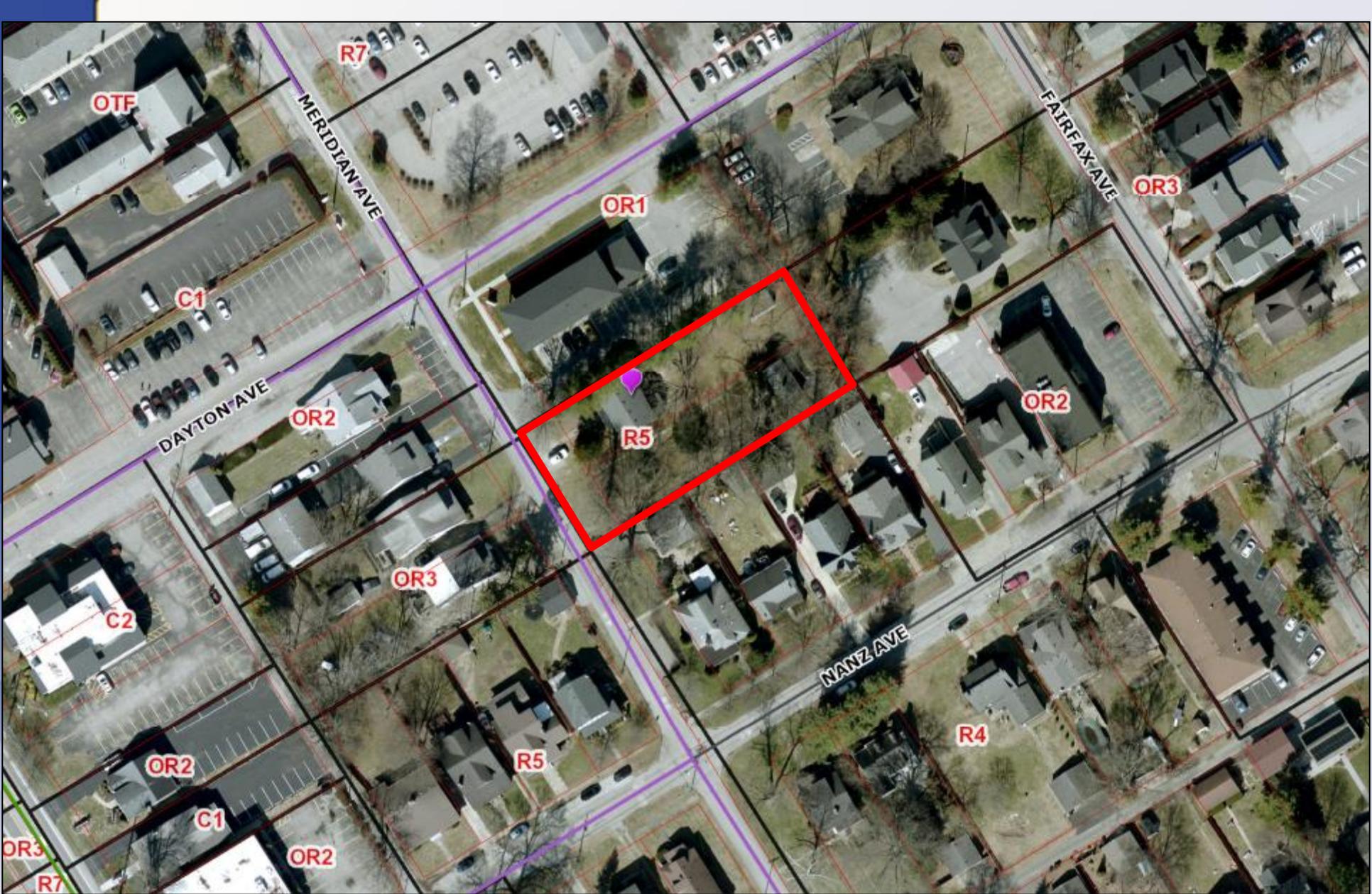


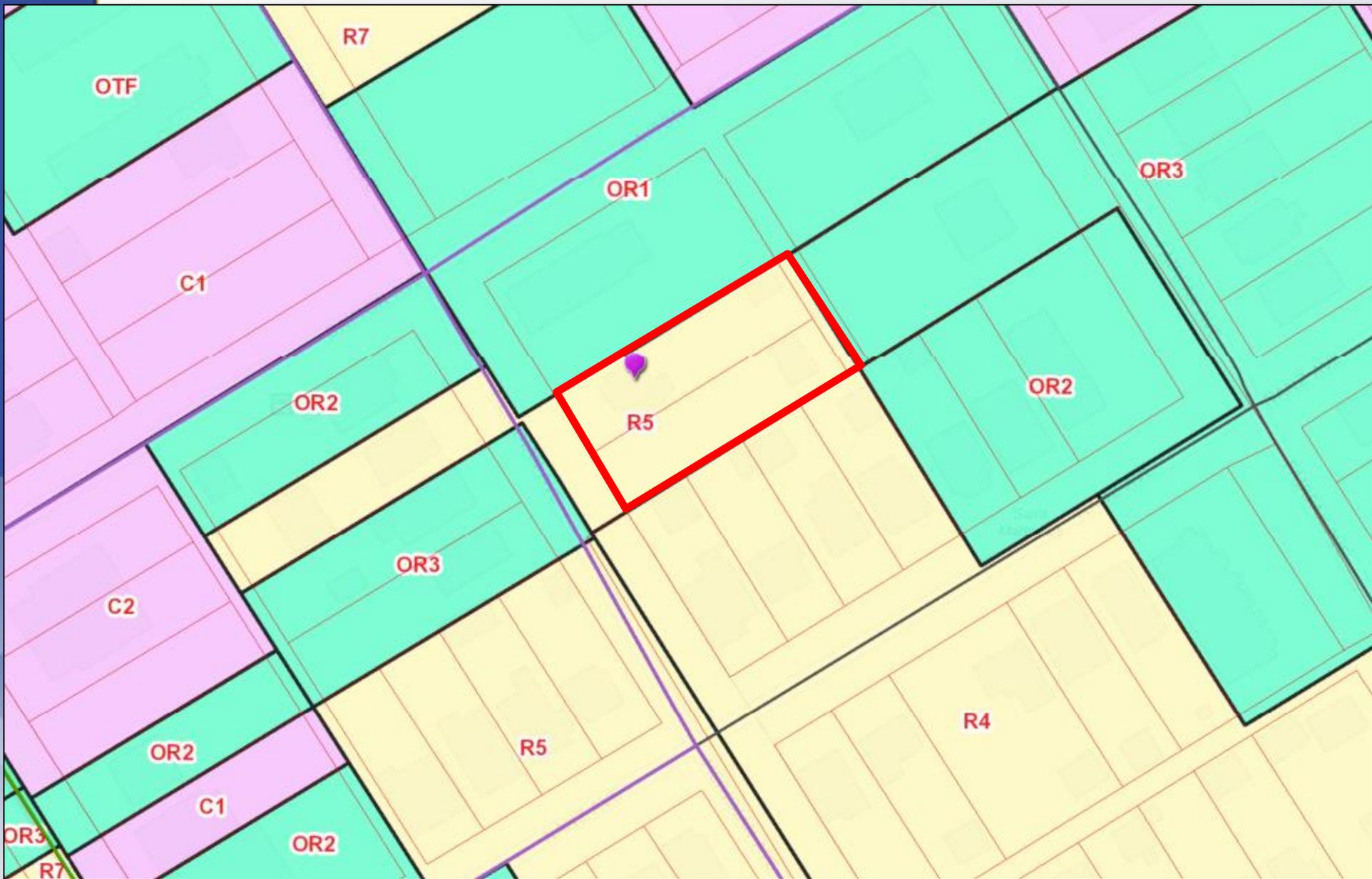
22-ZONE-0065
FULTZ MERIDIAN AVENUE



Planning & Zoning Committee
February 7, 2023







Requests

- **Change in Zoning** from R-5 Single Family Residential to R-6 Multi-Family Residential
- **Closure of Public Right of Way** for unnamed, unimproved alley (22-STRCLOSURE-0022)
- **Variance** from 5.1.12 to allow a principal structure to exceed the maximum setback allowed by infill (required: 11', requested: 142', variance of 131') (22-VARIANCE-0093)
- **Waiver** from 10.2.4 to allow an easement to overlap a required LBA by more than 50% (22-WAIVER-0107)
- **Detailed District Development Plan** with Binding Elements

Case Summary

- Site currently developed with two residential buildings, one of which is to be preserved
- Proposal for seven new multi-family units, total of 8 with the preserved house
- No open space required for less than 10 units
- Closure of unimproved alley to the rear to meet density limitations

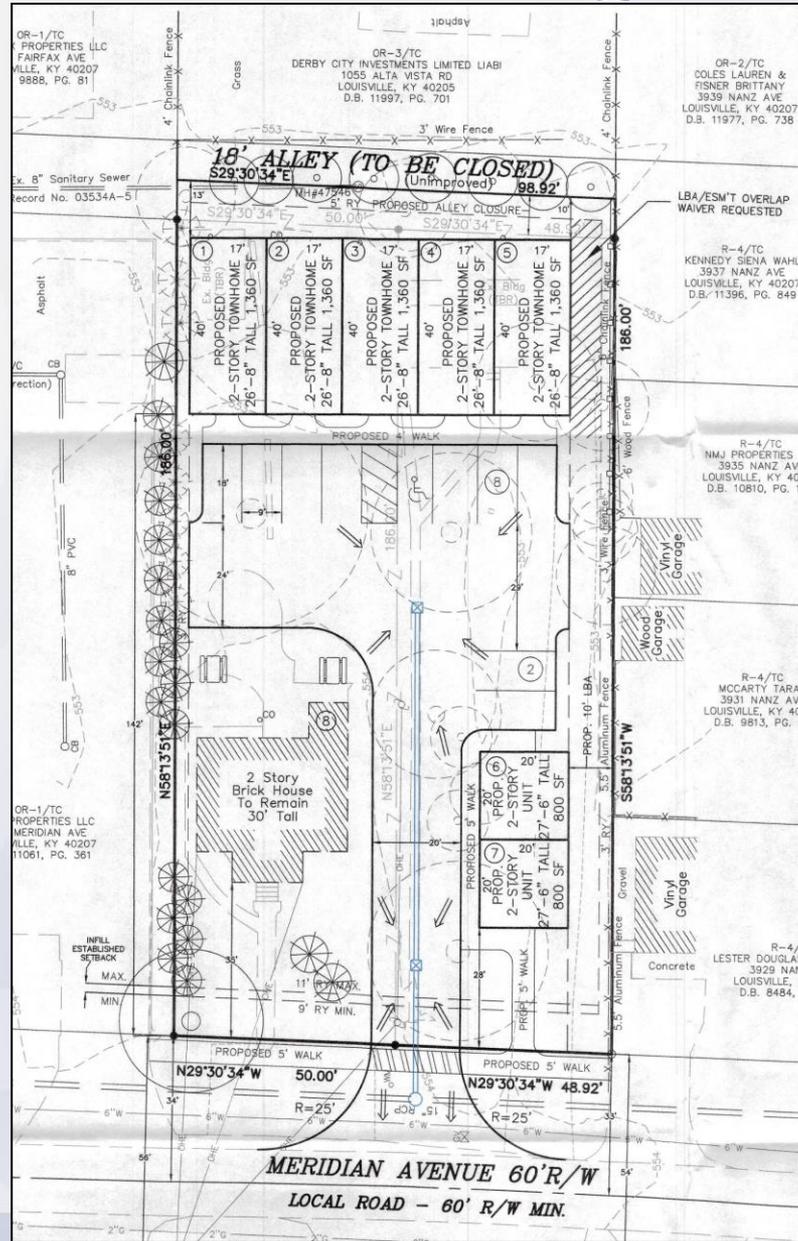
Site Photos-Subject Property



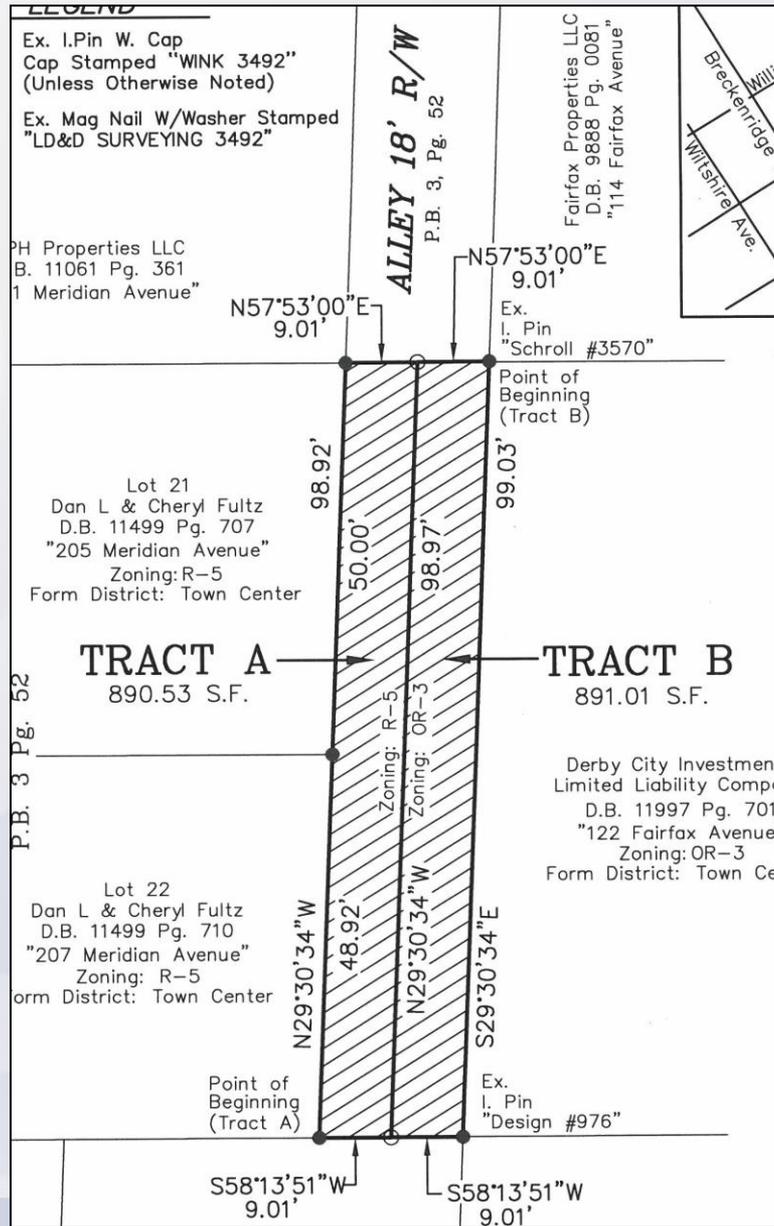
View of site from Meridian Ave

22-ZONE-0065

Applicant's Development Plan



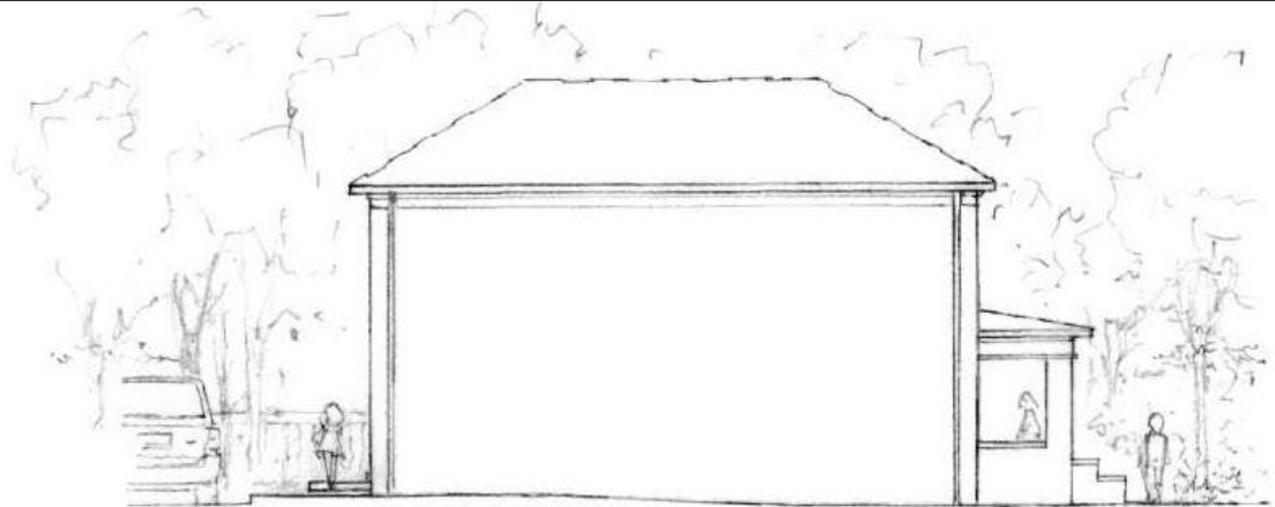
Street Closure Plat



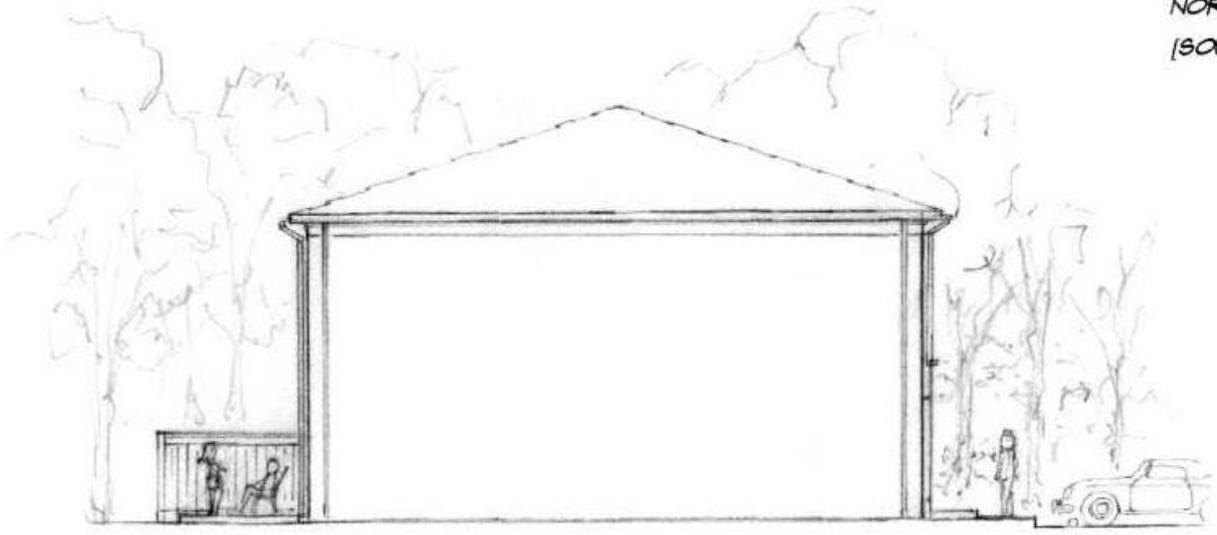
Elevations



Elevations



NORTHWEST (SIDE) FACADE - UNITS 6 & 7
[SOUTHEAST FACADE SIMILAR]



NORTHWEST (SIDE) FACADE - UNITS 1 - 5
[SOUTHEAST FACADE SIMILAR]

dan i. fu
architect
115 S. Sherrin Ave
San Jose, CA 95128
415.754.8888

Elevations



NORTHEAST (FRONT) FACADE - UNIT 6

EXISTING RESIDENCE

Elevations



SOUTHWEST [FRONT] FACADE - UNITS 1 - 5



Elevations



NORTHEAST [REAR] FACADE - UNITS 1 - 5



Public Meetings

- Neighborhood Meeting on 4/25/2022
- LD&T meeting on 11/10/2022
- Planning Commission public hearing on 12/15/2022
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-5 to R-6 by a vote of 6-0.