

City Council Hearing

October 23, 2018

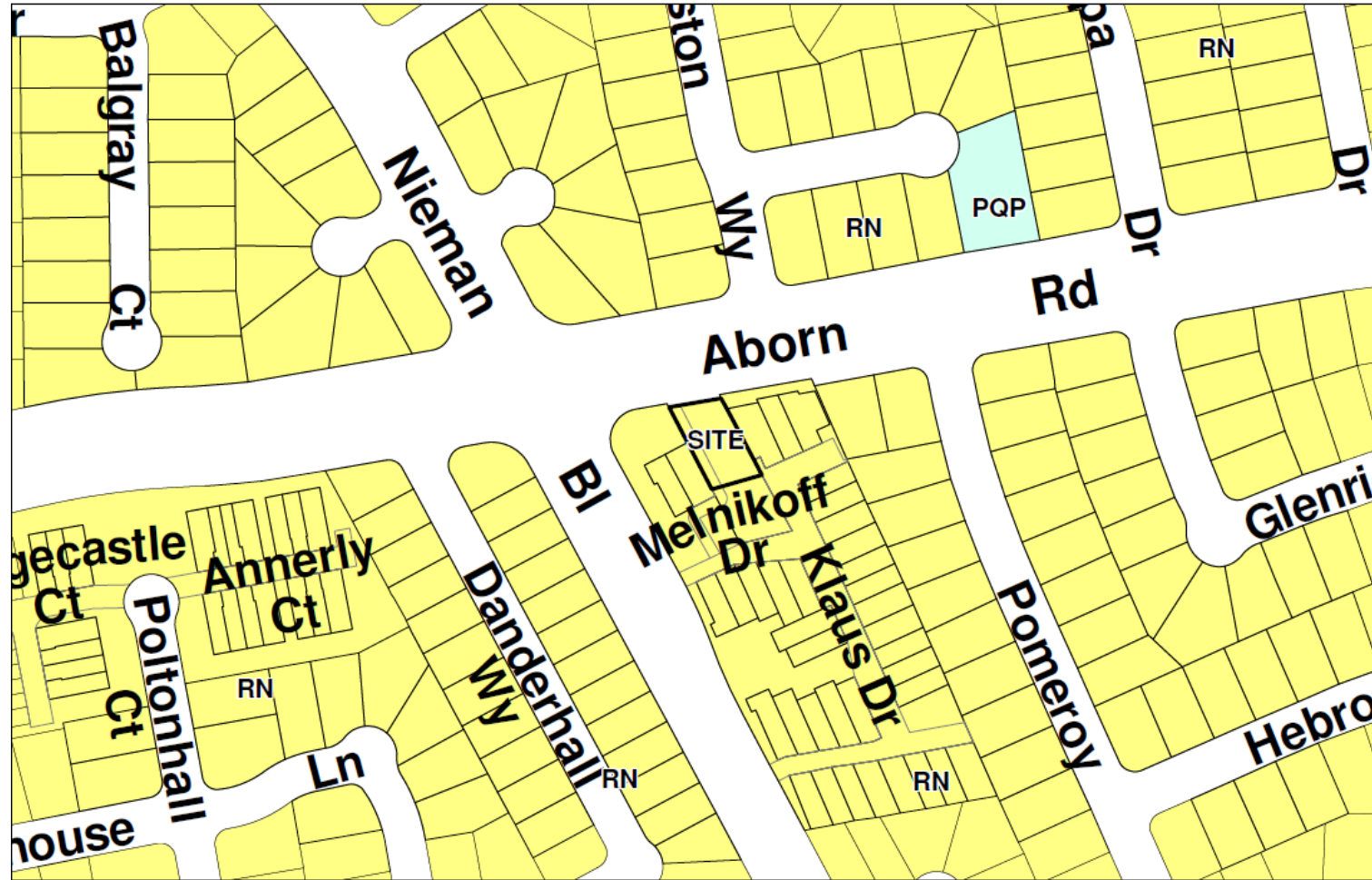


*Planning, Building and
Code Enforcement*

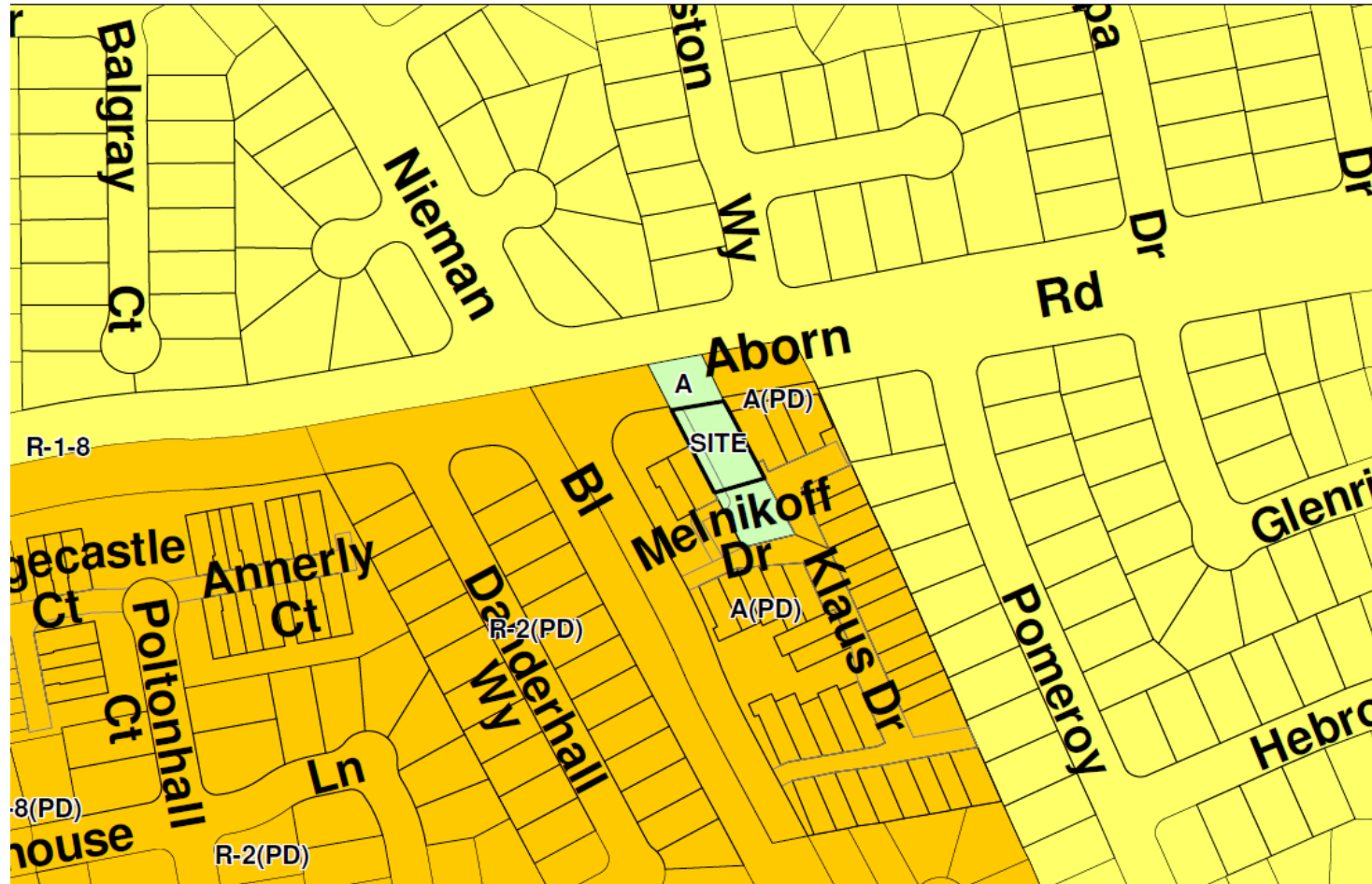
Item 10.1 (a)

C18-011: Conforming Rezoning for Real Property Located at 2462
Aborn Road

General Plan



Existing Zoning



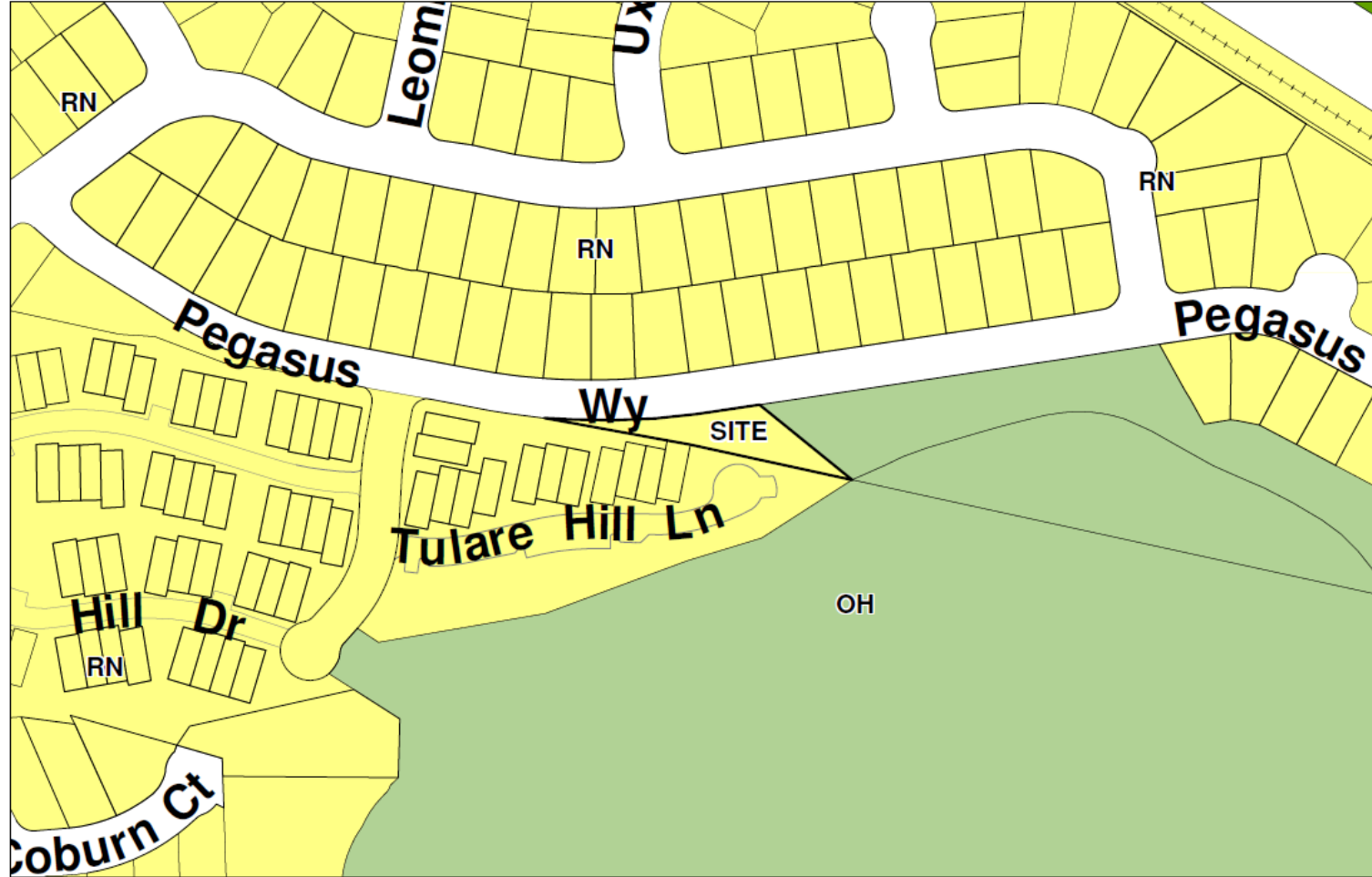
Aerial



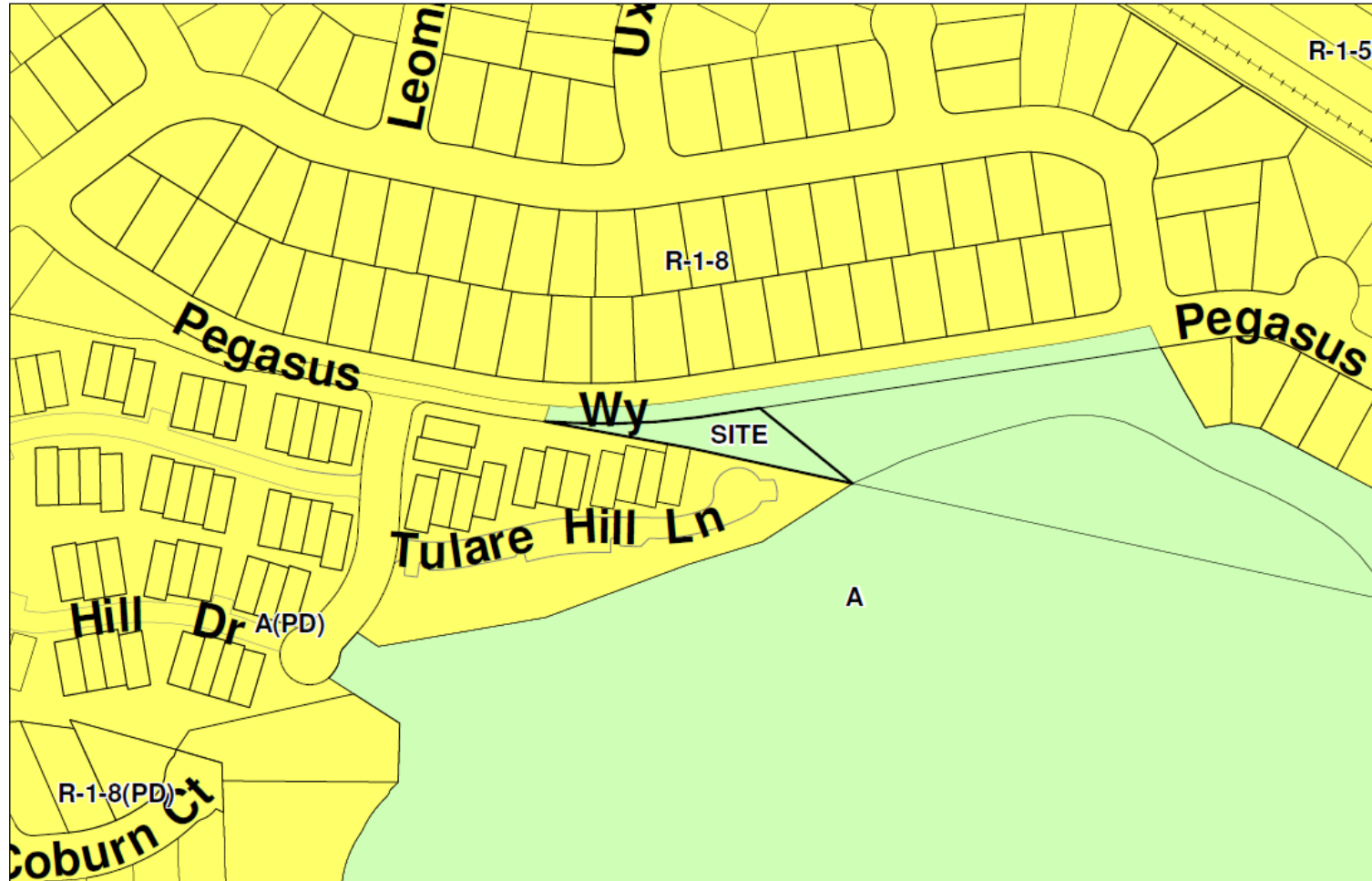
Item 10.1 (b)

C18-014: Conforming Rezoning for Real Property Located at 0 Pegasus Court

General Plan



Existing Zoning



Aerial



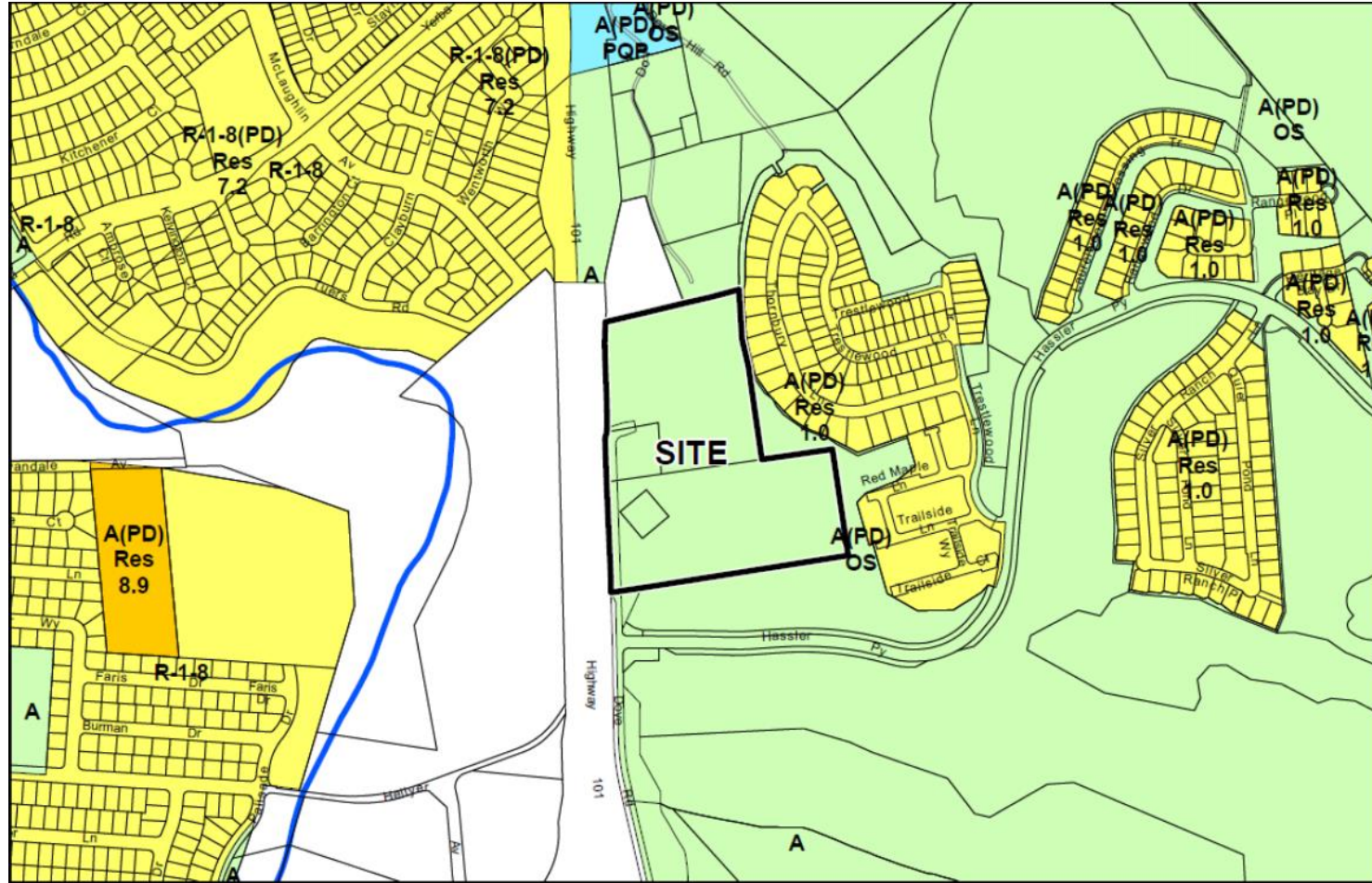
Item 10.2

PDC14-051/PD16-019: Planned Development Rezoning and Planned Development Permit for Real Property Located at 4200 Dove Hill Road

General Plan



Existing Zoning



Aerial

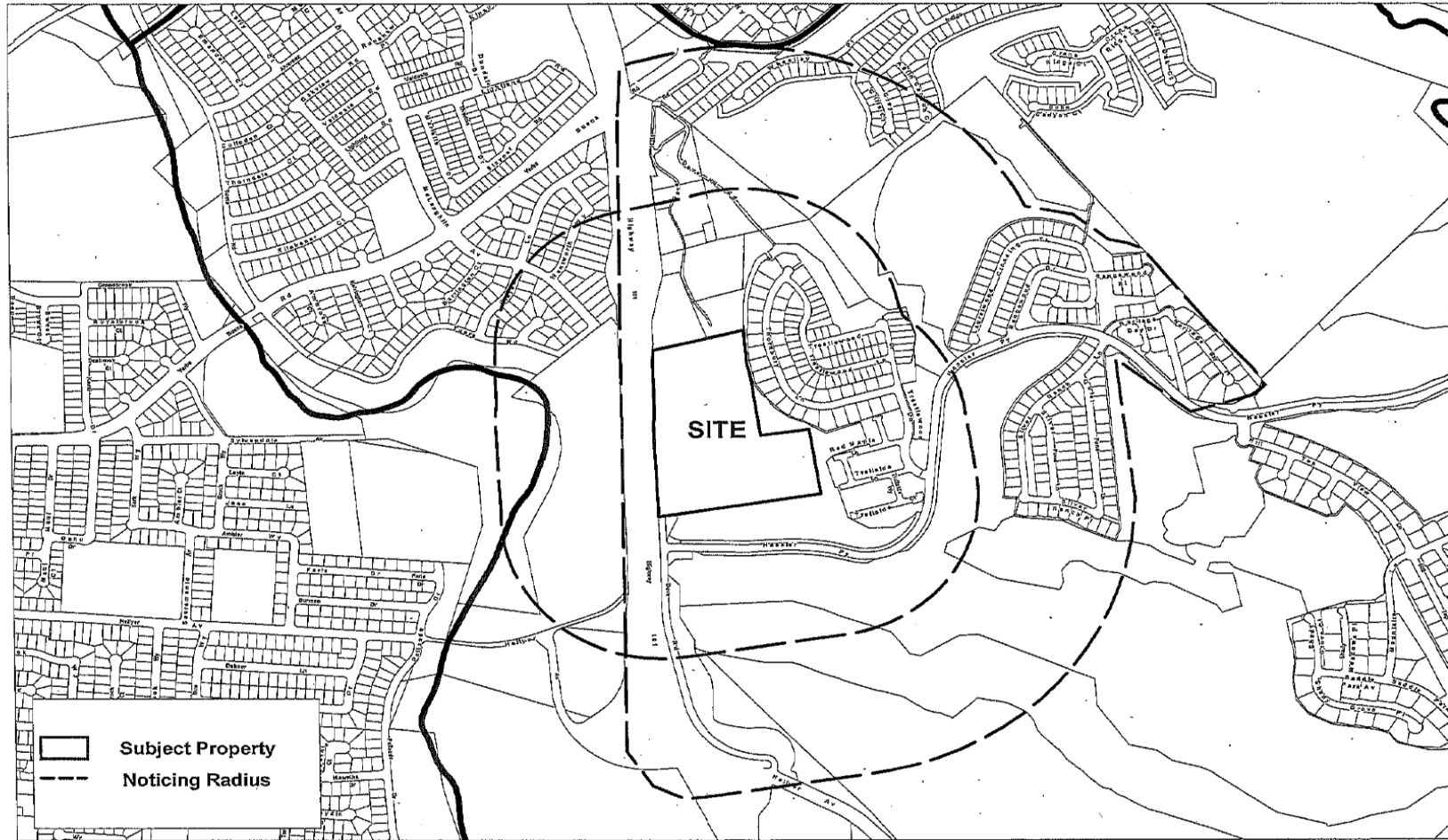


Project History

- **August 2008**: GP Amendment from Non-Urban Hillside to General Commercial; Council action to consider alternative land use designation
- **June 2010**: Council approval of GP Amendment from Non-Urban Hillside to PQP on 3 acres and require project proposal within 2 years
- **June 2014**: City-initiated GP Amendment back to Non-Urban Hillside due to inactivity on project
- **September 2014**: PD Zoning Application filed for Residential Care Facility
- **June 2016**: PD Permit Application filed
- **November 2016**: Council action to continue processing to resolve land use designation and infrastructure issues

Community Outreach

- Eight Public Hearings
 - August 20, 2008 Planning Commission
 - September 9, 2008 City Council
 - April 7, 2010 Planning Commission
 - June 15, 2010 City Council
 - April 17, 2014 Planning Commission
 - June 10, 2014 City Council
 - October 26, 2016 Planning Commission
 - November 15, 2016 City Council
- Three Community Meetings, and dozens of small group and individual meetings with residents, as well as Applicant-hosted meetings



File No: PDC14-051 & PD16-019
District: 8

Noticing Radius: 1,000 FEET + Modified

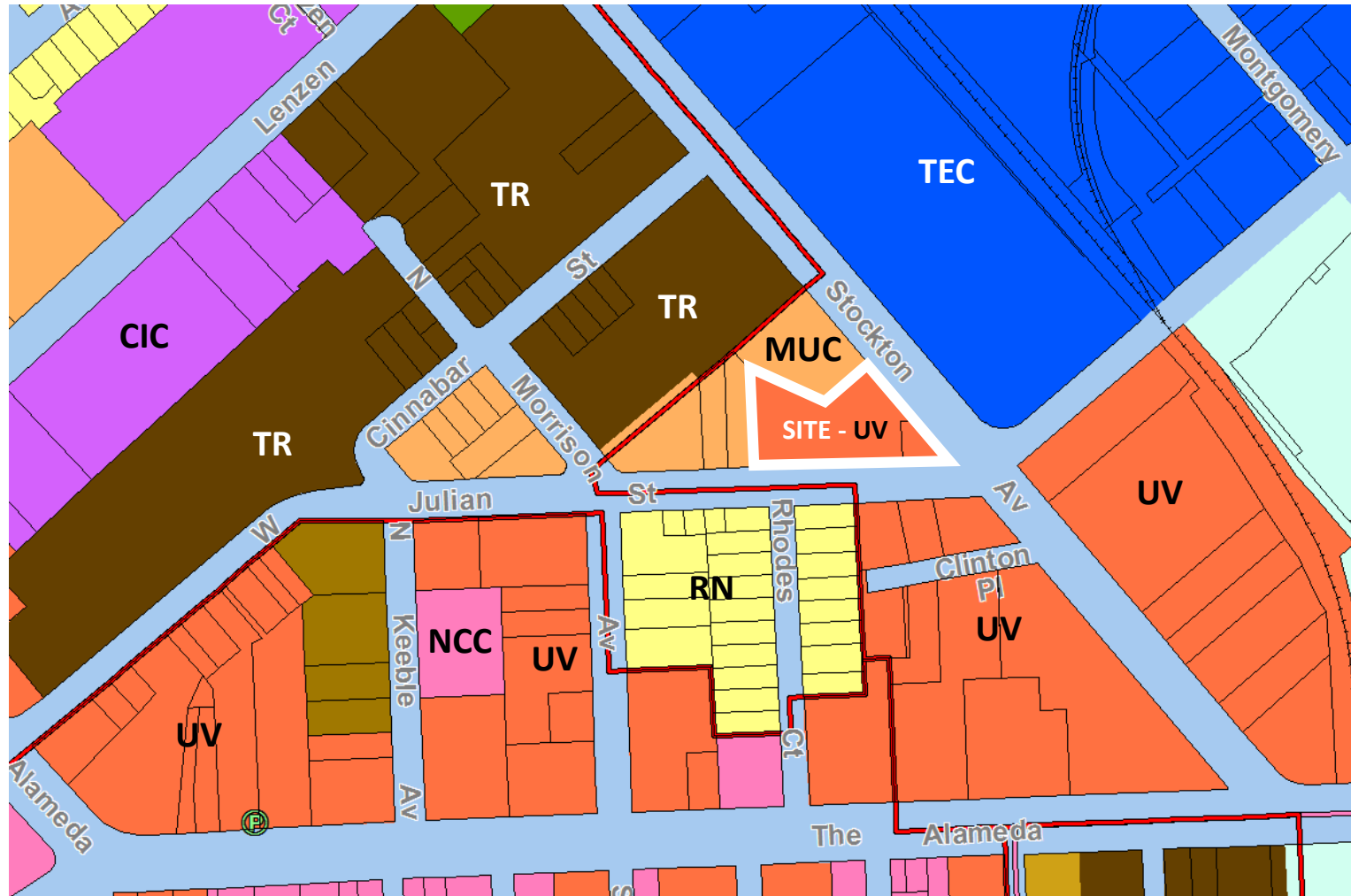


Prepared by the Department of Planning,
Building and Code Enforcement
08/31/2018

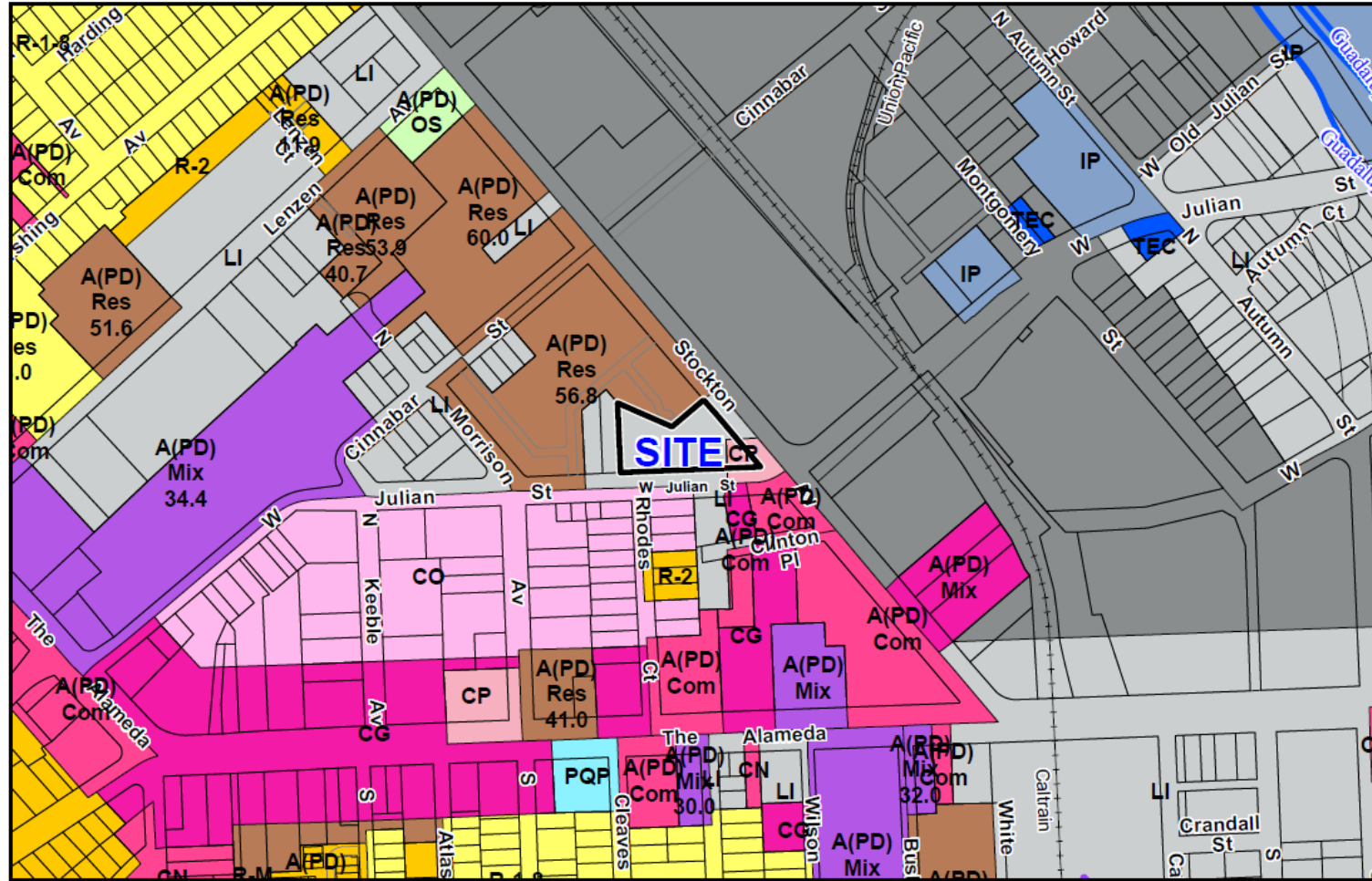
Item 10.3

PDC17-058, PT17-063, PD17-029, : Planned Development Permit, Planned Development Rezoning, and Vesting Tentative Map for Real Property Located at 715 West Julian Street.

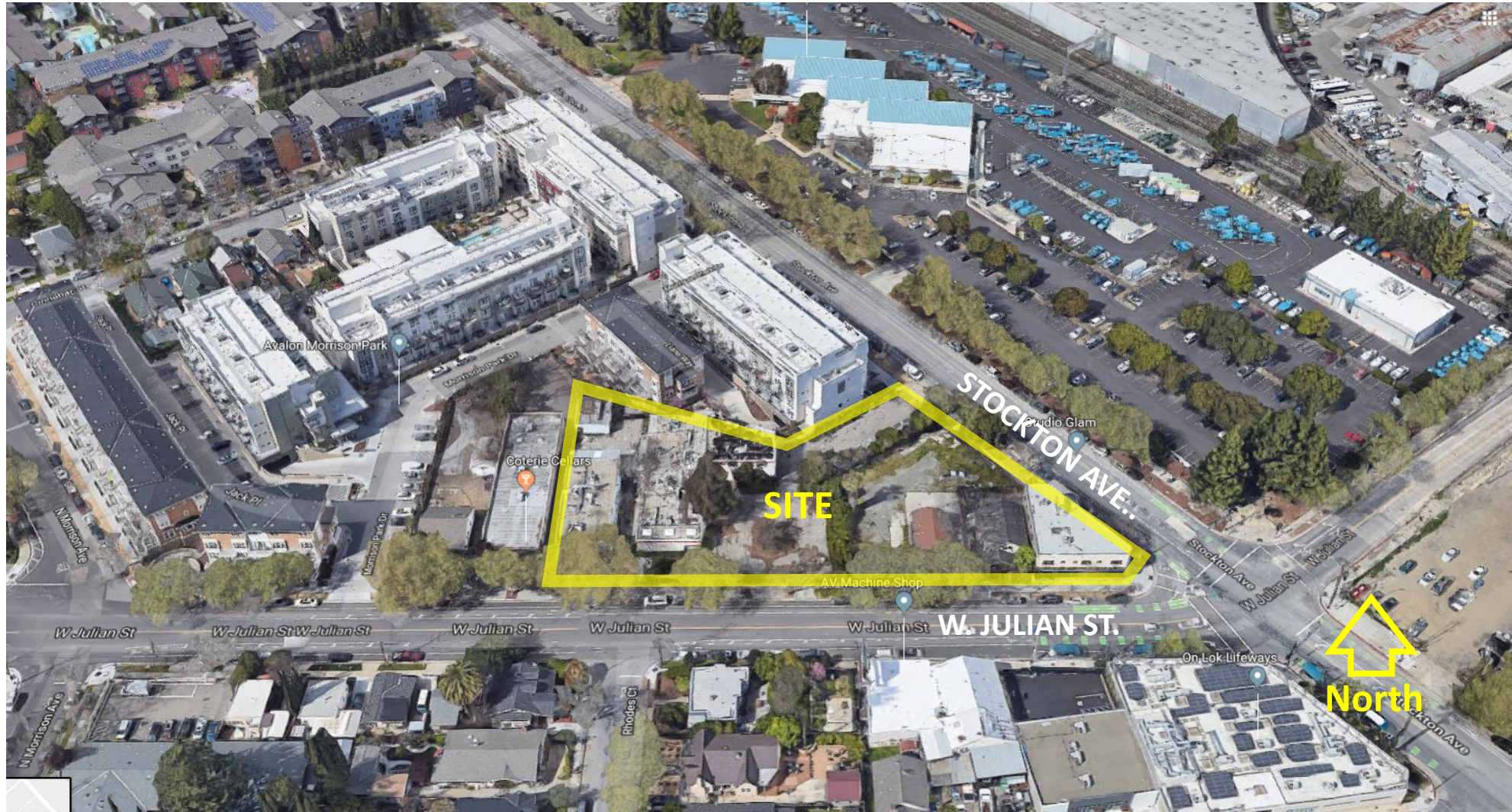
General Plan



Existing Zoning



Aerial



Site Plan



Corner Perspective



Corner Plaza Perspectives



**CORNER OF W. JULIAN ST. AND
STOCKTON AVE.**

Item 10.4

GP18-009: East Santa Clara Street (West of 17th Street) Urban Village Plan

East Santa Clara Street Urban Village

- Provide a policy framework to guide new job and housing growth within the Urban Village boundary
 - Horizon 1
 - Planned Growth
 - Job Capacity: **795 jobs**
(240,000 sq.ft.)
 - Housing Yield: **850 units**



Community Engagement

- 5 Community Workshops (2 in Spanish)
- Online Survey
- “Our Lives in this Place” Kiosk and Postcards
- Planning Commission Hearing 9/12/18



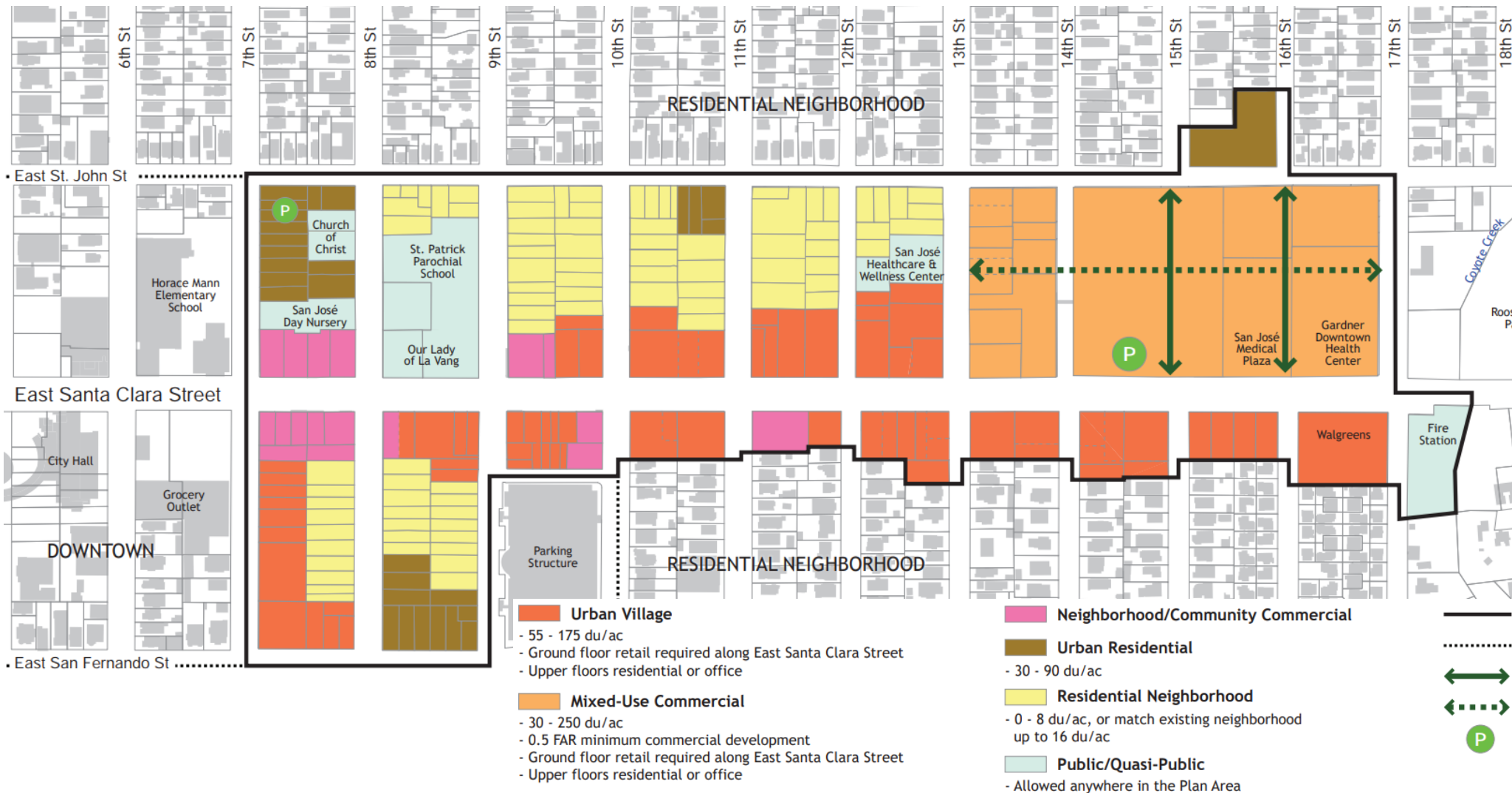
Key Issues/Aspirations

- Facilitate vibrant development
- Height/neighborhood compatibility
- More gathering spaces, such as trails and Roosevelt Park improvements
- Pedestrian lighting, larger sidewalks, and greenery along streets
- Protect against displacement (affordable housing)
- Retaining existing small businesses
- Parking availability
- Provide connections between Naglee Park and Northside
- Public safety resources to address illegal activities, loitering, drug use, etc.

Guiding Principles

1. Preserve and Enhance the Vibrant Business District and Neighborhood
2. Transform East Santa Clara into a Complete Street
3. Create Memorable Spaces for an Interconnected Community
4. Enhance Connections to San José State University
5. Strengthen Connections to the Greater City

Land Use

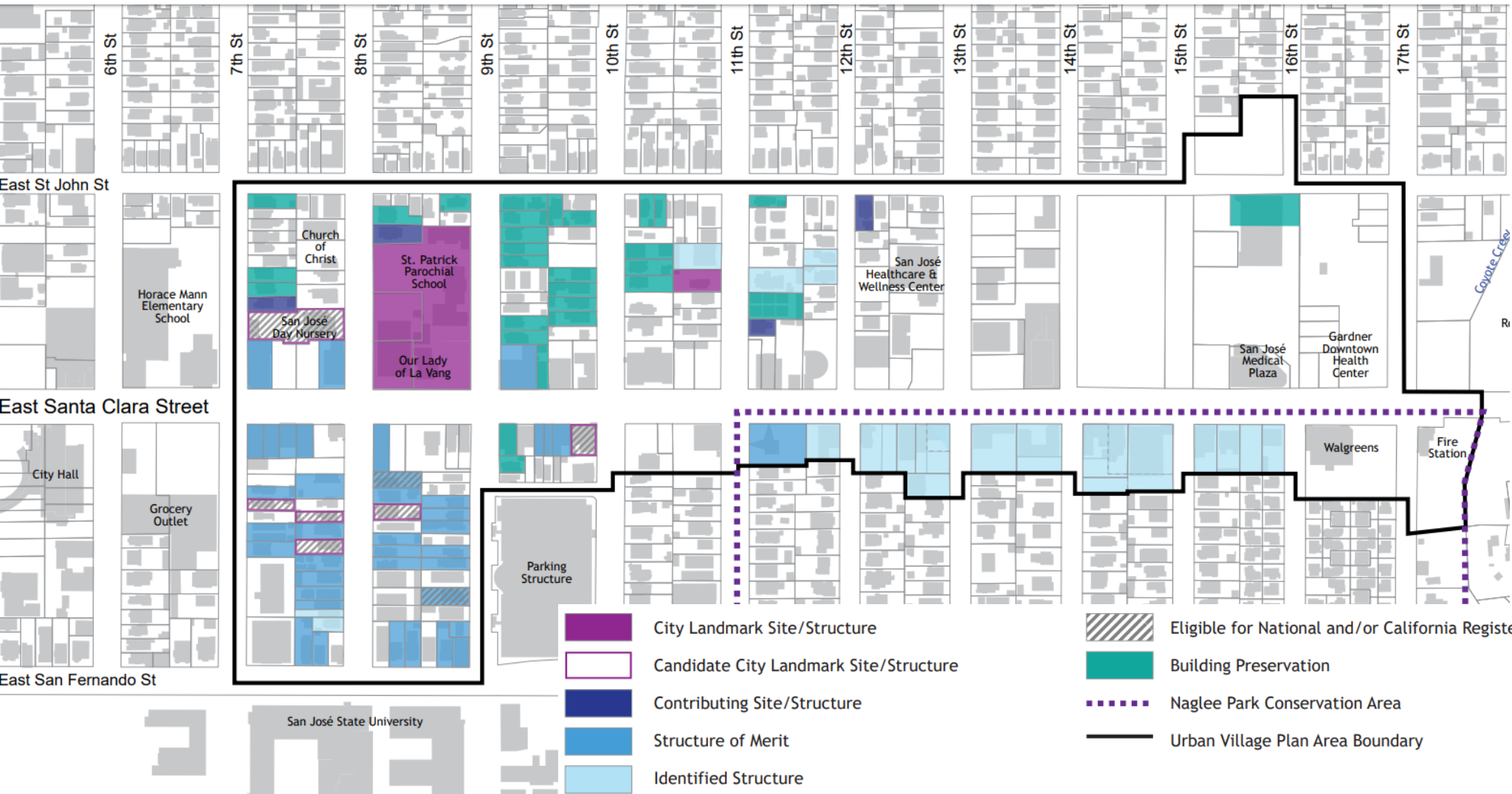


The **Land Use Plan** identifies locations and intensities of new development, which will accommodate the planned jobs and housing growth.

- Urban Village**
 - 55 - 175 du/ac
 - Ground floor retail required along East Santa Clara Street
 - Upper floors residential or office
- Neighborhood/Community Commercial**
- Urban Residential**
 - 30 - 90 du/ac
- Residential Neighborhood**
 - 0 - 8 du/ac, or match existing neighborhood up to 16 du/ac
- Public/Quasi-Public**
 - Allowed anywhere in the Plan Area

- Urban Village Plan Area Boundary
- General Plan Boundaries
- New Pedestrian/Bike Way Required
- New Pedestrian Way Required
- Public Open Space Required (exact location TBD)

Historic Preservation Overlay



More than 100 buildings identified for retention or further study.

Some sites identified by community to have historic or cultural value even if not on City's Inventory.

Preservation promotes sense of place and community identity.

Open Space

New open space ideas:

- Multi-Purpose Plazas
- Interim and Temporary Plazas
- Pocket Parks
- Paseos (active and passive)
- Parklets and other outdoor seating



Placemaking and Wayfinding

- Strengthen connections to surrounding areas
- Enhance identities with art and streetscape amenities
- Signage system to reinforce historic and cultural identity and facilitate movement between areas
- Guides to destinations and points of interest for all



Development & Design

- Encourage high-density development
- Spur job growth and achieve vision
- Former San Jose Medical Center site, catalytic opportunity
- Integrate new infill small-scale residential development into existing residential neighborhoods with sensitivity to scale and context
- Address building form and layout; setbacks and stepbacks; ground floor interface; parking, vehicular access and service areas; and sustainable elements



End