

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

Hearing Date/Agenda Number
H.L.C. 3/02/05 Item 5.d.

File Number
NR05-002 / PD04-084

Application Type
Planned Development Permit / NEPA Review

Council District SNI
7 Washington

Planning Area
South

Assessor's Parcel Number(s)
477-20-021, 026, 050, and 132

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Teresa Estrada

Location: Easterly side of Senter Road, approximately 600 feet southerly of Needles Drive

Gross Acreage: 7.2 Net Acreage: 4.5 Net Density: 48 DU/AC

Existing Zoning: A(PD) Planned Development Existing Use: Former ranch/agriculture and vacant

Proposed Zoning: No change Proposed Use: 218 affordable multi-family attached residences and associated parking garages and improvement on a gross acre site

GENERAL PLAN

Completed by: TE

Land Use/Transportation Diagram Designation
Public Park/Open Space and High Density Residential (25-50 DU/AC)

Project Conformance:
 Yes No
 See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: TE

North: Office and Industrial Park IP Industrial Park
East: Coyote Creek and High School A Agriculture
South: Elementary School and Industrial Park A (PD) Planned Development
West: Detached Residential and Office LI Light Industrial and A(PD) Planned Development

ENVIRONMENTAL STATUS

Completed by: TE

Environmental Impact Report found complete
 Negative Declaration circulated on
 CEQA Negative Declaration adopted on May 26, 2004

Exempt
 Environmental Review Incomplete

FILE HISTORY

Completed by: TE

Annexation Title: McKinley Nos. 83, 89 and 93

Date: 11/21/1979, 7/27/1981, and 2/1/1986

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval
 Approval with Conditions
 Denial
 Uphold Director's Decision

Date _____

Approved by: _____
 Action
 Recommendation

OWNER

APPLICANT

ARCHITECT

Paseo Senter, LP
465 South First Street
San Jose, CA 95113

Core Development, Inc.
c/o Paul Ring
470 South Market Street
San Jose, CA 95113

David Baker + Partners
Kevin Wilcox
461 Second Street Suite C127
San Francisco, CA 94107

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: TE

Department of Public Works

None

Other Departments and Agencies

None

GENERAL CORRESPONDENCE

“Historic Property Survey Report/Finding of Effect: Paseo Senter Road Family Housing Project, City of San Jose, Santa Clara County, California,” by Basin Research Associates, dated February 2005.

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

The applicant, Paul Ring on behalf of CORE Development, Inc., is requesting a Planned Development Permit (File No. PD04-084) to construct the Paseo Senter Family Housing Project, a high-density affordable multi-family residential apartment complex with residential support uses, parking and surface parking, the extension of public street improvements, and riparian corridor improvements along the west bank of Coyote Creek on an approximately 7.2-gross acre site located on the easterly side of Senter Road, approximately 600 feet southerly of Needles Drive.

Surrounding land uses include single-family detached residential and office uses to the west, office and industrial park uses to the north, Coyote Creek and Yerba Buena High School to the east (across Coyote Creek), and an elementary school and industrial park uses to the south.

Funding is being requested from the U.S. Housing and Urban Development (HUD) through the City’s CDBG administration program for the proposed project. This federal funding request requires the project to be evaluated under the context of the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), which apply to federal actions.

Project Description

The project site contains three residential structures, remnants of an orchard, agricultural buildings and sheds, garages, horse-stables, barns, and miscellaneous equipment and has been used for agricultural purposes for a number of years. The site slopes gently from Senter Road easterly to Coyote Creek. Mature trees from the remnant orchard and grassy vegetation are located in the center of the site. Access to the site is currently from several small, gravel/dirt driveways along Senter Road.

The Planned Development Permit will allow the demolition of all the existing residential and agricultural structures and the construction of 218 affordable multi-family residential units within two, four-story buildings up to 50 feet tall, with embedded parking structures. Approximately 8,500 square feet of residential support uses consisting of office/community space, surface parking, are also proposed along with the extension of Wool

Creek Drive and a dedicated riparian corridor along the west bank of Coyote Creek. Potential tenants for the community-serving space are a Grandparent Caregiver Resource Center and the American Indian Educational Center Alliance.

ENVIRONMENTAL REVIEW

Since CORE Development is also applying for federal funding for the proposed project from the U.S. Department of Housing and Urban Development's (HUD) HOME program under the Cranston-Gonzalez National Affordable Housing Act (NAHA), as well as the Supportive Housing Program authorized by Title IV of the McKinney-Vento Homeless Assistance Act, the project is required to be evaluated under the context of the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA), which applies to federal actions involving properties 50 years of age or older, for evaluation of eligibility and listing in the National Register of Historic Places (NRHP).

The Historic Landmarks Commission (HLC) reviews the proposed project to determine whether the undertaking will result in significant adverse effects to archaeological or historic resources eligible for the National Register of Historic Places for the purposes of NEPA and Section 106. Under NEPA and Section 106 review, the City shall convey the Commission's comments to the State Historic Preservation Office (SHPO). If the HLC finds that the project does not result in an adverse effect to resources eligible for the National Register, and SHPO does not object within 30 days, the undertaking shall be considered a Finding of No Adverse Effect. If the Commission finds that the project does result in an adverse effect to resources eligible for the National Register, the City and SHPO will work together to minimize the impacts.

ANALYSIS

The area of potential effect for the project is the project site itself, which consists of three properties, 1896 Senter Road (APN 477-20-132); 1900 Senter Road (APN 477-20-050); and 1970 Senter Road (APN 477-20-021). An historic report (attached), prepared for the proposed project includes an evaluation of the potential historic resources, and summarizes previous reports found through a prehistoric and historic site record/literature search.

The report states that there are no prehistoric or historic archeological sites recorded within or adjacent to the subject site. In addition, archeological testing and consultation with local Native Americans and others has determined that there are no National Register listed, determined or potentially eligible resources within or adjacent to the APE.

A 2002 survey of the project area by Ward Hill, revealed that 1896 Senter Road consists of 12 buildings dating to ca. 1930-1970. The existing house retains a good level of historic integrity, but does not appear to be a sufficiently exceptional example of a vernacular bungalow style house eligible for the National Register. Due to the poor condition of the outbuildings and the extensive rebuild of the stable with new materials, the integrity of the entire ranch complex is severely deteriorated. The determinations for the bungalow style house at 1900 Senter Road, built ca. 1915-1920, and Ranch style house, at 1970 Senter Road, built in 1952, were the same, further confirmed with findings that the buildings and early residents were not associated with significant events or significant venues in San Jose's history.

Conclusion

No prehistoric or historic archaeological sites have been recorded within or adjacent to the proposed project and

no architectural properties eligible for the National Register have been identified in the project site. The on-site structures were evaluated as not eligible for the National Register, nor do they qualify for the California Register, or listing in the San Jose Historic Resources Inventory. A determination of "No Historic Properties Affected" is applicable to the project.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission make the following findings and take the following actions:

1. Concur with the finding that no historic or archeological properties listed or eligible for inclusion in the National Register of Historic Places have been identified with in the project area and therefore that a determination of No Historic Properties Affected is applicable.
2. Concur that post-review discoveries of cultural resources shall be treated in accordance with 36 CFR Park 800.13.
3. Refer the project to the State Historic Preservation Officer for concurrence, pursuant to NEPA and NHPA requirements for HUD funding.

Attachments: "Historic Property Survey Report/Finding of Effect: Paseo Senter Road Family Housing Project, City of San Jose, Santa Clara County, California," by Basin Research Associates, dated February 2005; 36 CFR Part 800

Section 106 Regulations: 36 CFR PART 800—Protection of Historic Properties