



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Debra Figone
Harry S. Mavrogenes

SUBJECT: SEE BELOW

DATE: August 24, 2007

COUNCIL DISTRICT: 4
SNI AREA: Not Applicable

SUPPLEMENTAL MEMORANDUM

SUBJECT: ITEMS RELATED TO NORTH SAN JOSE AND A PROPOSED ORDINANCE REZONING A 38.7 GROSS ACRE SITE AT THE SOUTHEAST CORNER OF ZANKER ROAD AND RIVER OAKS PARKWAY (PDC06-038).

REASON FOR SUPPLEMENTAL

On August 14, 2007, the Council voted to continue the subject rezoning request to August 28, 2007, to allow for the Council consideration of a Work Program (attached) for the North San José Neighborhoods Taskforce. The Taskforce is contributing to the preparation of an Implementation Strategy for the adopted North San José Vision Policy. In addition, staff is also recommending that the Council appoint the members of the North San José Neighborhoods Planning Taskforce as advisory to the City Council regarding the North San José Implementation Strategy.

RECOMMENDATION

Staff recommends:

- (a) Approval of the Work Program, including schedule, for the North San José Neighborhoods Planning Taskforce and its contributions to an Implementation Strategy for the recently updated North San Jose Area Development Policy; and,
- (b) Appointment of North San José Neighborhoods Planning Taskforce; and,
- (c) Approval of the subject rezoning proposal as originally recommended by staff, including a centrally located, 5-acre park.

OUTCOME

The approval of the Work Program and appointment of the Taskforce members will facilitate community engagement in the completion of an Implementation Strategy for the North San Jose Vision Policy. The Strategy is expected to be ready to be brought forward by staff for City Council consideration in February 2008.

The approval of the Planned Development Rezoning on the subject site would allow up to 1,900 single-family attached residential units, up to 15,000 square feet of retail commercial uses, up to 16,360 square feet of leasing office and resident clubhouse uses, and a 5-acre public park. These uses are consistent with the adopted *North San Jose Area Development Policy*.

BACKGROUND

The applicant, Irvine Apartment Communities, is requesting to rezone the subject site from IP – Industrial Park Zoning District to A (PD) Planned Development Zoning District to allow up to 1,900 multi-family attached residential units on a 38.71 acre site (approximately 78 dwelling units per acre on the net site area after dedication for public streets and public park). A corresponding Planned Development Permit for the project (File No. PD07-006) and a Tentative Map (File No. PT07-004) are currently on file and under review. The Planned Development Zoning application was filed on May 5, 2006.

The adopted *North San Jose Area Development Policy* provides for the development of up to 32,000 new residential dwelling units within North San Jose, including the potential conversion of up to 285 acres of existing industrial lands to residential use at minimum densities of either 55 DU/AC (up to 200 acres) or 90 DU/AC (up to 85 acres). The subject project was found to be consistent with the Policy and recommended for approval by staff as outlined in the original staff report. The Planning Commission recommended that the City Council defer consideration of the proposed project until the completion of a “master plan” for the North San José area to identify the location of schools, parks and the needs for other essential services, including fire and police protection.

During the Council recess in July, the North San José Neighborhoods Planning Taskforce was formed, which has thus far conducted meetings on July 25, 2007 and August 23, 2007. The Taskforce is a forum for the residents and stakeholders in the North San Jose Area to contribute comments and make recommendations to further the development of livable neighborhoods for Vision North San Jose. Within this scope of work are items and issues such as parks and open space, retail amenities, schools, community centers, police and fire services, bicycle and pedestrian facilities, and the design and integration of residential development. The recommended Taskforce is composed of 20 participants representing neighborhoods, economic and business interests.

