



Memorandum

TO: CITY COUNCIL

FROM: Councilmember Raul Perez
Mayor Sam Liccardo
Councilmember Dev Davis
Councilmember Sylvia Arenas
Councilmember Matt Mahan

SUBJECT: Delmas Senior Living Facility

DATE: January 22, 2021

Approved

Date: 01/22/2021

RECOMMENDATION

1. Approve planning commission's recommendation approving the General Plan Amendment, Conforming Rezoning, Conditional Use Permit, and Vesting Tentative Map for a Residential Care Facility Located at 470 West San Carlos Street, and,
2. Direct the applicant to work with the community to explore enhancements along the southern property line such as green screens, landscaping features to aesthetically soften the transition between the two properties as well as improve privacy.

ANALYSIS

Thank you to City Staff, the applicant and community for the strong engagement in this process. This mixed-use project along what the city envisions as a vibrant West San Carlos corridor, will provide employment for 60 staff members and residential care for up to 190 residents. With an aging population in San José, facilities such as the proposed project is an opportunity for our seniors to reside in a growing urban environment.

Building Heights, Massing & Setbacks

Councilmember Perez has engaged with the community on this project since its inception including the Delmas Park Neighborhood Association and Diridon Area Neighborhood Group. Hearing the community's concerns and rather than preempt the ongoing Diridon Station Area Plan (DSAP) update, he urged the applicant to work within the confines of the existing 2014 DSAP plan, which our long-time community members

worked hard to create. We commend the neighborhood for catalyzing early conversations with the applicant which has resulted in substantial design changes.

For example, as seen in **Figure A**, the project was originally proposed at 85' but following feedback from the Council Office and the community, it was lowered to 65', which is compliant with the existing 2014 DSAP height restrictions. Per pages 3-8 of the current DSAP, *"The height guidelines discourage taller buildings adjacent to areas with existing single-family homes... a height limit of 65' to ensure compatibility of new residential development with the adjacent single-family neighborhoods. The height limits in these two residentially designated areas are intended to provide transition zones between the adjacent predominately one-story homes and the residential or commercial development to the east that could potentially be built to heights of between 110' and 130', depending on location."* With this in mind, the project heights meet the intent of the 2014 DSAP design guidelines.

Fig. A

DELMAS SENIOR LIVING

Response to Community Concerns



As stated in staff's report, the project's setbacks on the southern frontage with the adjacent property are consistent with the 2019 Council-Approved Downtown Design Guidelines, which supersedes the 2014 DSAP design guidelines. Per the design guidelines 4.2.2, under 'rear transition' (applies to all the internal property lines next to residential with max height of 45'), a massing step back of 20' is needed, but only above the 70' height mark. Everything below that could be at the property line. While the project could have entirely been designed at the property line, it instead included a voluntary partial 10' setback out of consideration for its neighbors.

Ongoing DSAP Update Process

The ongoing DSAP update process was directed by Council to contemplate additional density throughout the DSAP area considering the transportation and economic growth on the horizon for the Diridon Station Area. Currently, drafts for the update call for this area to contemplate 110' based on the analysis of development potential and its relativity to the adjacent neighborhoods. If the project is delayed to account for whatever results

from the DSAP update, the applicant could increase building heights and massing from 65' up to 110'. Therefore, the proposed heights and massing strikes a balance to meet the neighborhood's concerns.

Conclusion

The applicant has also incorporated other features out of respect for the neighborhood including placing the loading zone away from the residential facing frontage, contributing to traffic safety measures, and adding design features to complement the neighborhood aesthetics. They will also be providing Below Market Rate units for workforce housing intended for the employees. After robust analysis, we believe that the proposed project achieves our general plan goals while taking into consideration the community's concerns.

BROWN ACT DISCLAIMER

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.