

**DRAFT NOTES FROM COMMUNITY MEETING
PDC06-067
PLANNED DEVELOPMENT REZONING
535-575 RIVER OAKS PARKWAY (CADENCE PROPERTY)**

Date: Thursday, February 22, 2007

Time: 6:30 p.m. – 8:30 p.m.

Q1: What is the process for the Planned Development Zoning application?

1. Zoning application is currently under review
2. The applicant has expressed a willingness to go to a third community meeting.
3. Planning Commission public hearing date is yet to be determined.
4. City Council public hearing date is yet to be determined.

Q2: What is the happening with the overall North San José Master Plan?

1. The “Master Plan” is actually a Master Design Guidelines and Park Planning for North San José.
2. It is currently underway.
3. Community meetings are currently being scheduled.
4. The Transit/Employment Residential District Overlay that allowed residential was approved in 2005.

Q3: What about region-wide impacts to schools, infrastructure, and utilities?

1. The projects are subject to the North San José Area Development Policy fees for traffic impacts, and to the school impact fees per existing State and city ordinance. The City adopted a Traffic Impact Fee for North San José that assesses a fee on private development to help pay for regional transportation infrastructure.
2. The North San José Area Development Policy includes specific new street construction projects. The Master Design Guidelines and Park Planning being prepared for the North San José area will further address the need for new streets.
3. Utility needs were addressed as part of the preparation of the NSJ Area Development Policy and are discussed in the EIR prepared for that effort. The City’s Department of Public Works will continue to oversee the construction of new utilities both as part of private development projects and through the City’s Capital Improvement Program.
4. The Santa Clara Unified School District is currently performing an assessment, funded by the City of San José, of school facility needs. .
5. School fees:
 - A. Because the Santa Clara Unified School District is a BASE Aid School District, the District obtains funding based on the property taxes assessed within their District instead of on a per student basis. Redevelopment will raise property values, resulting in increased property tax revenue for the District.
 - B. New development is also required to pay a fee as part of the issuance of Building permits, which goes to the School District.

Q4: How does the tax money sent to the state get back to the local school district?

It is distributed by the State.

Q5: Will the architectural design of the project match the neighborhood context?

The City uses adopted Residential Design Guidelines to review compatibility of proposed residential projects with existing neighborhood context. New development may have a different style, density, construction type or other feature from existing development. The guidelines address appropriate setbacks, transition and interfaces.

Q6: What is the long-term goal for the area?

1. The City's long term goal for North San José is to promote job growth by allowing for more intense development of industrial office and Research and Development uses.
2. The City will allow for conversion of up to 285 acres of North San José area to residential to support the desired job growth. Converted land should be developed at higher density to maximize the benefit from the number of units achieved while minimizing the cost of lost potential employment lands. Areas appropriate for conversion to residential use were selected based upon the existing uses on potential sites, proximity to other residential uses, proximity to transit facilities and proximity to natural resources that can serve as an amenity for new residential development. These new residential areas are intended to help knit existing residential areas together into more cohesive neighborhoods and to provide an opportunity for an increase in services for area residents. Depending on land use designation within certain areas, existing vacant buildings are to remain Research and Development Industrial.

Q7: Regarding the subject proposed development, there are concerns about the rear building and privacy for adjacent uses. Is the main face of the building to be inward facing?

This will be addressed through the Planned Development Zoning and Planned Development Permit review processes.

Q8: Will there be a shadow study?

Yes.

Q9: What about the Agnews Facility?

The State is the current owner and operator of the Agnews Facility. The State has indicated an intention to close the facility and sell the property. Per State law, other State agencies would have the first opportunity to purchase the site. Should the site become available for private purchase, Cisco has first rights to purchase it.

Q10: What about the current lack of convenience retail?

1. The North San José Area Development Policy was updated to make it easier to develop retail commercial.
2. At a separate location within North San José, there is currently an application to develop a large retail center.
3. Several of the residential development proposals incorporate some neighborhood serving retail uses.

Q11: There is interest to maintain the existing quality of life in the neighborhoods. Will the project be rental, or ownership housing; will the City control the quality of the materials?

The City does not regulate ownership versus rental housing. The project will be expected to use high quality materials and to be well maintained regardless of the ownership, consistent with other recent development in North San José.

Q12: The proposed building at the rear is too tall, and a shorter building at the rear will be necessary to match neighborhood context.

Comment noted. Planning staff will ask the developer to improve the interface with the adjacent uses by reorienting the project, increasing building setback, or reducing the building height nearest the property line.

Q13: The existing density (approximately 28 du/ac) and new density (approximately 72 du/ac) are not compatible.

The City's General Plan was approved to allow development at a density of 55 DU/AC or greater on this site. Based upon the City's experience with other projects, it should be possible, through a well designed interface, adequate setback and other measures, to establish a successful transition between the existing and new densities.

Q14: What is the height in feet of the roof line of the building?

1. (Applicant's answer:) The height from finished grade to the roof line of the rear building will be approximately 90'.
2. (Applicant's answer:) The proposal is for 7 residential stories over 1 level of above-ground garage and 1 level of underground garage for the rear building, and 4 residential stories over 1 level of above-ground garage and 1 level of underground garage on the front buildings.

Q15: If the density would be lowered to 55 du/ac, how many stories could be removed from the building(s)?

(Applicant's answer:) Approximately five stories if taken from the rear high-rise building.

Q16: A Master Plan for North San José would clarify where densities would best fit in the area.

Comment noted. While changing the General Plan designations (and densities) is not a part of the scope for the master plan, the consultant will identify sensitive interface areas and propose design measures to address the transition between densities.

Q17: What is the forum for dealing with the broader issues within North San José?

"Broader Issues" may be addressed through a variety of forums. The development of the North San José master plan will include community workshops/meetings. Some of these issues may also be addressed through the annual General Plan amendment process or as part of a comprehensive update to the General Plan.

Q18: Who are the contacts and/or representatives who can answer broader issues in North San José?

Various City staff and/or elected officials may be appropriate based upon the nature of the question. You may contact Planning staff (Andrew Crabtree, Rich Buikema or Rodrigo Orduña) as a first point of contact. Staff contact information is provided on this website.

Q19: What is the council office's role in representing District 4 when there is no councilperson elected for District 4?

The Mayor's office provides representation for District 4 pending the installation of a new councilmember.

Q20: What is the extent of the scope of work on the proposed Design Guidelines?

1. In addition to general public/private area interface, neighborhood connectivity, and potential streets layouts, the guidelines are to include potential locations of schools, retail, and parks.
2. There will also be changes to the zoning ordinance, to be more form-based.

Q21: Will the existing trees remain?

At this point, the project proposes to retain the trees along the north property line. Other trees on site will likely be removed. This will be determined through the Planned Development permit process.

Q22: What is the estimated construction time for the proposed development?

(Applicant's answer:) Approximately two years.

Q23: What is the forum for community input for the proposed development?

1. The community meeting process is set up to allow the developer to hear comments and concerns from the community regarding the proposed development.
2. The public hearing process is set up to allow the Planning Commission and the City Council to hear the comments and concerns regarding the proposed development.
3. The community can always contact their council person to express concerns about a proposed development project or a broader policy issue.

Q24: What safeguards will be in place to reduce construction impacts on the neighbors?

A variety of measures will be required, consistent with State law, City ordinances and permit conditions to be determined and incorporated into the Planned Development Permit.

Q25: Will the developer provide a 3-D version of the project for public review prior to a decision on the proposed Planned Development Zoning? Will there be more detail provided to show the proposal, such as proposal mock-ups, and/or a 3-D model to show the project scale?

The developer is considering this request.

Q26: Has there been any traffic flow modeling done of the potential traffic resulting from this project and its impact on the neighborhood? What will the increases be to traffic?

The cumulative traffic impacts of this development and other proposed development projects in the area have been carefully analyzed and are described, in detail, in the North San Jose project Environmental Impact Report (EIR). In addition all future projects are required to perform an operational analysis.

Q27: There should be turn limitations required on Seely onto Montague Expressway.

As part of the future Trimble / Montague fly-over, it is expected there will be turn limitations at the Seely / Montague intersection. However, the ultimate configuration will be determined at the project design stage. The Trimble / Montague fly-over is a Phase I transportation improvement.

Q28: The proposal should include visual comparisons of the existing buildings in the neighborhood to the proposed buildings on this site.

Something like this will be provided prior to the public hearing for the Planned Development Zoning or Planned Development Permit.

Q29: Will the proposed park be a city park? Will there be public streets to get there, with public on-street parking? Will the park be inviting to the neighboring community, or just be designed to resemble a private park?

The proposed park would be a city (public) park, accessible by public streets with on-street parking available. The design of the park will be determined through a separate process based upon input from the existing neighborhood.

Closing Comments:

Applicant Comment:

The next community meeting will be in one to three months.

City Comments:

1. There are triggers for commercial and industrial development to be phased in before additional residential development over 8,000 units can be developed.
2. The application is not yet ready for scheduling at a public hearing. There are modifications to the proposal that the applicant will make as part of a response to community concerns and Planning Department staff comments.
3. The park location is still being worked out with the applicant.