



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Rosalynn Hughey

SUBJECT: SEE BELOW

DATE: May 4, 2018

Approved

D. D. S. L.

Date

5/4/18

COUNCIL DISTRICT: 6

SUPPLEMENTAL

SUBJECT: FILE NO. GP17-012. ADOPTION OF THE SOUTH BASCOM (NORTH) URBAN VILLAGE PLAN PREPARED BY THE CITY AND THE COMMUNITY TO FURTHER THE URBAN VILLAGE MAJOR STRATEGY OF THE ENVISION SAN JOSE 2040 GENERAL PLAN.

REASON FOR THE SUPPLEMENTAL

This supplemental memorandum summarizes the outcome of additional community engagement conducted for the draft West San Carlos Urban Village Plan through a community open house held on February 15, 2018. It also provides information as to the updates made by Planning staff to the draft Plan following the February 15, 2018 community meeting.

RECOMMENDATION

1. Consider the Determination of Consistency to the Final Program Environmental Impact Report (EIR) for the Envision San José 2040 General Plan (Resolution No. 76041) and the Supplemental EIR to Envision San José General Plan EIR, Resolution No. 77617, and Addendum thereto, Resolution No.78048, in accordance with CEQA.
2. Adoption of a resolution approving:
 - a. A General Plan Amendment to include the modifications to the South Bascom (North) Urban Village boundary and changes to General Plan land use designations on properties within the boundary of this Urban Village Plan area as shown on the Land Use Diagram; and
 - b. The South Bascom (North) Urban Village Plan as the guiding policy document for new development and identified public improvements within this Urban Village area.

EXECUTIVE SUMMARY

Following the November 8, 2017 Planning Commission recommendation of approval of the Plan and before the December 12, 2017 City Council hearing, Planning staff dropped the item to be re-noticed after the third and final community open house workshop was re-hosted on Thursday, February 15, 2018. The feedback received at the meeting informed changes to the draft Plan document in the Introduction, Land Use, Parks, Plazas, and Public Art, Urban Design, and Circulation and Streetscape Chapters. In addition, changes were made to the Implementation Chapter to reflect the setting of the community's prioritized urban village amenities and the adoption of the Urban Village Implementation Framework.

BACKGROUND

The South Bascom (North) Urban Village Plan was on the December 12, 2017 agenda for City Council consideration and approval. However, because significant time had passed since the community had been engaged (February 2014), the item was dropped so that another community meeting could be conducted. An additional meeting (re-hosted final workshop) was held February 15, 2018.

ANALYSIS

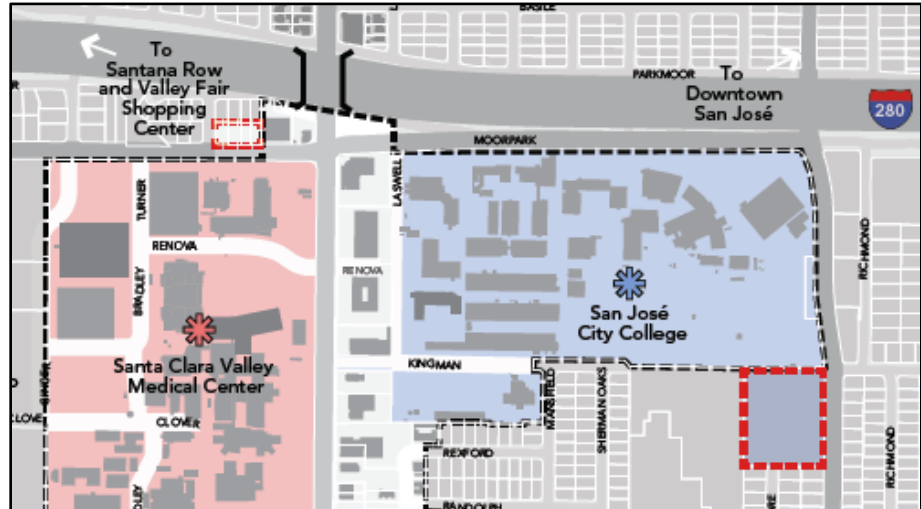
Prior to the City Council hearing, Planning staff dropped the item from the Council agenda to provide time for further community outreach. Planning staff conducted re-hosted the third and final South Bascom (North) Urban Village community open house on Thursday, February 15, 2018. This meeting was attended by approximately 90 community members. The meeting was held in an open house format where community members could view the final draft concepts and chapters of the Plan and meet directly with City Staff. Community comments and ranking of the desired amenities are included in the attached South Bascom Re-Hosted Open House Summary. The overarching concerns of the community expressed at this meeting included:

- Height maximums and neighborhood compatibility
- More open spaces needed for activities and gathering
- Need for more and safer pedestrian crossings
- Consideration of traffic signals at key intersections

With the additional input from residents and other stakeholders, including members of the development community, staff made the following changes to the Plan:

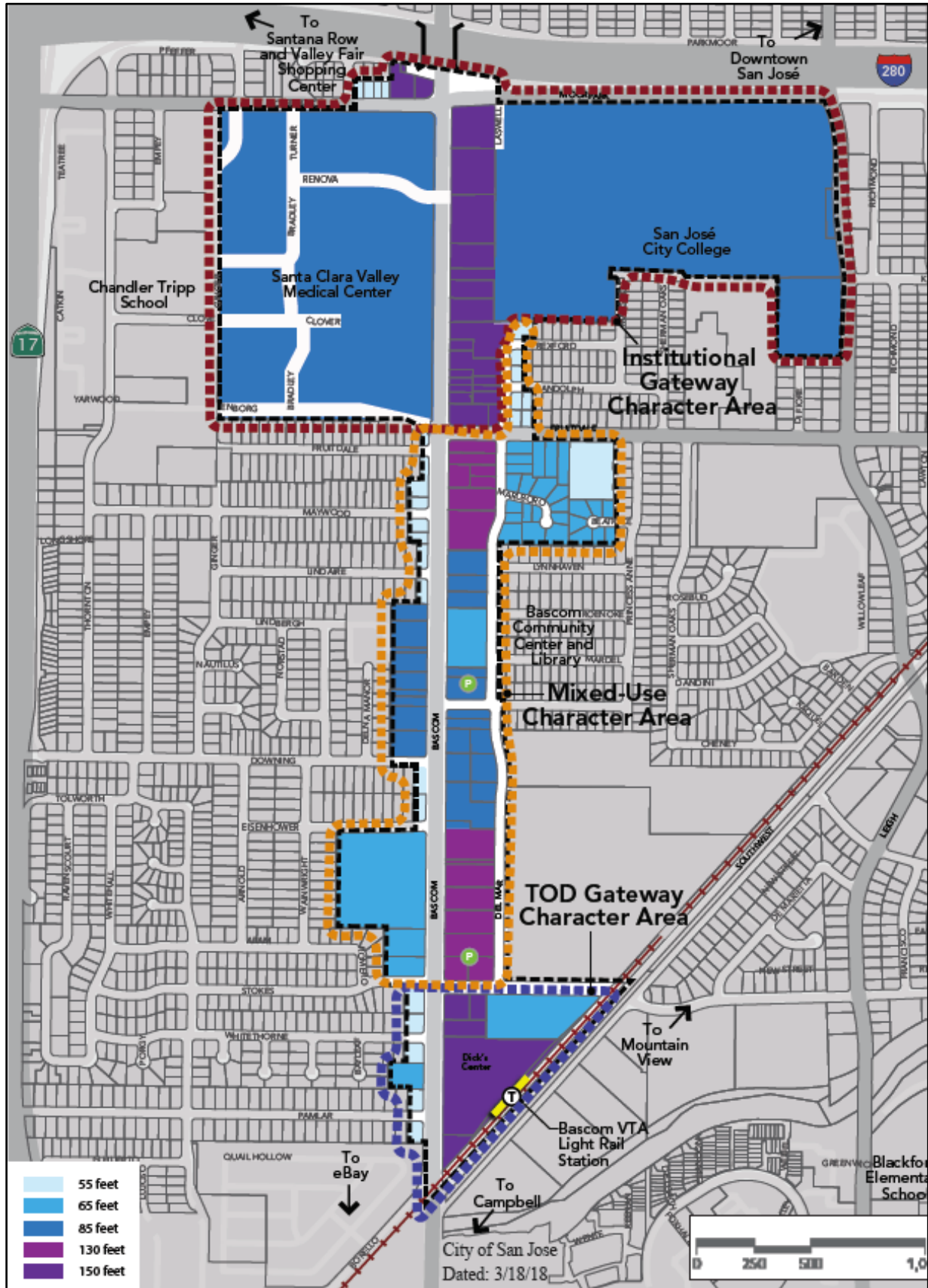
Changes to the Introduction Chapter

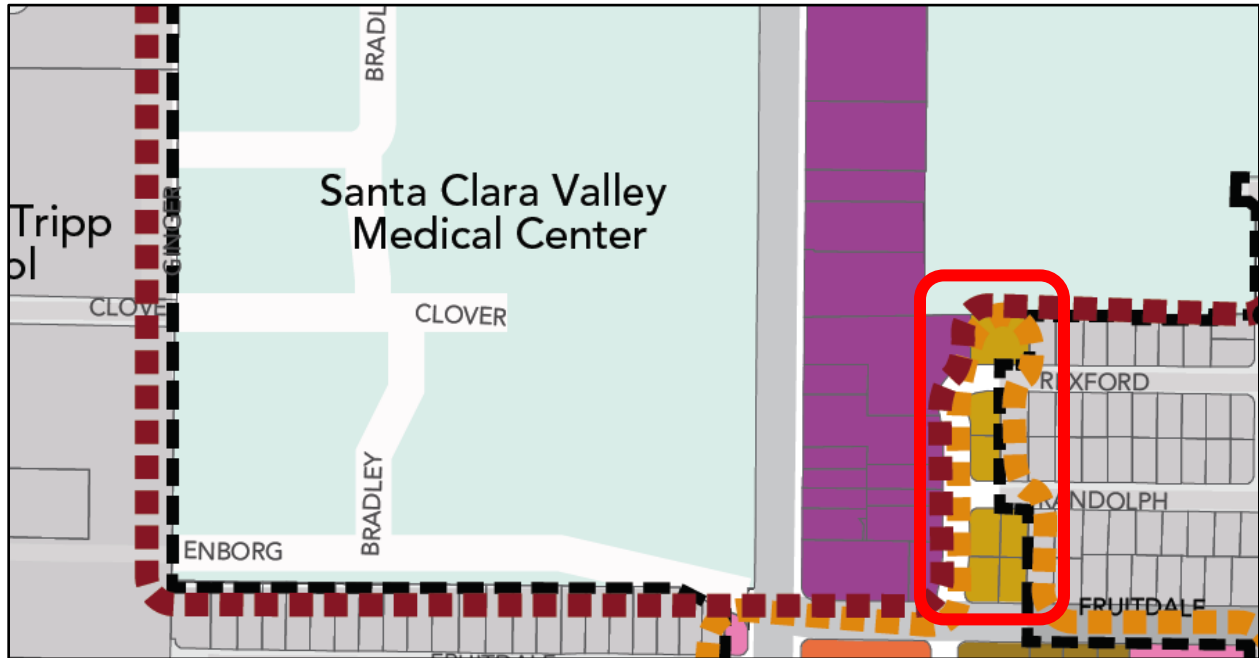
- The Plan boundary was adjusted to include the remainder of the San Jose City College property (encircled by a red dotted box just south of the main City College campus).



Changes to the Land Use Chapter

- Modified Building heights to reflect the maximum allowable heights more realistically given parcel depths, opportunity for parcel aggregation, and proximity to existing low-density homes.
- Removal of the boarder around the floating parks sites to clarify that the park location is approximate and is “floating” in the general area.
- Added the Mixed-Use Neighborhood Land Use Designation to the Plan document which supports townhouse, small lot single-family residences, commercial, and mixed-use development. The designation is applied to seven smaller parcels along Rexford Way, Del Mar Avenue, and Randolph Drive, which are narrow lots with lower redevelopment intensity potential.





The following Land Use policies were altered from the previous draft plan (added text is underlined and in red, removed text is struck through and in red):

- **Land Use Policy LU-1.3:** Ensure that the overall commercial Floor Area Ratio (FAR) for the Urban Village does not drop below 0.35. New development that includes residential uses should not be developed such that the combined FAR of the Urban Village drops below 0.35, except a residential project may provide a lower commercial FAR, or none at all, if the existing amount of commercial development exceeds the 0.35 FAR objective for the Urban Village.
- **Land Use Policy LU-1.4:** ~~Planned development zonings and discretionary development permits~~ Development projects that are applying under the “Signature Project” policy, as defined in the Envision San José 2040 General Plan may continue to move forward as such, and will not be required to be in conformance with this Urban Village Plan. All of the “Pipeline” applications benefiting from this policy must have been submitted to the City, including full payment of initial application fees, prior to adoption of this Urban Village Plan.
- **Land Use Policy LU-2.1:** Encourage mixed-use residential projects to be built at densities of ~~55~~ 70 dwelling units to the acre or greater. Projects that are primarily commercial or have a strong commercial focus can include a residential component that is less dense.

The following Land Use policy was added to the draft plan:

- **Land Use Policy LU-2.6:** Mobile food vendors (like food trucks) are encouraged in publicly-accessible spaces. Spaces for mobile food vendors should be considered when designing publicly-accessible spaces.

Changes to the Parks, Plazas, and Public Art Chapter

- Added text to the description: The village green can also be designed as a flexible space which can support a variety of uses, such as festivals, farmers' markets, and local events.

The following Parks, Plazas, and Public Art policies were altered from the previous draft plan:

- **Parks, Plazas, and Public Art Policy P-1.5:** Encourage use of native or water-wise vegetation in new park and plaza development to enhance the Plan area's identity while also advancing more sustainable water conservation practices.

The following Parks, Plazas, and Public Art policies were added to the draft plan:

- **Parks, Plazas, and Public Art Policy P-1.7:** Design parks and plazas to comply with the Department of Parks, Recreation, and Neighborhood Services stormwater requirements.
- **Parks, Plazas, and Public Art ACTION ITEM 3:** Explore modifying the Park Dedication Ordinance (PDO) to require that park dedication money acquired within the Village boundary is spent either within the Village or 1/4 mile of the Village boundary.
- **Parks, Plazas, and Public Art Policy P-2.5:** Ensure that privately-owned, publicly-accessible open spaces have adequate access easements, and the spaces are designed to be easily recognizable as publicly-accessible.

The following Parks, Plazas, and Public Art policies were removed from the draft plan because they were covered under other policies and action items:

- **Parks, Plazas, and Public Art Policy P-3.5:** Encourage local business owners and resident groups to initiate public art projects and cultural events that help foster a strong arts community in the Urban Village.
- **Parks, Plazas, and Public Art Policy P-3.6:** Engage artists in the development of public art to ensure high-quality design and project delivery.
- **Parks, Plazas, and Public Art ACTION ITEM 1:** Explore strategies to allow for the continued funding of public art through fees collected from new development in Urban Village areas.

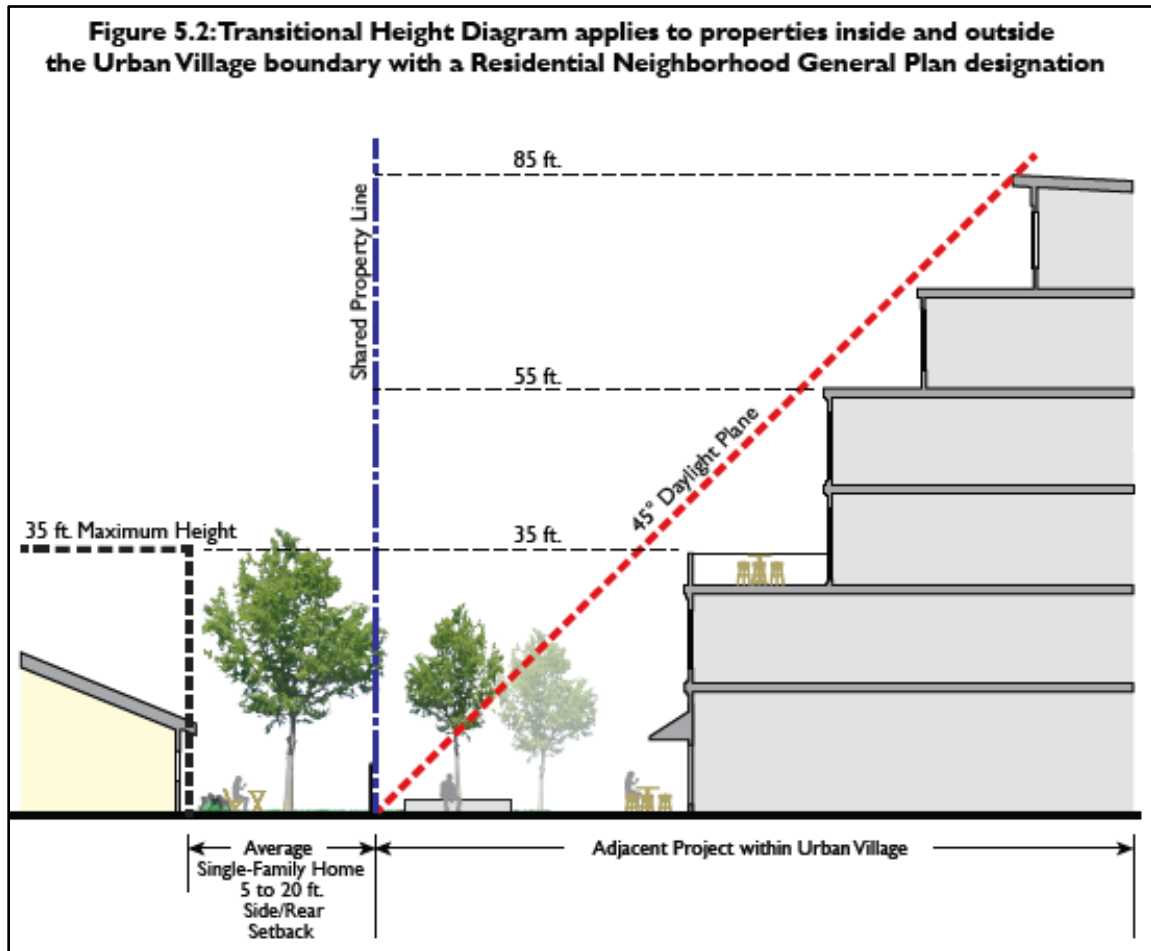
Changes to the Urban Design Chapter

In response to concerns about compatibility between existing residential uses and projects within the Urban Village boundary, the following policies were modified:

- Updated **Urban Design Policy UD-4.3:** ~~The following setbacks and stepbacks are intended to maintain compatibility between existing buildings outside of the Urban Village boundary and new development for side setbacks:~~
 - ~~When a high-density commercial or mixed-use development abuts residential properties with a Residential Neighborhood General Plan land use designation or existing single-family, duplex, or multifamily uses outside of the Urban Village boundary, a minimum five-foot side setback will apply.~~

- ~~When a high density commercial or mixed use development abuts non-residential properties or is located at the corner of South Bascom Avenue and an adjoining street, a zero foot side setback is allowed and encouraged.~~

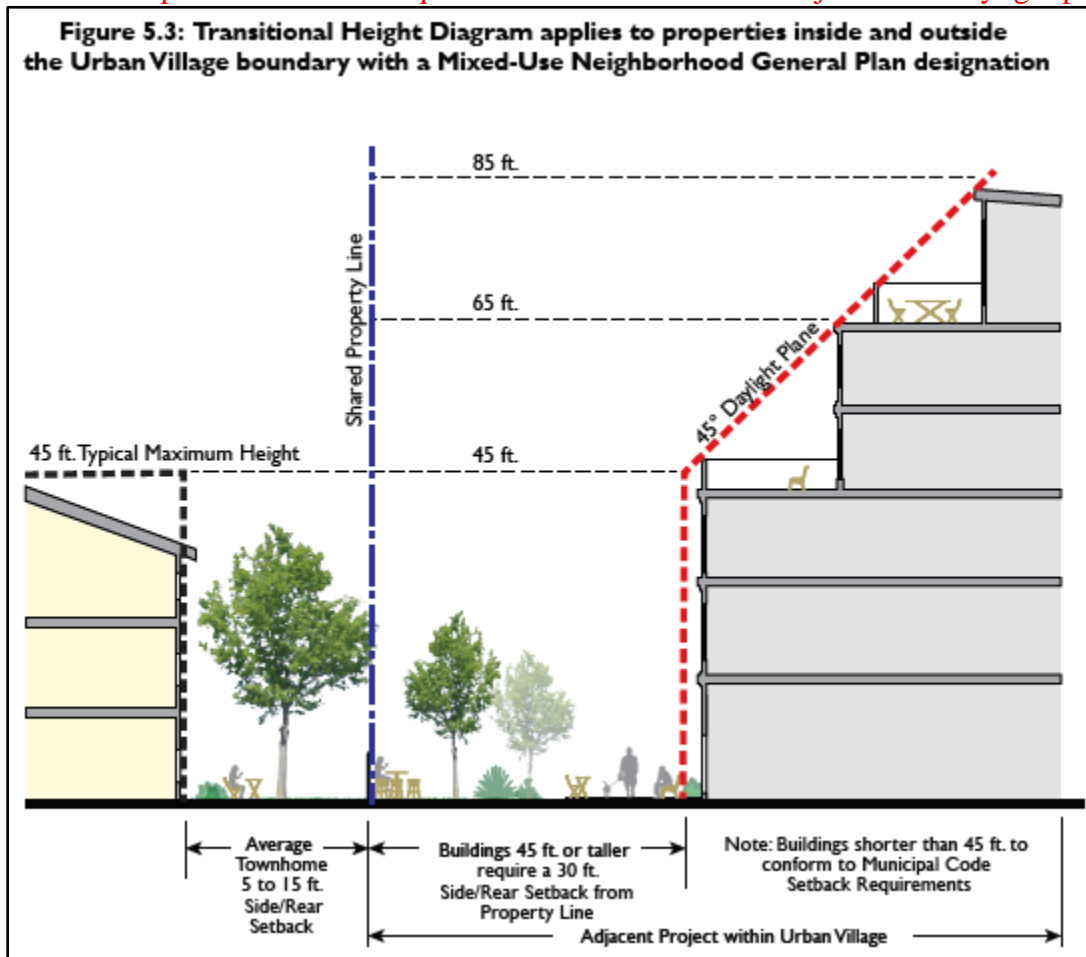
For new development adjacent to properties designated Residential Neighborhood (both inside and outside the Urban Village boundary), buildings and structures are encouraged to not intercept the 45-degree daylight plane as measured from the adjoining side or rear property line (see Figure 5.2).



- Updated **Urban Design Policy UD-4.4:** ~~The following setbacks and stepbacks are intended to maintain compatibility between existing buildings outside of the Urban Village boundary and new development for rear setbacks:~~
 - ~~For new development adjacent to a parcel with a Residential Neighborhood General Plan land use designation or existing single family or duplex building outside of the Urban Village boundary: 35 feet in height maximum within 40 feet of the property line, thereafter increasing by one foot for every one additional foot of setback. (See Figure 5.2.)~~
 - ~~For new development adjacent to a Mixed Use Neighborhood General Plan designated parcel or existing multifamily or townhome building outside of the~~

~~Urban Village boundary: 45 feet in height maximum within 40 feet of the property line, thereafter increasing by one foot for every one additional foot of setback. (See Figure 5.3.)~~

For new development taller than 45 feet, provide a minimum 30-foot side and/or rear setback along the shared property lines with adjacent Mixed-Use Neighborhood designated properties (both inside and outside the Urban Village boundary). Starting at a height of 45 feet, buildings and structures are encouraged to not intercept the 45-degree daylight plane (see Figure 5.3). Buildings shorter than 45 feet shall conform to the San José Municipal Code setback requirements and shall not be subject to the daylight plane.



The following Urban Design policies were added to the draft plan:

- **Urban Design Policy UD-4.5:** Non-occupiable architectural features such as roof forms, chimneys, stairwells, and elevator housings may project up to ten feet above the maximum height limits, but shall not exceed the established daylight plane.
- To address height and grade issues, staff added **Urban Design Policy UD-4.6:** Height shall be measured as required by the San José Municipal Code.

The following Urban Design Guidelines were added to the draft plan:

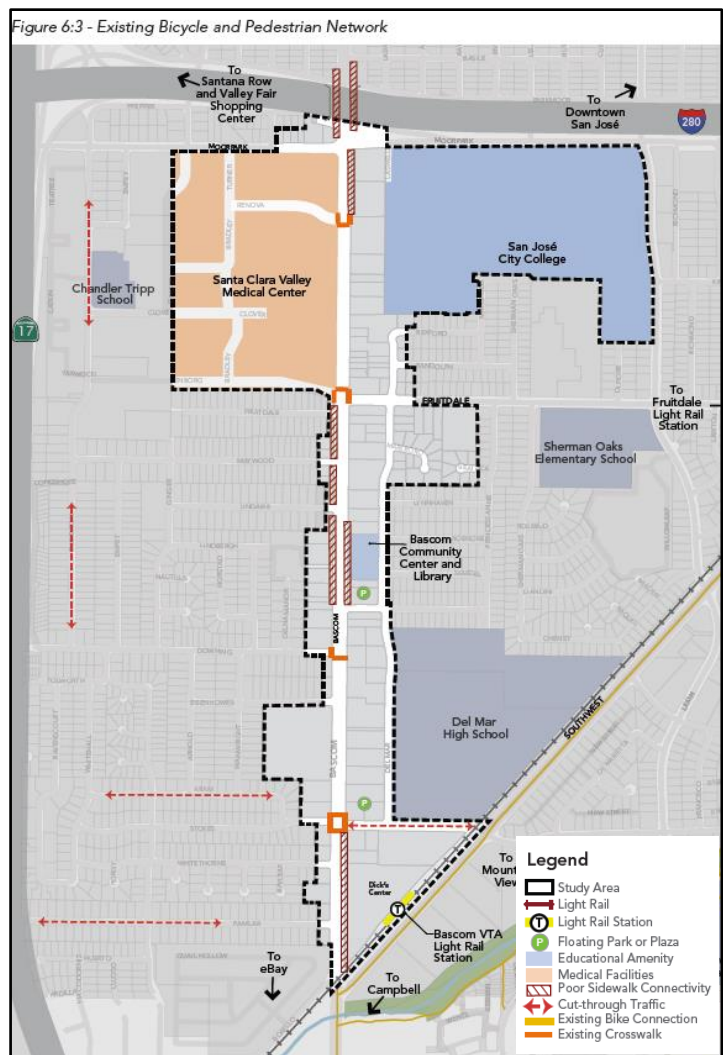
- **Height Guideline 2:** The finished first floor elevation should not exceed three feet above the sidewalk elevation, unless the elevation change is landscaped, terraced, or punctuated with staircases at least every 25 feet, or otherwise treated with a transitional design feature.
- To address concerns of increased impervious surfaces within the Village, staff added the following stormwater management guidelines:
 - **Stormwater Management Guideline 4:** Minimize the use of impervious surfaces with permeable paving materials or porous asphalt around tree wells, along parking lanes, and in surface parking areas to increase infiltration of stormwater.
 - **Stormwater Management Guideline 5:** Allow curb cuts for inflow and outflow of the stormwater runoff.

Changes to the Circulation and Streetscape Chapter

- Updated Circulation and Streetscape Figure 6:3 to show existing cut through traffic.

The following Circulation and Streetscape policy was added to the draft plan:

- To address wayfinding concerns, staff added **Circulation and Streetscape Policy CS-2.4:** Encourage a pedestrian-friendly environment that extends beyond the Village boundary by providing optimally-placed and reassuring wayfinding signage throughout the South Bascom Urban Village.
- **Circulation and Streetscape ACTION ITEM 2:** Ensure the coordination of planning efforts between the Planning Division and the Department of Transportation to align specific guidelines for improving bicycle facilities with the San José Bike Plan 2020 strategies.



Changes to the Implementation Chapter

- Removed descriptions of funding mechanisms.
- Add the community's urban village amenities in a prioritized list.

The following Implementation policy was added to the draft plan to reflect the Urban Village Implementation Framework:

- **Implementation Policy I-1.1:** Projects must conform to the Urban Village Implementation Framework, when adopted by the City Council.

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

For questions please contact Michael Brilliot, Division Manager, 408-535-7831

Attachments:

1. [South Bascom Re-Hosted Open House Summary](#)
2. Public Correspondence Post Planning Commission Hearing
[South Bascom \(North\) Urban Village Draft Plan](#)