



Department of Planning, Building and Code Enforcement

JOSEPH HORWEDEL, DIRECTOR

File No. PDC08-036

COMMUNITY MEETING INVITATION

Location: 711 N. 7th Street (in the garage at the rear)

Date: Wednesday, September 29, 2010

Time: 6:30 p.m.

Dear Neighbor,

The City of San Jose Planning Division would like to invite you to a community meeting about a proposed development in your area (see map). Planning staff will be facilitating the meeting, providing you an opportunity to learn about the proposal and get answers to your questions. We are very interested in your input on this proposal and encourage your attendance at this meeting. We will consider all comments during our evaluation of the proposal.

Proposal : To change the zoning on the subject 11.4 acre site located at the northwest corner of 10th and Taylor Streets in Japantown to allow for the development of a mixed-use project that includes the development of up to 389 multi-family attached residential units, 14 work/ live units, a restaurant, and artist studios. The zoning also includes provisions for the existing Gordon Biersch Brewery to remain.

There are three proposed new buildings to be located on the east side of the property along 10th Street that would be five stories in height and include 318 condominium homes, 14 work/ live units, a 5,500 square foot restaurant, private outdoor open space in courtyards in each building and a community room in the center building. The fourth building (brick construction), located on the west side of the property and is a "Structure of Merit" on the City's Historic Resources Inventory, would be enhanced to include 71 below market rate homes, an 8,500 square foot bulk space for artist studios and private indoor open space in an atrium courtyard. To accommodate these uses, this building would be increased in height to three stories. Additionally, an indoor podium garage and outdoor surface parking would be provided to adequately accommodate all the uses. A one-acre park (.61 acres contributed by this project) is planned at the northeast corner of the property. The Gordon Biersch Brewery located at the southwest corner of the site would remain as is. This proposal will also allow for the existing uses to remain until construction has begun on the new project.

Again, your participation in the planning process will help us analyze the request and consider the community's input. If you have any questions before the meeting or during the process, please contact:

City of San Jose:

Planning Services Division

Lesley Xavier

Project Manager

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Applicant:

Libitzky Property Companies

Don Lapidus

Phone: 650-949-1529

E-mail: donlapidus@earthlink.net

Muốn biết tin tức bằng tiếng Việt Nam về tờ thông tin này, xin quý vị liên lạc Trung Nguyen ở số (408) 535-7883.

Para información en español acerca de esta solicitud, comuníquese con Anna Ayala al (408) 535-7602.

Map to Meeting Location



Map of Project Site

