COUNCIL AGENDA: 6-15-10
ITEM: 11.5

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: Mayor and City Council

FROM: Councilmember Rose Herrera

SUBJECT: PDC09-020

DATE: June 15, 2010

Approved Date 6/15/10

RECOMMENDATION

Approve Staff's recommendation for a Planned Development Rezoning to allow for the development of up to 35 single-family attached residences on 2.8 gross acre site located adjacent to an approved, but not yet constructed, 36,500 square foot commercial building.

BACKGROUND

Evergreen Village Square is a key contributor to the economic vitality of San Jose and a positive example of an increasingly prosperous, walk-able, and livable neighborhood district. It is an example of the type of village-concept that is being contemplated in the General Plan update.

Two main issues have emerged for this proposal including density and height. The current zoning for this site already allows the height and density that is included in this proposal. Therefore, this application is consistent with what has always been envisioned for Evergreen Village Square. The only substantive change is adding 35 units back in to the Evergreen Specific Plan. The density in this proposal conforms at 17.5 units per acre. This is at the lower end of the permissible density range. The height limit in this proposed rezoning creates a sensible transition from the retail around the square to the proposed three-story townhomes to the two and three-story homes on the southern border. It has always been intended that the height and density would be closest to the core of the Square and it would decrease in height and density as you move away.

The residential development that is PDC09-020 will be built either concurrently or after the commercial is built. When the Council approved the General Plan text amendment in December 2009, I included a provision to ensure this timing. A win-win for current and future residents and businesses.

In conclusion, this project will help complete the development and activate the southern part of the Square which is currently vacant. The opportunities are endless for filling the retail, completing the commercial, opening the Southeast Branch Library, and creating a vibrant place to live, work, and play.