

Envision 2040 Task Force
200 East Santa Clara St
San Jose, Ca 95113
Attn: Planning Dept – Third Floor

Dear Members of the Envision 2040 Task Force:

I have reviewed parts of the general plan, although not all of it. I only recently (last Friday) heard about this project and how it may impact the neighborhood I live in. I attempted to focus on the sections that pertain to the Village Plans, and that what is planned for in my neighborhood.

In reading these sections, I found that the general plan seems to lack provisions to ensure that development would not begin until a final village plan was in place. The only restrictions I found were on residential development. It didn't say much about retail or commercial development within these planned Villages.

Another concern I noted was there was a lack of specific guidelines for creating proper transition zones between existing single-family residences and the higher density development zone.

I have included some new wording with I hope you will consider in your final draft of the Envision 2040 Plan.

Suggested changes for General Plan Chapter 4: Quality of Life

Strikethrough = remove

Bold = add

CD-1.17 Minimize the footprint and visibility of parking areas. Where parking areas are necessary, provide aesthetically pleasing and visually interesting parking garages with clearly identified pedestrian entrances and walkways. Encourage designs that encapsulate parking facilities behind active building space or screen parked vehicles from view from the public realm. Ensure that garage lighting does not impact adjacent uses, and to the extent feasible, avoid impacts of headlights on adjacent land uses.

Justification for change: provides loophole

CD-4.3 Promote consistent development patterns along streets, particularly in how

buildings relate to the street and existing structures, to promote a sense of visual order and provide attractive streetscapes.

Justification for change: necessary to create a harmonious look of neighborhood.

CD-4.4 In non-growth areas, new development and subdivisions should reflect the character of predominant existing development of the same type in the surrounding area through the regulation of lot size, street frontage, height, building scale, siting/setbacks, construction style, and building orientation.

Justification for change: necessary to create a harmonious look of neighborhood.

CD-4.5 For new development in transition areas between identified growth areas and non-growth areas, use a combination of building setbacks, building step-backs, materials, building orientation, landscaping, and other design techniques to provide a consistent streetscape that buffers lower-intensity areas from higher intensity areas and that reduces potential shade, shadow, massing, viewshed, noise, or and other concerns.

Justification for change: "and" is more inclusive, noise pollution is a very real problem in high density zones.

CD-7.1 Support intensive development and uses within Villages and Corridors, while ensuring an appropriate interface with lower-intensity development in adjacent and surrounding areas.

Justification for change: more inclusive of immediate neighbors of development.

CD 7.2 "Designated Villages and Corridors ~~should~~ shall not be intensified with residential development until a Village Plan has been completed. Residential development that is purely ancillary to a primary employment use, such as penthouse residences in an office building, may be considered in advance of a Village Plan." . Input from the affected existing neighborhood shall form the basis of the Village and Corridor Plans for all elements affecting quality of life in those neighborhoods.

Justification for change: More inclusive restriction on development

CD-7.4 Identify a vision for a consistent urban design character with development standards, including but not limited to building scale, relationship to the street, height, relationship to, and impact upon, affected existing properties and the street, and setbacks, and setbacks, as part of the Village planning process. Accommodate all planned employment and housing growth capacity within each Village and consider how to accommodate projected employment growth demand by sector in each respective Village Plan.

Justification for change: Keeps transition zones in forefront, not as an afterthought.

CD-7.9 Build new ~~residential~~ development within Village and Corridors areas at a minimum of four stories and a maximum of six stories in height with the exception that a single row of ~~2-3 story~~ development, such as townhouses, should reflect the existing adjacent structure height ~~be used~~ when building new ~~residential~~ development immediately adjacent to single-family residential sites that have a Residential Neighborhood designation. The second row of development from the adjacent property should reflect the adjacent structure plus one story. The buildings within the Transition Area must have a setback from shared property line of at least 30 feet.

Justification for change: eliminates the possibility of three story structures built next to one story structures. Helps provide a proper transition zone. Does not restrict building type to residential only. Restricts height of developments.

Suggested changes for General Plan Chapter 6: Implementation

Strikethrough = remove

Bold = add

Page 3 line 9: Village Plans are a prerequisite to ~~residential~~ development in Villages and Corridors.

Justification for change: Development (residential or commercial/retail) should not proceed without a plan in place.

IP-5.1 Prepare a comprehensive Village Plan prior to the issuance of entitlements for ~~residential~~ development within any of the identified Growth Areas, to clearly

address:

Justification for change: Development (residential or commercial/retail) should not proceed without a plan in place.

IP-5.1 .3 Building Heights and Densities: Identify for specific properties within the Village Planning area minimum and maximum thresholds for building heights and densities. These standards should fall within the broader ranges established in the Land Use / Transportation Diagram and be consistent with the planned job and housing growth capacity for the Village area. These standards should be implemented through the Zoning process prior to the development of new residential, commercial, or mixed-use, residential projects.

Justification for change: All forms of development (residential or commercial/retail) should be restricted in height. Second residential is redundant.

IP-5.4 Plan land uses within Village Areas, through the Village Planning process, to include adequate capacity for the full amount of planned job growth, including the identification of optimal sites for new retail development and careful consideration of appropriate minimum and maximum densities for residential and employment uses to insure that the Village Area will provide sufficient capacity to support the full amount of planned job growth. Limit medium density residential development, such as townhouses, to residential sites immediately adjacent to single-family residential properties that have a Residential Neighborhood designation to reflect the existing adjacent structure heights insuring that adequate capacity is provided for all of the job and housing growth planned in the Village Area. proper and scaled transition zones are implemented between low- medium- and high-density areas.

Justification for change: Reinforces transition zones and help protect the quality of existing neighborhoods adjacent to Villages.

IP-5.6 Develop Village Plans for Village areas identified for housing growth in the current Horizon proactively, ahead of developer demand to begin residential development within each Village area. Actively pursue outside funding opportunities for the

Village planning process.

Justification for change: Village Plan needs to be in place regardless of type of growth (residential and commercial). Stops developers from demanding to begin development of commercial space without having Village Plan in place.

Thank you for your time and consideration of these items,

Sincerely,

James Donald
1052 Morse St
San Jose, CA 95126