



# Memorandum

**TO:** CITY COUNCIL

**FROM:** Councilmember Devora "Dev" Davis

**SUBJECT: PLANNED DEVELOPMENT  
ZONING FOR 237-253 RACE STREET  
& 216-280 GRAND AVENUE**

**DATE:** March 27, 2018

Approved:

Date:

3/27/2018

## **RECOMMENDATION**

Approve recommendations (a) and (b) as outlined in the staff report dated 3/4/18, the unanimous recommendation of the Planning Commission, and the recommendations associated with the amended Development Standards as outlined in the staff report dated 3/27/18, regarding the PD rezoning at Race Street and Grand Avenue.

## **BACKGROUND**

San José is experiencing an affordable housing crisis, and approving a development that provides housing for 116 families and 90 seniors, and conforms to the City's General Plan, is a high priority.

The proposed development is a 100% affordable housing project (20-60% AMI), and well-designed to activate a positive pedestrian environment along Race Street with an urban plaza. The developer has met with and responded to community input and revisions have been made to enhance the development through that process.

Planning staff's Supplemental memo dated March 27, 2018 amending the Development Standards to require a minimum of 2,000 square feet of ground floor commercial space, reinforces sound land use principles. I agree that retail will help further activate and revitalize the small commercial corridor on Race Street, and provide an amenity for the seniors and families who will live in these units, as well as the community at large. Parking concerns for the commercial space have been addressed through a shared parking analysis.

One community often left out of the conversation is the LGBTQ community. During the outreach for this project, members of the senior community at the Billy DeFrank Center were asked for their feedback on making sure the property management documents include language barring discrimination and proactively promote an atmosphere of inclusion and tolerance among the residents at the complex. Additionally, Lifesteps, the current service provider for the Housing Authority's portfolio, has experience providing LGBTQ programming and services.

## **CONCLUSION:**

I urge my council colleagues to approve staff recommendations to achieve more Affordable Housing in San José.