



# Memorandum

**TO:** HONORABLE MAYOR AND  
COUNCIL

**FROM:** Rosalynn Hughey

**SUBJECT:** SEE BELOW

**DATE:** March 27, 2018

Approved

Date

3/27/18

**COUNCIL DISTRICT: 6**

## SUPPLEMENTAL

**SUBJECT: PDC17-019. PLANNED DEVELOPMENT REZONING FROM THE A(PD) PLANNED DEVELOPMENT TO THE R-M(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 206 DWELLING UNITS LOCATED IN ONE 6-STORY MULTI-FAMILY RESIDENTIAL BUILDING AND ONE 5-STORY MULTI-FAMILY RESIDENTIAL BUILDING ON A 2.30-GROSS ACRE SITE (237-253 RACE STREET & 216-280 GRAND AVENUE).**

## REASON FOR THE SUPPLEMENTAL

Last week, staff received numerous email communications regarding the proposed Planned Development Rezoning for the sites on Race Street and Grand Avenue. Residents and neighborhood organizations have requested that the Rezoning for the site include a requirement for ground floor commercial space. The Planning Commission recommendation to City Council allow flexibility in the ground floor space. However, at the February 28, 2018 hearing, Planning Commissioners did discuss the need for retail as the area develops, particularly being adjacent to the West San Carlos Urban Village, as well as likely increased retail demand with the anticipated development in the Diridon Station area.

Staff has amended the Development Standards to require a minimum of 2,000 square feet of ground floor commercial space. The commercial uses shall be consistent with the CP Commercial Pedestrian and CN Commercial Neighborhood Zoning Districts. Active ground-floor uses, such as public or quasi-public community gathering spaces, shall be allowed. The following uses shall be excluded: day care centers, public or private elementary and secondary schools, and church/religious assembly uses.

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Staff notes that a shared parking analysis was conducted for the proposed project, which evaluated the proposed housing types and commercial uses. The study found that the site can accommodate up to 8,500 square feet of commercial retail space with a high demand between the hours of 7:00 and 8:00 p.m. Assembly uses such as child daycare and schools would have parking demands beyond what the site could handle, and pick-up and drop-off for these types of uses would be difficult at the site.

### **RECOMMENDATION**

Staff recommends that the City Council adopt a resolution adopting Race Street and Grand Avenue Residential Development Project Mitigated Negative Declaration, for which an Initial Study was prepared, all in accordance with the California Environmental Quality Act, as amended (CEQA), and adopting a related Mitigation Monitoring and Reporting Program; and adopt a Rezoning Ordinance, including revised Development Standards.

/s/

ROSALYNN HUGHEY, SECRETARY  
Planning Commission

For questions, please contact Planning Official, Steve McHarris, at (408) 535-7819.

Attachment:

Revised Development Standards

**FILE NO. PDC17-019**  
**237 RACE STREET DRAFT DEVELOPMENT STANDARDS**

*\*In any cases where the graphic plans and text may differ, this text takes precedence.\**

**ALLOWED USES**

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- Up to 206 residential units
- Up to 8,500 square feet of ground floor commercial space. Uses shall be consistent with the uses permitted in the required uses noted below.
- Permitted, Special, and Conditional uses of the R-M Multiple Residence Zoning District of Title 20 of the San José Municipal Code, and as may be as amended in the future. Special and Conditional uses as identified in the R-M Multiple Residence District shall be subject to approval of a Planned Development Permit or Amendment by the Planning Director.

**REQUIRED USES**

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- A minimum of 2,000 square feet up to 8,500 square feet of commercial space shall be accommodated on the ground floor of the proposed development along the Race Street frontage. Uses allowed shall be consistent with the CP Commercial Pedestrian and CN Commercial Neighborhood Zoning District, as amended. Active ground-floor uses, such as public or quasi-public community gathering spaces, shall be allowed. The following uses shall be excluded: day care centers, public or private elementary and secondary schools, and church/religious assembly uses.

**DEVELOPMENT STANDARDS**

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BUILDING HEIGHT

The maximum height of any buildings shall be 80 feet. Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 10 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building and shall be setback from the northern property line a minimum of one foot for each foot in height.

SETBACKS

All building setbacks are from the back of the public right-of-way (where private property meets public right-of-way).

Setbacks	
Front setback (Race St)	4 feet minimum
Right Side (North)	14 feet
Left Side (South)	16 feet
Rear setback (Grand St)	12 feet minimum
Building A & B Separation	40 feet minimum

Setbacks	
Architectural Projections	2 feet maximum ( <i>Any projections into the public right-of-way are subject to additional Municipal Code and City Policy</i> ).
Height	
Maximum height	80 feet

#### OFF STREET PARKING REQUIREMENTS

Residential Uses	
Parking (Parcel A <sup>1</sup> )	
Studios	.57 per unit
1 bedroom	.57 per unit
2 bedroom	1.7 per unit
Parking (Parcel B <sup>2</sup> )	
Studios	1.25 per unit
1 bedroom	1.25 per unit
2 bedroom	1.7 per unit
3 bedroom	2.0 per unit
1. Parcel A – Senior Housing Development 2. Parcel B – Multi-Family Housing Development	
Ground-Floor Commercial	
Ground-floor commercial uses shall be parked at 1 space per 400 square feet unless the proposed commercial use proposes a use that requires a lower parking rate as per Chapter 20.90 of the San Jose Municipal Code (Title 20—Zoning Ordinance), as may be amended in the future. Prohibited uses include day care centers, public or private elementary and secondary schools, and church/religious assembly uses.	
Other Uses	
Parking spaces for all other uses are to be provided per the San José Municipal Code, Title 20, as may be amended. Ground floor commercial uses shall be subject to the requirements of the Shared Parking Analysis, dated January 22, 2018. Parking exceptions and alternative parking arrangements as specified in Chapter 20.90 of the San Jose Municipal Code (Title 20—Zoning Ordinance), as may be amended, may be utilized.	
Bicycle Parking Requirements	
Per Chapter 20.90 of the San Jose Municipal Code (Title 20—Zoning Ordinance), as may be amended in the future.	

#### ARCHITECTURAL & SITE DESIGN

- Projects shall be consistent with the Residential Design Guidelines, as may be amended.
- Race Street Frontage shall include active spaces at ground floor level for both buildings. This may be accomplished through commercial tenant spaces (as required), providing ground floor or townhouse style units with front entries and stoops, or other active spaces as reviewed through the Planned Development Permit.

- The Grand Avenue frontage shall include appropriate treatment of the garage frontages including a combination of landscaping, glazing and other interesting treatments.
- All ground floor frontages shall include transparent glazing or appropriate architectural and landscaping treatment.
- The architectural style, massing and materials shall be compatible with the residential uses to the north of the site.
- Wall face spans over 30 feet should provide a minimum break in the façade of 5 feet.
- Vehicular site access shall be off of Grand Avenue to reduce pedestrian and traffic conflicts on Race Street.
- Multiple materials and façade variations shall be utilized to increase visual interest. This could include the use of quality windows with ample recesses, smooth stucco finishes, horizontal or vertical siding and other similar elements.

#### OPEN SPACE

- Open space shall be provided as per the Residential Design Guidelines, as amended in the future.

#### PERFORMANCE STANDARDS

- Multi-family Residential: In accordance with Chapter 20.30 of the City of San José Municipal Code (Title 20 - Zoning Ordinance), as may be amended in the future.
- Ground-floor Commercial: In accordance with Chapter 20.40 of the City of San José Municipal Code (Title 20 - Zoning Ordinance), as may be amended in the future.

#### ENVIRONMENTAL MITIGATION

Implement the mitigation measures identified in the Initial Study (IS) and Mitigated Negative Declaration (MND) and Environmental Assessment (EA) and Finding of No Significant Impact (FONSI) for the Race Street and Grand Avenue Residential Development Project (File No. PDC17-019) and Mitigation Monitoring and Reporting Program, as may be amended.