

October 14, 2020

Scott Henson  
Weingarten Realty Investors  
4440 North 36th Street, Suite 200  
Phoenix, AZ 85018  
[Shenson@weingarten.com](mailto:Shenson@weingarten.com)

**Site Address:** 14200 & 14420 Union Avenue (APN 419-08-012 & 013)

**RE: Planned Development Permit (PD20-007) and Planned Development Zoning (PDC17-040)** to allow the demolition of 168,460 sf of existing commercial strip mall and surface parking lot, the removal of four ordinance-sized trees, and the construction of a mixed-use project including a mixed-use building with 53,750 sf of retail/restaurant use on the ground floor and 305 multifamily residential units on the upper floors, a hotel with 229 hotel rooms and 4,610 sf of commercial use, an assisted living building with 154,680 square feet, 25 townhouse residential units, 48 single-family homes, 7.1 acres of public open space, 98 surface parking spaces and two levels of underground parking for a total of 1,469 parking spaces, and associated landscaping and amenities in the NCC Neighborhood Community Commercial General Plan Land Use Designation and the Camden Avenue/Hillsdale Avenue Urban Village Plan Area on an approximately 18.13-gross acre site. This project is associated with annexation file number Cambrian\_37.

Dear Mr. Henson,

Your application, referenced above, has undergone review for completeness and consistency with City policies and regulations. The purpose of this letter is to provide you with comments and revisions necessary for the project to meet City policies and ordinances, so you can appropriately respond to the issues identified below. The comments below are based on the plans and information currently on file. Additional comments may be made at a later time when we receive revised plans and additional information. Please let me or the contact listed in the attached memos know if you have any questions regarding these comments.

### **Project Issues and Concerns**

---

Based on review of your application, the items listed below are the substantial issues that would affect the proposed project. These issues are explained in more detail in this letter.

1. **Urban Design Review** - The project is currently undergoing Urban Design Review to help assess conformance with the applicable Design Guidelines. This process involves city consultation with a pre-selected architectural firm familiar with the guidelines. See the Design Guidelines Consistency section below for additional details.
2. **Signature Project Policy** – The project is mostly consistent with the Signature Project policy with some minor clarifications to the plans and pending the Urban Design Review (UDR) analysis letter. See the Signature Project Analysis section below for additional details.

3. **Photos of Posted On-Site Project Signs** – Pursuant to the City’s Public Outreach Policy, a sign describing the proposed project is required to be placed on each project site street frontage, so it is legible from the street. A PDF of the on-site poster and instructions were emailed to you on September 4, 2020. The photos have not yet been received.
4. **Development Standards Consistency** – Although this project includes a Planned Development Zoning (PDC), the project must still comply with Bicycle Parking, Motorcycle Parking, and Loading Space requirements unless otherwise stated in the PDC Development Standards. Please review the code-required parking ratios and loading standards, and either meet the requirements or provide alternative Development Standards for staff review, including the basis for the standards (for example, the appropriate number and type of bicycle parking spaces to meet the appropriate Green Building certification for the project, and what these ratios would be, in lieu of the Zoning Code-required ratios.)
5. **Parkland Obligation** – Staff is aware that there is an issue regarding the parkland obligation requirements where Public Works is requesting that the on-site streets be considered private streets and where Parks requires the on-site park to front on at least one public street for it to be counted toward the parkland obligation. We are reviewing this issue internally and will keep the applicant informed of any developments in this regard.

### **Permit Streamlining Act**

---

Pursuant to the Permit Streamlining Act (Government Code Chapter 4.5 of Title 7), when applicable, your application has been deemed **incomplete**. The following information must be addressed to complete the review of your project.

- Please see and address the comments from this letter and from other departments.

### **Project Review**

---

#### **1. Project Description**

Based on the plans and information you provided, we understand the project to include the following scope of work:

- Building 1 - 53,750 sf of retail/restaurant use on the ground floor and 305 multifamily residential units on the upper floors
- Building 2 - 229 hotel rooms and 4,610 sf of commercial use
- Building 3 - 154,680 square feet of assisted living
- 25 townhouse residential units and 48 single-family homes
- 7.1 acres of public open space
- 98 surface parking spaces and two levels of underground parking for a total of 1,469 parking spaces
- The removal of four ordinance-sized trees

Please confirm the description above includes all aspects of the proposed project. If the project description is not accurate, please let us know.

## 2. General Plan Consistency

The subject site is designated **NCC Neighborhood/Community Commercial** on the Land Use/Transportation Diagram of the Envision San José 2040 General Plan. The Neighborhood/Community Commercial land use designation supports a very broad range of commercial activity that have strong connections to and provide services and amenities for the nearby community.

The Neighborhood/Community Commercial General Plan land use designation allows residential development within an Urban Village Area without an adopted Urban Village Plan, provided the development is consistent with of the Signature Project policies (see the Signature Project Analysis below. The project site is located within the Camden Ave/Hillsdale Ave Urban Village Area, planned for Horizon 3 development. A timeline for the Horizon 3 Urban Villages has not been determined.

## 3. Signature Project Analysis

The Signature Project policy ([General Plan Chapter 7 Policy IP-5.10](#)) allows residential and mixed-use projects to proceed ahead of an Urban Village Plan and Growth Horizon if the project meets requirements related to residential density, project design, and the provision of employment space, parks and/or public and privately accessible open space on site, as listed below:

1. Within the Urban Village areas, Signature projects are appropriate on sites with an Urban Village, residential, or commercial Land Use / Transportation Diagram designation.

*Analysis: The site is within an Urban Village Area and is designated Neighborhood/Community Commercial in the General Plan. The project is therefore **consistent** with this policy.*

2. Incorporates job growth capacity above the average density of jobs/acre planned for the developable portions of the entire Village Planning area and, for portions of a Signature project that include housing, those portions incorporate housing density at or above the average density of dwelling units per acre planned for the entire Village Planning area.

*Analysis:*

- a. *Residential Density – Page 4 of Chapter 6 of the General Plan states: “Within Growth Areas, most new residential development is planned to occur at a density of at least 55 Dwelling Units per Acre, with some allowance for lower density projects of at least 30 Dwelling Units per Acre at interfaces with existing single-family neighborhoods.” The residential density of the project is approximately 40 DU/AC, which is calculated on Sheet A3.2 with the subtraction of the Hotel and Assisted Living parcels. Since the surrounding neighborhoods have a density of approximately 9 DU/AC, the proposed density is **consistent** with the density requirement.*
  - b. *Commercial Use – Based on the project site area (approximately 18.13 gross acres), the development must provide more than of 272,565 square feet of commercial/retail/office space. The proposal, with approximately 375,000 square feet of commercial space, is **consistent** with this requirement.*
3. Includes public parklands and/or privately maintained, publicly-accessible plazas or open space areas.

*Analysis:*

- a. *On-Site Public Park: Please review the comment letter from PRNS. The City would like the applicant to provide a site diagram demonstrating which areas are meant to be dedicated to the City and which areas are meant to be private. This can be included in the plan set or as a separate diagram. Please note that the parks must be at least ½ acre in size and face a public street to meet the parkland obligation.*
  - b. *On-Site Public Plazas: Well designed, privately-owned, publicly accessible plazas ('POPOS') can implement this Signature Project policy. Plazas should be designed to provide visually engaging gathering spaces for community members to socialize informally as well as provide space for neighborhood events. These spaces could also be used for commercial activity including spaces for food carts and small farmers markets. POPOS are maintained for public access through a standard project condition of approval, as well as a recorded notice on the property. The standard permit condition is attached, as well as an example recorded notice.*
  - c. *Public Open Space: As outlined in the memo from PRNS, a minimum of 2.87 acres of land or the equivalent in-lieu fee is required for parkland dedications. This can be partially met if the park central to the project meets the required minimum standards of parklands per the attached PRNS Memo.*
4. Achieves the pedestrian friendly design guideline objectives identified within this General Plan.

*Analysis: The following General Plan Community Design objectives relating to pedestrian orientation apply to this project:*

- a. **Policy CD-1.7** Require developers to provide pedestrian amenities, such as trees, lighting, seating, or other amenities, in pedestrian areas along project frontages.

*Staff has received a Landscape Plan and a Lighting Plan. However, Staff has not received a plan for other amenities as described above. Please provide as part of the Landscape Plan set with the next resubmittal.*

- b. **Policy CD-1.11** To create a more pleasing pedestrian-oriented environment, for new building frontages, include design elements with a human scale, varied and articulated facades using a variety of materials, and entries oriented to public sidewalks or pedestrian pathways. Provide windows or entries along sidewalks and pathways; avoid blank walls that do not enhance the pedestrian experience. Encourage inviting, transparent façades for ground-floor commercial spaces that attract customers by revealing active uses and merchandise displays.

*Building 1 – The frontage along Camden and Union Avenues provide windows and transparent frontages along the sidewalk, but it is unclear where the entries are located. The frontage along Main Street also does not call out entry locations. Please add a note to Sheet A7.0 and A7.1 to reflect the entry locations.*

*Building 2 – The frontage elevations along Camden Avenue and Main Street provide windows and transparent frontages, but entry locations are similarly not called out. Please add a note to Sheets A7.3 and A7.4 to label the entry locations and include the ground floor uses on Sheet A9.7. Provide active uses on the ground floor as much as possible.*

*Building 3 – The frontage elevations along Union Avenue and Main Street provide windows and transparent frontages, but entry locations are similarly not called out. Please add a note to Sheets A7.5 and A7.6 to label the entry locations and include the ground floor uses on Sheet A9.15. Provide active uses on the ground floor as much as possible.*

- c. **Policy CD-1.24** Within new development, create and maintain a pedestrian-friendly environment by connecting the internal components with safe, convenient, accessible, and pleasant pedestrian facilities and by requiring pedestrian connections between building entrances, other site features, and adjacent public streets.

*The entrances from the public right-of-way into the mixed-use plaza, including the corner arch, may be too dark and encourage loitering. Provide a lighting detail for the three entrances that show how these entrances will be lit.*

- d. **Policy CD-2.3** Create easily identifiable and accessible building entrances located on street frontages or paseos.

*The main pedestrian entrances along the Camden Avenue, Union Avenue, and Main Street should be more prominent and identifiable. Locate pedestrian entrances on the plans.*

5. Is planned and designed through a process that provided a substantive opportunity for input by interested community members.

*Analysis: In addition to the outreach performed for previous iterations of the plans, the project is required to hold at least one additional Community Meeting, scheduled for November 5, 2020. Additional Community Meetings may be required if any aspect of the project changes significantly between the meeting date and the resubmittal date, or if there is significant community attendance during the first meeting.*

6. Demonstrates high-quality architectural, landscape and site design features.

*Analysis: This project is subject to the Urban Design Review process. This process involves city consultation with a pre-selected architectural firm familiar with the guidelines and will not be completed until after issuance of this letter. The UDR Letter is anticipated to be complete mid-November. The Project Manager will keep the applicant informed of the status of this process.*

*Additionally, a staff-level review of the relevant Design Guidelines is provided in the Design Guidelines Consistency section below.*

7. Is consistent with the recommendations of the City's Architectural Review Committee or equivalent recommending body if the project is subject to review by such body.

*Analysis: The recommendations of the City's Urban Design Review Team will be included with the forthcoming design review letter described above. Additionally, a staff-level review of the relevant Design Guidelines is provided in the Design Guidelines Consistency section below.*

#### **4. Zoning Consistency**

The project shall conform to the Planned Development Standards. Please see Draft Development Standards attached. Staff will work with the applicant to finalize the Standards. Please provide

setback dimensions for all proposed buildings on the plans so staff can make a determination of consistency with these standards.

## 5. Applicable City Council Development Policies

Please note the following [City Council policies](#) may be applicable to your project:

- Green Building Policy
- Post Construction Urban Runoff Management
- Public Noticing (On-Site Posting)
- Public Outreach Policy for Pending Land Use and Development Proposals

### **Council Policy – Public Noticing (On-Site Sign Posting)**

Pursuant to the City’s Public Outreach Policy, a sign describing the proposed project is required to be placed on each project site street frontage, so it is legible from the street. A PDF of the on-site poster and instructions were emailed to you on September 4, 2020. The photos have not yet been received.

The Applicant was also sent a Declaration of Posting. Check the sign periodically to make sure that the sign is not missing, damaged, or vandalized. One week prior to public hearing, please send a signed copy of the Declaration of Posting to the Project Manager to ensure consistency with this policy.

## 6. Design Guidelines Consistency

The Hotel and Assisted Living buildings will be subject to the [Commercial Design Guidelines](#), the Mixed-Use building and Townhomes will be subject to the [Residential Design Guidelines](#), and the single-family homes will be subject to the [Single-Family Home Design Guidelines](#).

Please review and apply the following standards and guidelines as appropriate:

### **Commercial Design Guidelines – Hotel and Assisted Living**

#### Chapter 3. Landscaping

1. A ten-foot-wide landscape strip plus a minimum seven-foot-high masonry wall is required when a driveway or loading area is adjacent to residential uses.

*No loading area proposed. Please define the loading area so staff can make a determination of consistency with this requirement.*

2. A minimum five-foot-wide landscape bulb should be provided at the end of each parking aisle, and
3. A minimum of one tree for each four parking spaces should be planted along rows of parking spaces. Trees should be planted in a five-foot-wide minimum (net) planting area.

*The surface parking aisles are shown with the appropriate landscaping. Please dimension the landscape areas so staff can make a determination of consistency with this requirement.*

#### Chapter 5. Parking and Circulation

1. Entry drives on larger projects should include a minimum five-foot-wide landscaped median to separate incoming and outgoing traffic.

*There is a median shown at the entrance to the project from Union Avenue, but no median at the entrance from Camden Avenue. Please provide medians at both locations and provide a dimension.*

2. Loading spaces should be designed to avoid interference with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street.

*No loading spaces are shown on the plans. Please provide the required loading spaces per the Zoning Consistency section above.*

**Chapter 18. Hotels and Motels**

Delivery and loading areas should not be located near any adjacent residential uses.

*No loading spaces proposed. Please show on the plans.*

**Residential Design Guidelines**

**Chapter 4. Perimeter Walls and Fences** – This section applies to the wall proposed between the single-family lots and the existing residential lots.

Height – Fences and walls should be no more than 7 feet high.

*Please call out the height of the eastern wall adjacent to the existing single-family residences on the plans.*

**Chapter 6. Streets** – This section will apply depending on the width of the street. See the Public Works Memo for required width and apply the appropriate design guidelines from this section.

**Chapter 10. Common and Private Open Space** – This section applies to all residential units proposed.

- A. Private Open Space Required – Private open space can occur in the form of a rear yard, patio, balcony, and/or deck.

*Required Private Open Space:*

<i>Unit</i>	<i>Private Open Space Required</i>	<i>No. of Units</i>	<i>Total SF Required</i>
<i>Single-Family, lot less than 3,000 sf</i>	<i>400 sf per unit, minimum dimension of 15 feet</i>	<i>48 units</i>	<i>19,200 sf</i>
<i>Townhouse</i>	<i>400 sf per unit, minimum 15 feet dimension</i>	<i>25 units</i>	<i>10,000 sf</i>
<i>Mixed Use</i>	<i>60 sf per unit, minimum 6 feet dimension</i>	<i>305 units</i>	<i>18,300 sf</i>
<i>Totals</i>		<i>378 units</i>	<i>47,500 sf</i>

*Proposed Private Open Space: Sheet A3.6 calculates the total private open space for the project at 119,466 sf. However, this calculation includes the front yard of the single-family units, which is incorrect per the definition above.*

*Please provide a detailed summary of the required and proposed private open space separately for the single-family units that only include the rear yard, townhome units, and*

*mixed-use units with your next submittal. Provide dimensions of the proposed private open space on the plans so staff can make a determination of consistency with this requirement.*

- B. Common Open Space Required – Common open space is that outdoor space provided for the use and recreation of all residents of a project and/or indoor recreation/social facilities. Required common open space must be usable, and only landscaping that enhances its utility is permitted. Areas of decorative landscaping are not considered usable common open space and cannot be counted toward the common open space requirements for a project.

*Required Common Open Space:*

<i>Unit</i>	<i>Common Open Space Required</i>	<i>No. of Units</i>	<i>Total SF Required</i>
<i>Single-Family, lot less than 3,000 sf</i>	<i>150 sf per unit</i>	<i>48 units</i>	<i>7,200 sf</i>
<i>Townhouse</i>	<i>150 sf per unit</i>	<i>25 units</i>	<i>3,750 sf</i>
<i>Mixed Use</i>	<i>100 sf per unit</i>	<i>305 units</i>	<i>30,500 sf</i>
<i>Totals</i>		<i>378 units</i>	<i>41,450 sf</i>

*Proposed Common Open Space: Per Sheet A3.6 of the plan set, 145,925 square feet of landscape and 163,747 square feet of hardscape is proposed, for a total of approximately 309,675 square feet of common open space for the entire project. However, this calculation includes areas in setbacks and parking tree areas, among other non-recreational areas, which is incorrect per the definition above.*

*Please provide a summary of required and provided common open space that only includes the area usable for recreation, so staff can make a determination of consistency with this requirement.*

Chapter 11. Building Design

Change in Materials – Material changes not accompanied by changes in plane frequently give material an insubstantial or applied quality.

*Analysis: The mixed-use building appears busy with too many changes in color and architectural style. Further analysis of this standard will be provided with the Urban Design Review.*

Chapter 17. Single-Family Detached Houses

1. Garage Frontage – No more than 50% of the building frontage facing a street should be devoted to garages, carports, or open parking. This may be increased to 62.5% of the building frontage, but only if the garage is recessed a minimum of 5 feet behind the front face of the first story of the house.

*Analysis: This guideline is being reviewed by the Urban Design Review consultant. Additional information will be provided with the UDR Letter.*

2. Roof Design – Provide elevations for the single-family homes to allow a determination of consistency with the design requirements for roofs.

## Chapter 22. Garden Townhouses

1. Building Separations – Provide dimensions on the plans for all building separations so staff can make a determination of consistency with this section.
2. Driveways - Driveways should not be lined with barren processions of garage doors. Garage face portions of buildings do not need to be separated from driveways, however, there should be at least one nine (9) net square-foot planter area containing a tree or large shrub located between garage doors. The area above the tree pockets should remain unobstructed to allow for the future growth of the tree. Underground utility lines should not be located within 5 feet of the tree pocket.

*This area is proposed to be planted per the landscape plans. Show dimensions so that staff can make a determination of consistency with this section.*

Chapter 25. Mixed-Use Development – Pedestrian circulation should be given special attention and should provide convenient access to adjacent facilities and uses.

Building Design, Vertical Mixed Use – The design of building facades should be balanced, harmonious and pleasing to the eye. Large boxy buildings with little or no decoration are not appropriate, but neither are overly decorated and overly articulated buildings that have a frenetic appearance.

*Analysis: Per Sheets A7.0 and A7.1 of the plan set, the mixed-use building on the corner has too much color and style variation. This is being further reviewed by the UDR consultant, and additional information will be provided with the UDR Letter.*

## **Single-Family Design Guidelines**

The single-family homes will be further reviewed per these Design Guidelines when the elevations and/or renderings are received. The forthcoming UDR Letter will also have comments regarding the single-family home designs.

### **7. Tree Removal Policy**

A request for a tree removal permit may be included as part of an application for a development permit per Section 13.32.080 of the Municipal Code. Sheet L10.30 of the plan set shows four ordinance-size trees and one non-ordinance size tree to be removed. Please label the following on the referenced Tree Disposition Plan:

- Species of trees to be removed (label as native or non-native)
- Size of trees to be removed (height and circumference of trunk at 4.5 feet above grade)

### **8. Environmental Review - California Environmental Quality Act (CEQA)**

An updated Notice of Preparation (NOP) is being prepared by the environmental consultant and City staff to inform the public of changes to the project description and environmental thresholds, which will be reflected in the draft Environmental Impact Report (EIR). Please keep the environmental consultant updated as to any design and project description changes that may occur over the course of Planning project review. You may contact the Environmental Project Manager, Kara Hawkins, at [Kara.Hawkins@sanjoseca.gov](mailto:Kara.Hawkins@sanjoseca.gov) with any questions or concerns about the CEQA process.

Historic Review – The project has been reviewed by Dana Peak, [Dana.Peak@sanjoseca.gov](mailto:Dana.Peak@sanjoseca.gov), the Historic Plans Reviewer. The historic comments are as follows:

The sign on site is eligible for the California Register of Historical Resources and also meets the criteria for designation as a San José City Landmark Structure. As such, it would be a CEQA resource.

In addition, the shopping center itself is eligible for listing on the San José Historic Resources Inventory as a Structure(s) of Merit, as it has qualities of a historic nature. As such, General Plan goals and policies encourage preservation of the historic fabric of the area and neighborhood, and discouragement of demolition by pursuing alternatives of rehabilitation, re-use and or relocation.

**9. Density Bonus Standards (Informational Only)**

Per email correspondence with the Applicant, Applicant is considering proposing Below-Market Rate Restricted Affordable Units. The following sections detail the bonuses and incentives that are included with the provision of Affordable Units for the applicant’s information.

**Density Bonus**

Projects proposing to provide Restricted Affordable Units per the criteria set forth in the State of California Government Code Section 65915 can include additional residential density calculated as follows, depending on the level of affordability. See the attached Guide to the California Density Bonus Law attached. Projects that qualify for the Density Bonus also qualify for certain parking reductions, incentives, and waivers.

**Density Bonus Incentives**

Per the table below, please note that the Applicant can request up to four (4) incentives in addition to the density bonus and parking reductions discussed above, including exceptions to development standards. If affordable units are proposed, provide a list and a brief summary of each incentive requested on the plans with the permit application for staff review. A separate document will also be required with specific information as to how each incentive will reduce the overall cost of the development or how meeting the development requirement would be physically impossible.

NO. OF INCENTIVES/ CONCESSIONS	VERY LOW INCOME PERCENTAGE	LOWER INCOME PERCENTAGE	MODERATE INCOME PERCENTAGE
1	5%	10%	10%
2	10%	20%	20%
3	15%	30%	30%
4	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)	100% Low/Very Low/Mod (20% Moderate allowed)

In order to qualify for the incentives, please provide the following information per Section 20.190.080.B.3.h of the Zoning Code. The Application must include:

- a. Reasonable documentation that each requested Incentive will result in identifiable and actual reductions to provide the Restricted Affordable Units. Such evidence may include the submittal of the project pro forma to the Approving Authority, providing evidence that the requested Incentives would result in identifiable, financially sufficient, and actual cost reductions.
- b. The cost documentation shall include all of the following items:

- i. The actual cost reduction achieved through the Incentive,
- ii. Evidence that the cost reduction will result in identifiable and actual reductions to provide the Restricted Affordable Units; and
- iii. Such other information as may be requested by the Director of the Planning, Building and Code Enforcement Department or the Director of the Housing Department, or their designee(s), which additional financial information may include, but is not limited to, information regarding capital costs, equity investment, debt service, projected revenues, operating expenses, and such other information as either Director deems necessary to allow the Approving Authority to evaluate the financial information submitted by the Applicant.

## **10. Comments from Other Departments**

Attached are memorandum(s) from other departments/divisions and outside agencies as indicated below. Please carefully review the memos, as they contain critical information related to successfully and efficiently moving through the entitlement process.

- Fire
- Building
- Housing - pending
- Parks
- Public Works
- ESD-MEC (Municipal Environmental Compliance)
- ESC-WMD (Waste Management Division)

Please note that Staff is aware that there is an issue regarding the parkland obligation requirements where Public Works is requesting that the on-site streets be considered private streets and where Parks requires the on-site park to have at least one street be public for it to be counted toward the parkland obligation. We are in the process of working on this internally and will keep the applicant informed of any developments in this regard.

## **11. Plan Clarifications and Required Additional Information**

- Include the project file number (PDC17-040 & PD20-007) on all sheets.
- Provide the on-site sign photos.
- Add elevation sheets for the single-family homes.
- Add a Layout/Site Plan for the townhomes.
- Dimension all setbacks, landscaped areas, and street widths on Layout Plans for each building.
- Provide an Operations Plan for the Assisted Living building. See attached example.
- Add bicycle parking, motorcycle parking, and loading spaces to each building as described in the attached Development Standards.
- Provide a lighting detail for the three entrances from the sidewalk to the plaza, including the corner archway.
- On the Site Plans and the Layout Plans, provide a minimum five-foot wide median at the

entrance to Main Street from Camden Avenue and provide a dimension for the median at Union Avenue.

- On the Site Plan and Layout Plans for the single-family homes, call out the height of the wall/fence adjacent to the existing residences. The height should not exceed seven feet.

### **Sheet A3.6 – Landscape and Open Space Plan**

- Update the private open space calculations to meet the definition of private open space per the Residential Design Guidelines. Provide a detailed summary of the required private open space and the proposed private open space. This should only include the rear yards of the single-family units, the balconies and yards of the townhome units, and the balconies of the mixed-use units.
- Update the common open space calculations to exclude the areas in setbacks and parking tree areas. The common open space calculations should only include those areas usable for recreation per the Residential Design Guidelines.

### **Sheets A7.0 thru A7.6 - Elevations**

- The main pedestrian entrances along Camden Avenue, Union Avenue, and Main Street should be more prominent and identifiable. Locate the pedestrian entrances on the plans.

### **Sheets A9.7 and A9.15 – Floor Plans**

- Label entry locations and include ground floor uses. Provide active uses on the ground floor as much as possible.

### **Sheet L10.70 – Conceptual Exterior Lighting Plan**

- Provide the species and size of each tree on the plan sheet.

## **12. Next Steps**

Please be advised that this summary does not constitute a final review. Additional comments may be provided upon review of any additional information and plan revisions submitted in response to this letter. Please submit the revised plans and a response letter addressing all the comments in this letter and other department comments via email to the Project Manager at the email address below. If the files are too large for email (greater than 25MB), please contact the Project Manager for directions on how to upload files to the City's FTP site or provide a link to the files.

Additional fees may be applicable for the community meeting, additional public noticing, and for other processes/reviews as a result of revisions to the project description or plans, based on the adopted fee schedule. We will inform you should additional fees be required. The project will not be scheduled for hearing until all fees have been paid in full.

The appropriate decision body depends on the level of the environmental document required for the project. This will be determined once the scope for the environmental review is finalized and the historic report has been reviewed.

Should you have any questions, you may contact me at [laura.meiners@sanjoseca.gov](mailto:laura.meiners@sanjoseca.gov) or (408) 535-7869. You may also contact the Supervising Planner overseeing this project, Pat Kelly, at [patrick.kelly@sanjoseca.gov](mailto:patrick.kelly@sanjoseca.gov). We look forward to continuing to work with you and your team on your project in San José.

Sincerely,



Laura Meiners  
Planner III / Project Manager

**Attachments:**

- Parks Memo
- Fire Memo
- Building Memo
- Public Works Memo
- ESD-MEC Memo
- ESC-WMD Memo
- Guide to the California Density Bonus Law
- Example Operations Plan for Assisted Living
- Draft Planned Development Zoning Development Standards
- Standard Permit Condition for Privately Owned Publicly Accessible Plazas
- Example Recorded Notice for Privately Owned Publicly Accessible Plazas