



District 6 Neighborhood Leaders Group

Winter 2015

January 29, 2015

Bascom Community Center

1000 S. Bascom Ave.

annotated by LLA with notes
from the meeting.
(Thnx, Art, for taking notes!)

a full agenda!

Agenda

- ▶ 6:00 Meet and greet
- ▶ 6:30 Introductions and agenda changes
- ▶ 6:40 Elected officials' updates
- ▶ Transit:
 - ▶ 6:50 guest presentation: Ben Tripousis: updates on High Speed Rail, CalTrain electrification, etc.
 - ▶ 7:20 BART update (Alum Rock Station)
 - ▶ 7:25 County expressways
- ▶ Projects:
 - ▶ 7:30 Diridon
 - ▶ 7:35 Ohlone
 - ▶ 7:40 Primrose preschool
 - ▶ 7:45 Win6
 - ▶ 7:50 KaBoom!
 - ▶ 7:53 Historic preservation
- ▶ Creeks:
 - ▶ 7:57 Los Gatos trail - registering 911 & 311 calls
 - ▶ 8:00 Save Our Trails annual meeting and talk
 - ▶ 8:03 Riparian Policy codification & Riparian advocates
 - ▶ 8:07 Trestle update
- ▶ Neighborhoods Commission:
 - ▶ 8:15 Medical marijuana
 - ▶ 8:18 Drones
 - ▶ 8:35 Budget
- ▶ Upcoming meetings:
 - ▶ 8:40 Co-sponsor UNSCC Spring Mixer?
 - ▶ 8:48 Next D6NLG meeting: March 31st (Location?)
- ▶ 8:50 Roundtable and neighborhood announcements
- ▶ 9:00 Adjourn

6:30-6:40 Welcome

- ▶ Any changes to the agenda?
- ▶ Quick introductions
 - ▶ please sign the attendance roster for the records

attendees:

Lauri Yarwasky, Bascom Comm. Cntr
Ben Tripousis, HSR
Odessa Pullins, Rose Garden NA
Michael Larocca, Sherman Oaks NA
Steve Kline, Friends of Bascom Library & SONA
Kirk Vartan, Forest-Pruinridge
James Rincon, BVNA
Amy Rincon, BVNA
Mike Gaines, NWG
Ed Rast, NWG/WGNA
Martin Delson, Palm Haven
Harvey Darnel, NWG
Randi Kinman, SONA & B/DMNAC
Jean Dresden, ;-)
John Leyba, BVNA
Jimmy Lew, Burbank
Brent Pearce, VTA
Helen Chapman, S/HPNA
Terri Balandrs, S/HPNA
Chis Roth, WGNA
Art Maurice, Cory & Vice chair (& note-taker!)
Larry Ames (LLA), NC & Chair

6:40-6:45 Councilmember's Update

be sure to RSVP

- State of the City Address:
Saturday, March 14th, 10 AM
at Independence High School



6:45-6:50 Supervisor's Update

- State of the County address by Supervisor David Cortese
Tues., Jan. 27, 2015

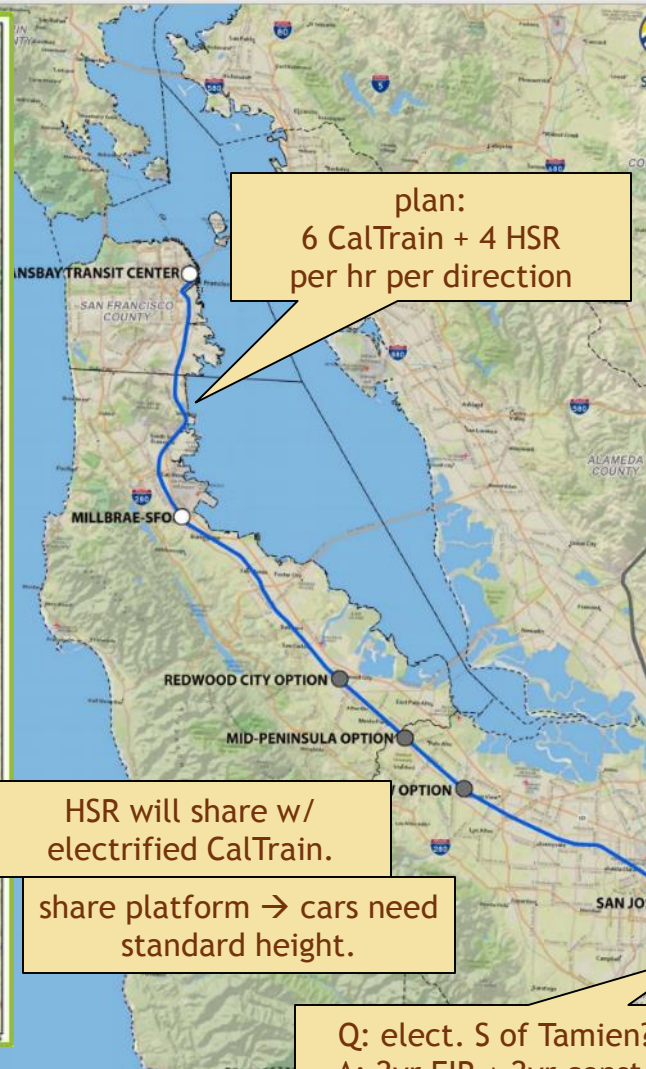


LLA: nice event;
great to see labor & business
cooperating on Homeless issue.



has office downtown SJ,
wants to talk w/ communities.
ben.tripousis@hsr.ca.gov

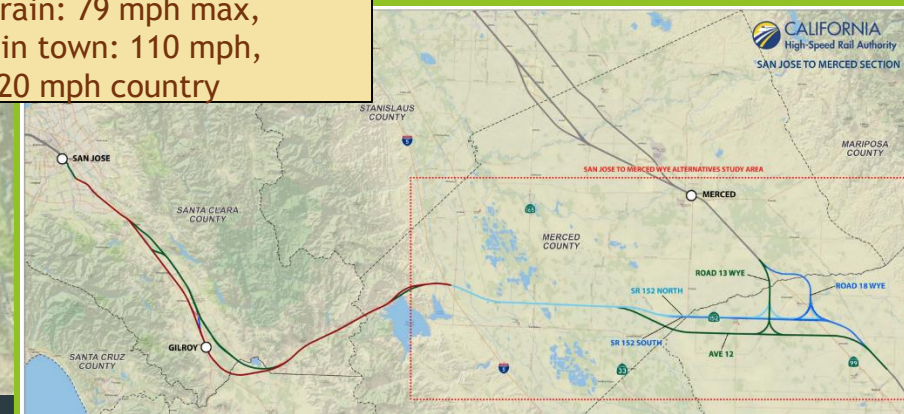
6:50-7:20 Ben Tripousis: HSR & Electrified CalTrain



CalTrain: 79 mph max,
HSR in town: 110 mph,
220 mph country

HSR will share w/
electrified CalTrain.
share platform → cars need
standard height.

Q: elect. S of Tamien?
A: 2yr EIR + 2yr const.

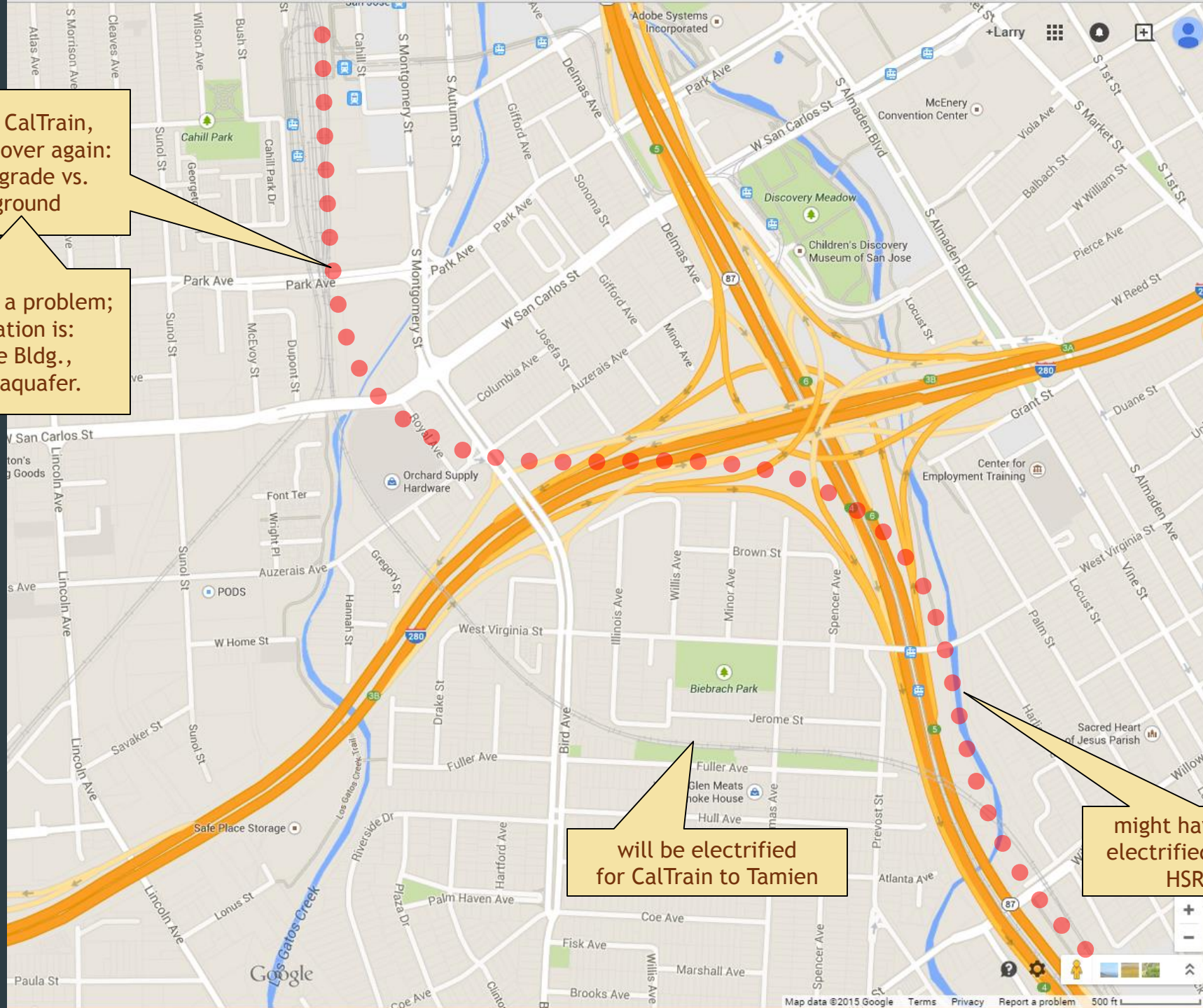


w/ shared electrified CalTrain,
design process starting over again:
need to rediscuss at-grade vs.
elevated & underground

underground tracks not a problem;
but underground station is:
size of Empire State Bldg.,
sideways and in the aquafer.

will be electrified
for CalTrain to Tamien

might have 2nd set of
electrified tracks when
HSR arrives



7:20-7:25 BART Update

NC letter to VTA, 11/25/14

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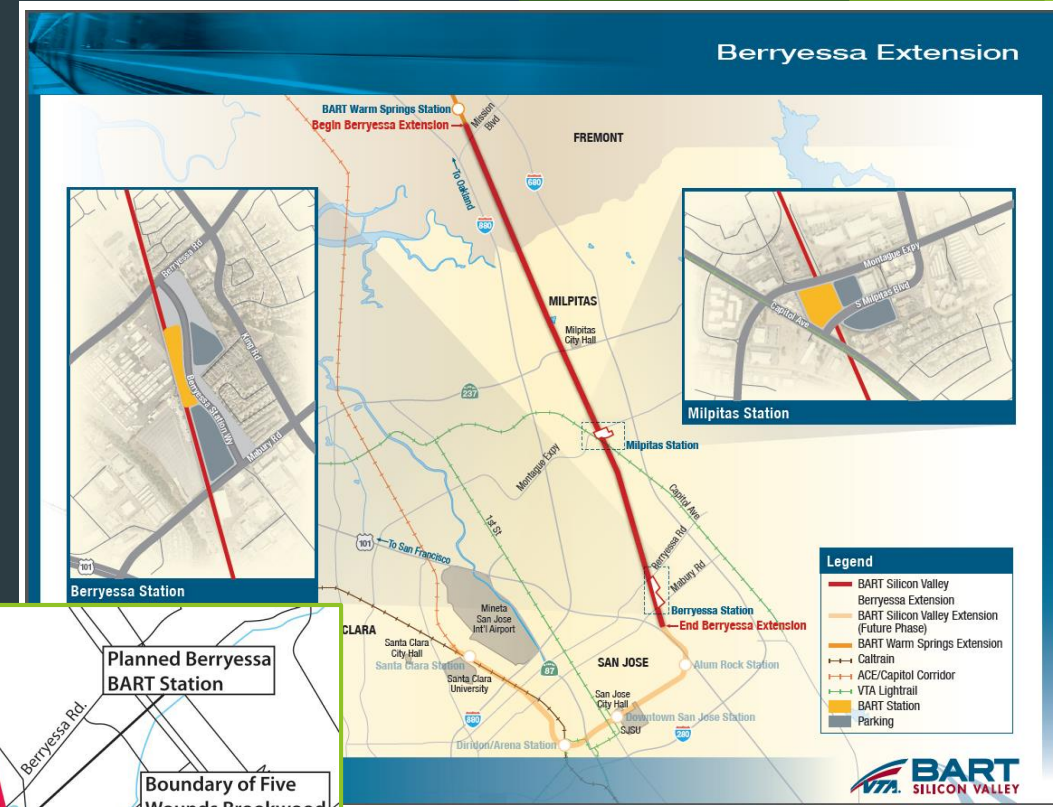
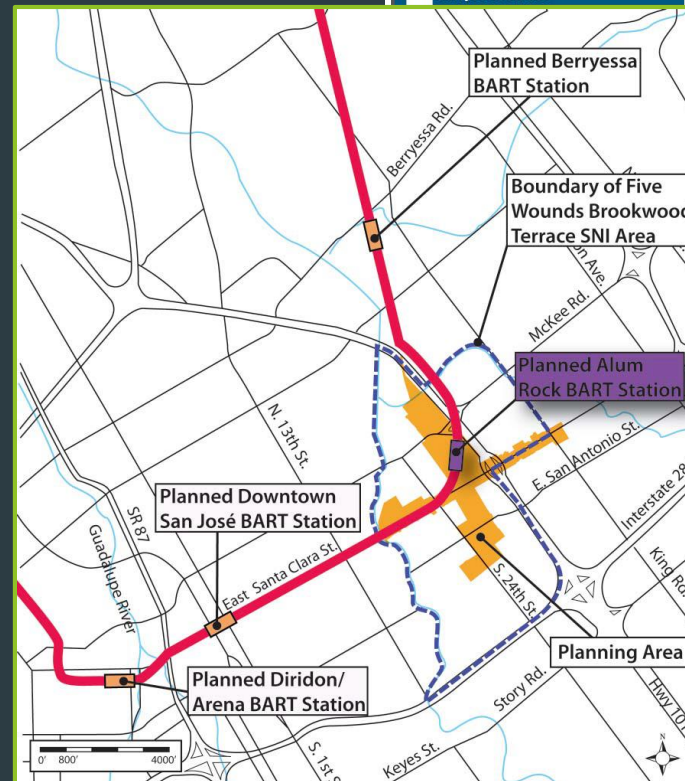
VTA will be holding three scoping meetings to listen to comments about the project.  
Scoping is the first step in the environmental process.  
>>All the Public Meetings will provide the same information

Meeting 1 - February 12, 2015  
open house 5:30 - 6:30 PM; talk at 6:30 - 7:30 PM  
Santa Clara City Council Chambers  
1500 Warburton Avenue, Santa Clara

Meeting 2 - February 17, 2015  
open house 5:30 - 6:30 PM; talk at 6:30 - 7:30 PM  
VTA Customer Service Center  
55 West Santa Clara Street, San Jose

Meeting 3 - February 19, 2015  
open house 5:30 - 6:30 PM; talk at 6:30 - 7:30 PM  
School of Arts and Culture at Mexican Heritage Plaza  
1700 Alum Rock Ave, San Jose

LLA: important for D6:  
we have a lot of Urban Villages  
designed about transit nodes;  
not viable if VTA can capriciously  
change the plans ...





# 7:25-7:30 County Expressway Upgrades

- ▶ [www.expressways.info](http://www.expressways.info)
- ▶ [RDAExpresswayPlan2040@rda.sccgov.org](mailto:RDAExpresswayPlan2040@rda.sccgov.org)
- ▶ *Expressway Plan 2040 Study*  
*Roads and Airports Department,*  
*County of Santa Clara*  
*101 Skyport Drive, San Jose, CA 95110*  
*(408) 573-2417*
- ▶ Thursday, February 12, 2015, 6:30 pm  
**Featured Expressway: Almaden Expressway**  
Almaden Community Center  
6445 Camden Avenue, San Jose
- ▶ Expressway Plan 2040 is expected to be completed by June 2015.
- ▶ Almaden Expressway | Capitol Expressway  
Central Expressway | Foothill Expressway  
Lawrence Expressway | Montague Expressway  
Oregon Expressway/Page Mill Road | San Tomas Expressway  
Santa Teresa-Hale Corridor

LLA: public input is sought

EXPRESSWAY PLAN 2040

## Please Join Us

For an update on Almaden Expressway

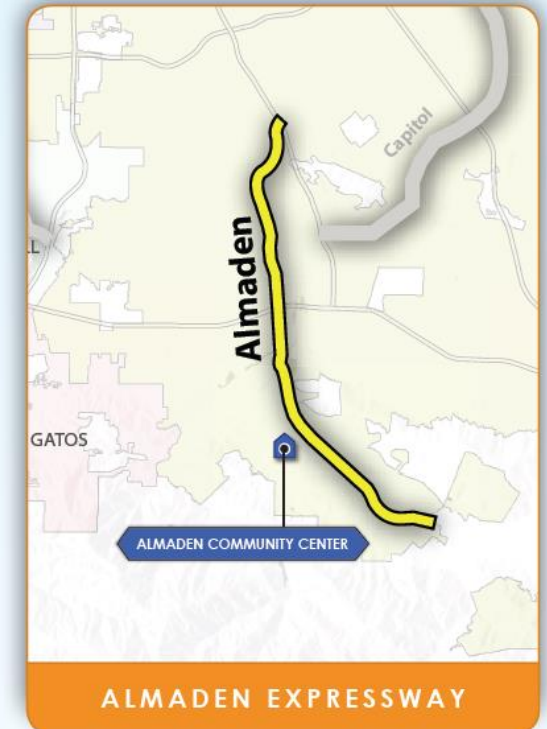
The City of San Jose and County of Santa Clara are hosting a special community meeting to provide a planning update for Almaden Expressway. Community members and expressway users from San Jose, neighboring cities, and the unincorporated areas are invited.

PLEASE ATTEND THIS COMMUNITY MEETING

**February 12, 2015, 6:30pm**

**Almaden Community Center,**  
6445 Camden Avenue, San Jose

Receive an update on the planning status, including concept plans, for Almaden Expressway



# 7:30-7:35 Diridon Station Area Update

- ▶ SJ gives up on the A's?
  - ▶ Replan/revise?
- ▶ Free the Los Gatos Creek!

no updates...





# 7:35-7:40 Ohlone Update

- ▶ Planning Commission 1/28/15
- ▶ February 24, 2015 City Council Hearing

After 6+ years of public discussion, ...

... changes were made at the last minute

## Development Standards

~~Revised December 11, 2014~~ January 27, 2015

File No. ~~PDC08-061~~ **PDC13-004**  
**OHLONE MIXED USE PROJECT**  
**DEVELOPMENT STANDARDS**

### USE ALLOWANCES:

1. Residential development ranging from: 680-800 attached residential units. Residential development on each block shall have a minimum density of ~~55~~ 100 DU/AC. The project shall comply with the City's Inclusionary Housing Ordinance.
2. Commercial development range: ~~24,000~~ ~~14,000~~ 20,000 - 30,000 gross square feet with a minimum of 15,000 square feet to be provided on Block A.
3. Permitted, Special and Conditional uses of the CN Commercial Neighborhood District, as amended. Special and Conditional Uses of the CN Commercial Neighborhood District, as amended may be considered with a Planned Development Permit Amendment.

not all last-minute changes were bad

community is dispirited by the process:  
>lots< of public meetings;  
and then, at the last minute, we get a very basic design foisted upon us.





# Ohlone (cont.)

**Block A:** 150 feet maximum including any roof top appurtenances such as stairwells, equipment screens, elevator towers, etc.

Maximum/Minimum Height: A residential tower shall be provided, that encompasses 10-25% of the block foot print. This tower shall be between ~~140~~ 110 and 150 feet (~~11~~ 10-15 stories above grade). All other buildings shall be limited to 65 feet (max.), except that minor roof top appurtenances such as stairwells, equipment screens, elevator towers, etc. placed more than 5 feet from the streetwall may extend up to 80 feet (max.). An “FAA Determination of No Hazard” shall be obtained prior to the issuance of a Building Permit.

- Commercial loading spaces may be provided along the curb of public or private streets.
- A single, publicly accessible, open plaza area, with direct access to West San Carlos Street and Sunol Street shall be provided. This plaza shall be at least 5,000 square feet.
- Parking lanes along private streets shall include sidewalk pop-outs (i.e. sidewalk areas without parking that extend to the edge of the travel lane) ~~with a combined total length of at least 100 feet per street.~~

## **Block B:**

Maximum/Minimum Height: Minimum height of any occupied floor shall be 70 feet up to a maximum of 150 feet maximum including any roof top appurtenances such as stairwells, equipment screens, elevator towers, etc.

With the exception of A a residential tower ~~shall which if be~~ provided, ~~that shall~~ encompasses 10-25% of the block foot print ~~shall be provided. The A~~ tower shall be between ~~140~~ 120 110 and 150 feet (~~11~~ 10-15 stories above grade) and shall be offset from that of Block A. With a tower, ~~all All~~ other buildings shall be limited to 65 feet (max.), except that minor roof top appurtenances such as stairwells, equipment screens, elevator towers, etc. placed more than 5 feet from the streetwall may extend up to 80 feet (max.). If applicable, an A “FAA Determination of No Hazard” shall be obtained prior to the issuance of a Building Permit.

Sunol Street Setback: 10' minimum (excluding minor architectural projections such as, but not limited to, awnings, fins signs, and balconies). ~~The A~~ tower shall have a minimum / maximum setback of 10-20 feet respectively for at least 50% of the building face oriented towards this

can be shorter

removed reqmnt for  
amount of pop-out shops

mis-worded last-minute change:  
should say “top floor”

Blocks B and C don't have to have  
“towers”, but do need to meet  
density and min/max heights

# Ohlone (cont)

## Use Restrictions:

1. The ground floor frontages along Sunol Street shall include commercial uses or residential common use areas such as, but not limited to community rooms, recreation rooms.
2. ~~No individual~~ Residential units ~~shall~~ may be located on the ground floor adjacent to Sunol Street, but shall not comprise more than 50 % of the street frontage.
3. Garage access shall ~~not~~ be allowed avoided from Sunol Street and should be located off of the new streets of West Street, South Lane, and Earle Avenue.
4. The street level residential interface with Earle Avenue and South Lane shall be comprised of units with direct individual access to the street including stoops and semi-private open space.
5. Parking lanes along private streets shall include sidewalks pop-outs (i.e. sidewalk areas without parking that extend to the edge of the travel lane) ~~with a combined total length of at least 100 feet per street.~~

## Block C:

Maximum/Minimum Height: Minimum height of any occupied floor shall be 55 feet up to a maximum of 90 feet ~~maximum including any roof top appurtenances such as stairwells, equipment screens, elevator towers, etc.~~

With the exception of A a residential tower ~~shall which if be~~ provided, ~~that shall~~ encompasses 10-25% of the block foot print ~~shall be provided. This A~~ tower shall be between ~~110~~ 90 and 130 feet (~~10-9-11~~ stories above grade). With a tower, all other buildings shall be limited to a minimum height of 65 feet ~~70~~ to 80 feet (max.), except that minor roof top appurtenances such as stairwells, equipment screens, elevator towers, etc. placed more than 5 feet from the streetwall may extend up to 90 feet (max.). If applicable, an A "FAA Determination of No Hazard" shall be obtained prior to the issuance of a Building Permit.

!

weasel words...

Blocks B and C don't have to have "towers", but do need to meet density and min/max heights

**ARCHITECTURE:** The project shall use high quality materials and finishes. The footprints of each of the project-towers buildings on each block shall be staggered as noted in the setback standards. Façade designs oriented toward the same direction shall be treated so that there is adequate variation to avoid a similar appearance for each tower building. Façades with ground floor residential uses shall be substantially articulated with stoops, individual unit entrances, and/or common building entrances to help activate the appearance of the streetscape to the satisfaction of the Director of Planning, Building and Code Enforcement at the Planned Development Permit stage.

Building Massing: The project shall break up a large building into smaller masses to reduce the apparent bulk and form a more interesting and varied street wall. The building design for each block shall include, but not be limited to the following:

- Place taller portions of a building at the building corners.
- Break up the massing of building frontages through height variation and façade articulation.
- Break up the building into smaller masses that reflect a building's internal functions.
- Each building should have a clearly articulated base, middle, and top zone.
- Each building should include design elements with a human scale on the ground floor.
- Other massing techniques to the satisfaction of the Director of Planning Building and Code Enforcement.

**PARKING REQUIREMENTS:** No outdoor surface parking, except along streets on-street, shall be allowed anywhere on the project site. Bicycle parking shall be provided for each block in accordance with the Title 20 (Zoning Ordinance) requirements, as amended.

Residential: Note: The table below includes a 10% reduction from the standard Zoning Ordinance parking requirements for uses in close proximity to transit. An alternating parking arrangement may be considered at the Planned Development Permit stage for partial use of surplus commercial parking areas within parking garages.

!

no light-rail station: just give money for transit.

architectural design guidelines

what happened to our promised park? Will it actually happen?

don't have to provide parkland, just money for parks

Common Open Space - 100 square feet average per unit (this includes enclosed recreation space). 50% of the Public plazas outside the setback area may be counted towards the common open space requirement.

#### **PARK DEDICATION:**

Prior to the approval of a Planned Development Permit the developer shall place a Deed Restriction on 3.99 acres of property located at Auzerais and Sunol Streets to ensure the land is dedicated for City parkland. During the PD Permit process, the Developer shall begin work with

Planning, Public Works and Parks and Neighborhood Services and the District 6 Community on the design of Del Monte Park and construction Parks Agreement. The final land dedication by the Developer shall be determined with the City's approval of the first Planned Development Permit.

This project is subject to either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within in the subject Chapter and the Associated Fees and Credit Resolutions.

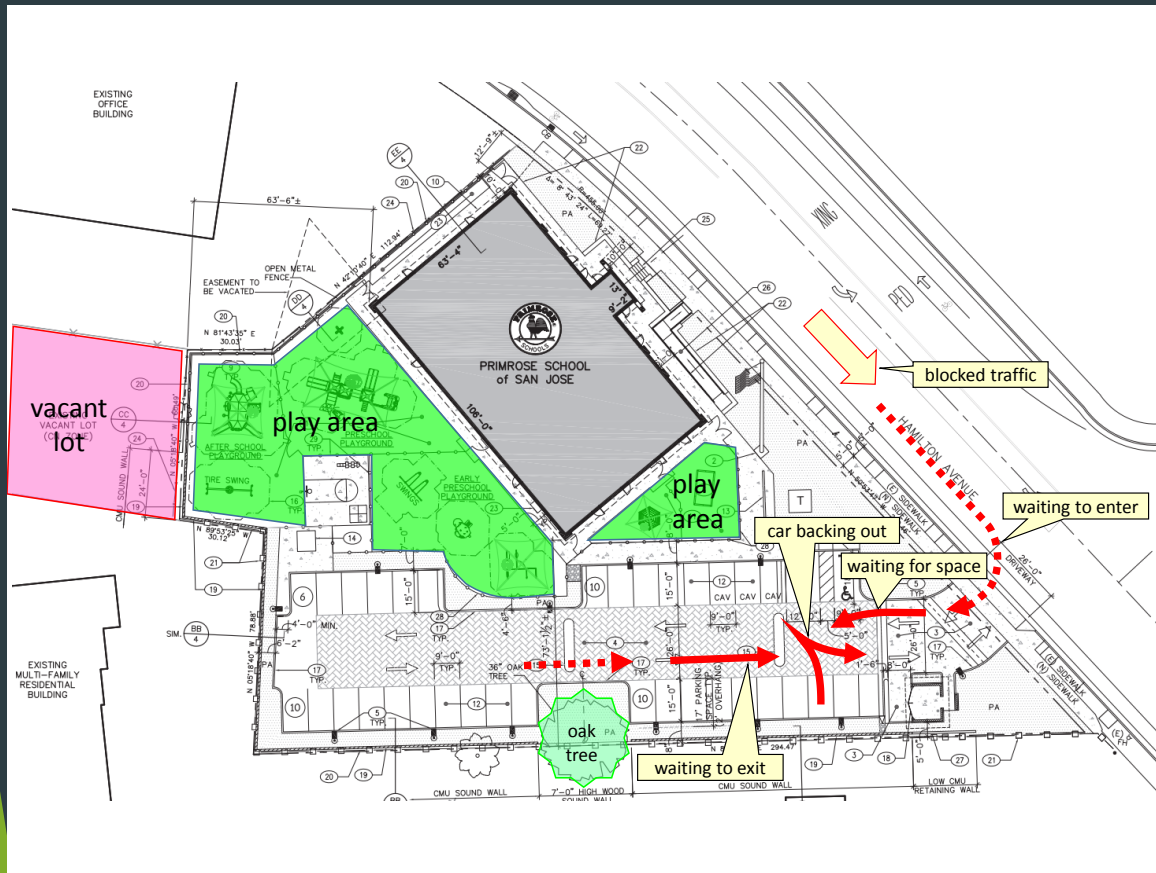
**CONTRIBUTION FOR TRANSIT IMPROVEMENTS:** Prior to the issuance of a Planned Development Permit a building permit on any block, the developer has voluntarily agreed to contribute \$333,333 per block for a total sum of \$1,000,000 to the City of San Jose for transit improvements. be applied to the development and/or design and/or financing of the West San Carlos (WSC) station or other public transportation improvement nodes that the City deem necessary

This contribution is intended to be applied to the development and/or design and/or financing of the West San Carlos (WSC) Light Rail station or other public transportation improvements that the City deems necessary.



# 7:40-7:45 Primrose Preschool Update

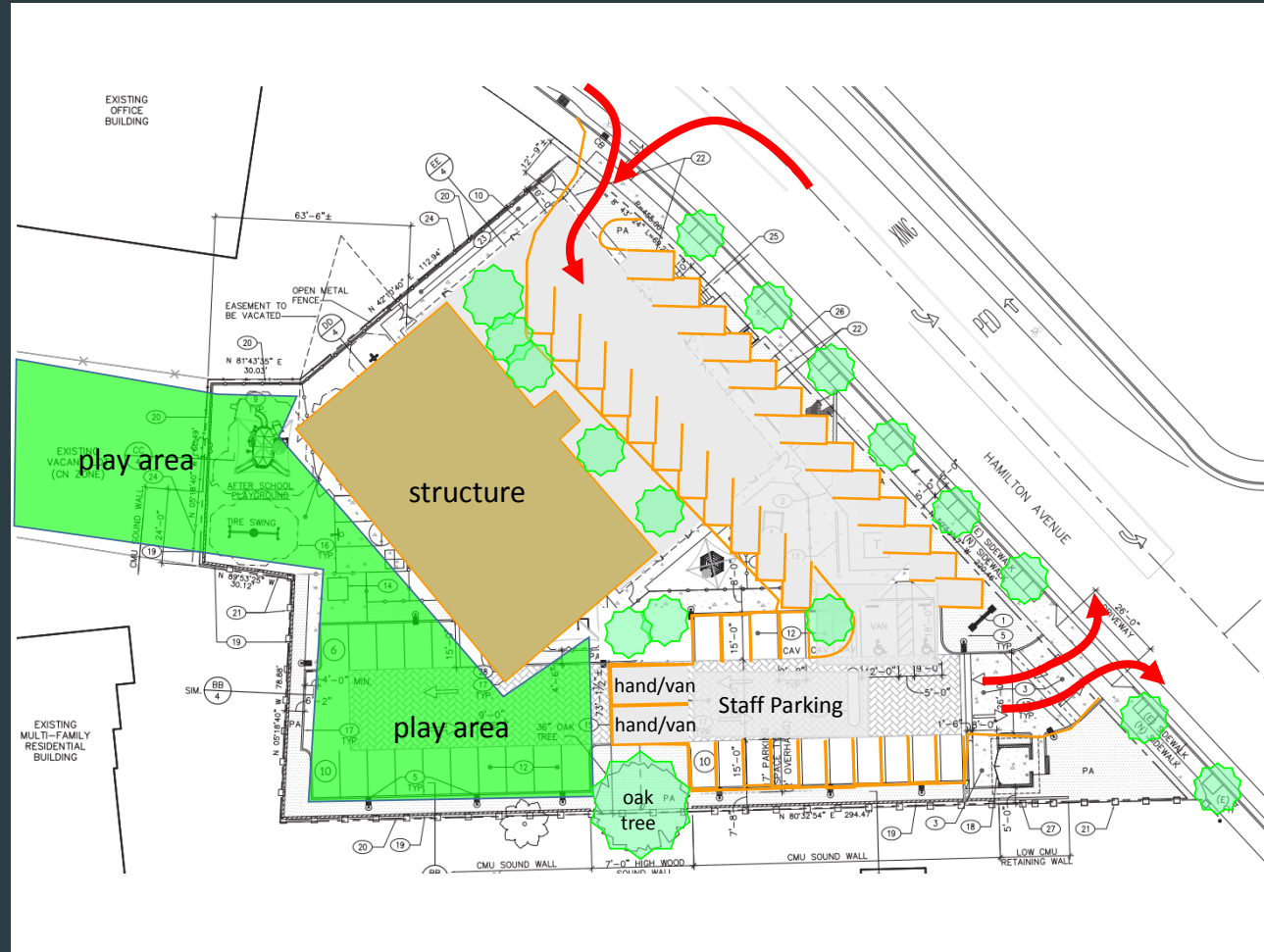
- ▶ Planning Cmsn 1/28/15; City Council 2/24/15
- ▶ 196 kids + 24 staff w/ 36 parking & playground for 80 kids max.





# Primrose Preschool (cont.)

LLA: Cmsn liked my charts, but went w/ the developers plans unchanged.



# 7:45-7:50 Win6 Village -- Kirk

is spending money on designers who are coming up w/ interesting concepts.





7:50-7:53 KaBoom!

donor is putting in \$100k,  
need \$10k match from community.  
Need 200 volunteers for 1 day  
to build playground at Leigh/Fruitdale



# 7:53-7:57 Historic Preservation

Brent Pearse:

City is working on Neighborhoods of Distinction plans.

Protect houses older than 1965.

(Not all, but Eichlers are worth saving)

Change rules on remodels: can't change more than  
40% of façade or 50%(?) of area

Working w/ Dipa in City.

Other cities have 53 ways of protecting nghbrhds;  
SJ only uses 4 of them.

## 7:57-8:00 Los Gatos Creek Trail

- ▶ PRNS Staff has culled records to find reported incidents on the LGCT; didn't find many
- ▶ Apparently, calls to 311 or 911 about LGCT incidents are being recorded as having occurred at the nearest cross-streets (e.g., Stokes at Leigh), and so they don't appear as having occurred on the Creek Trail.

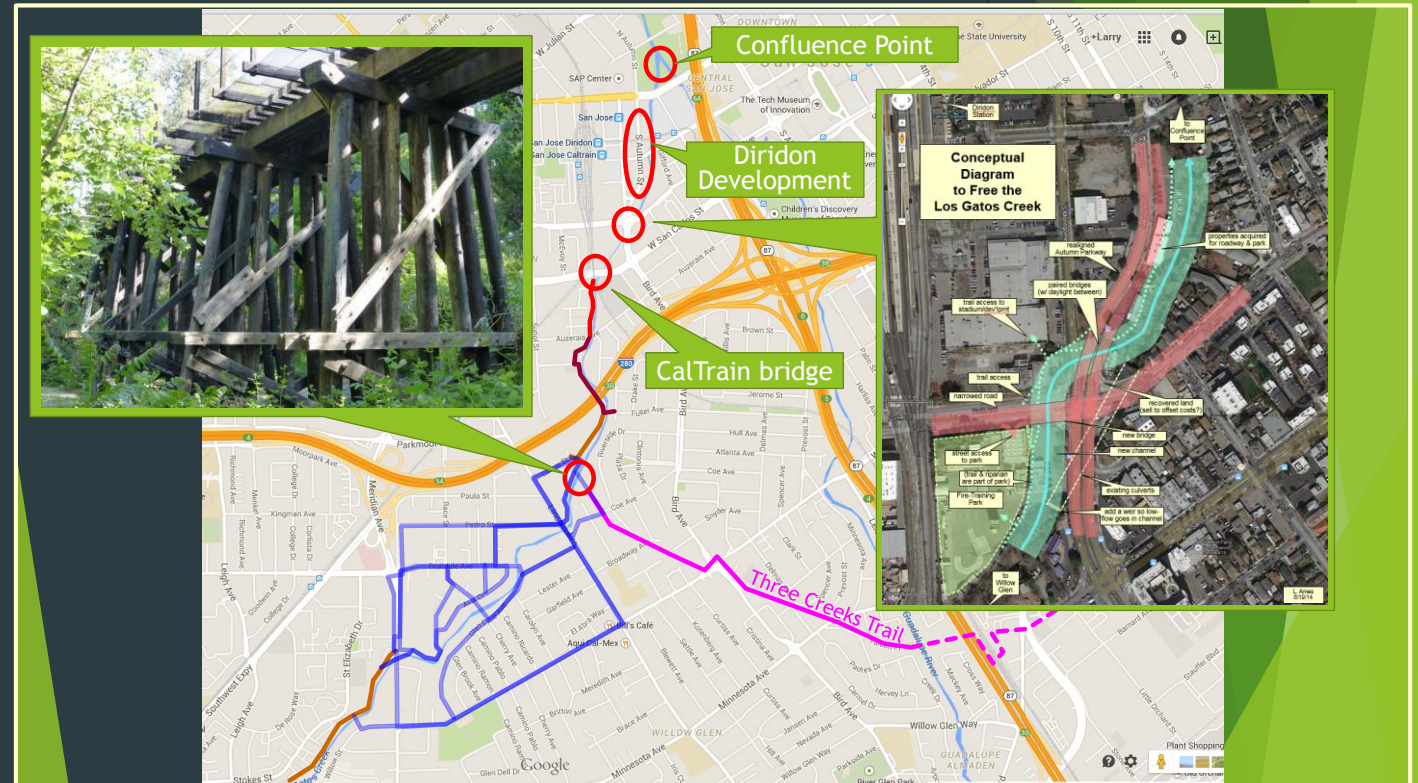
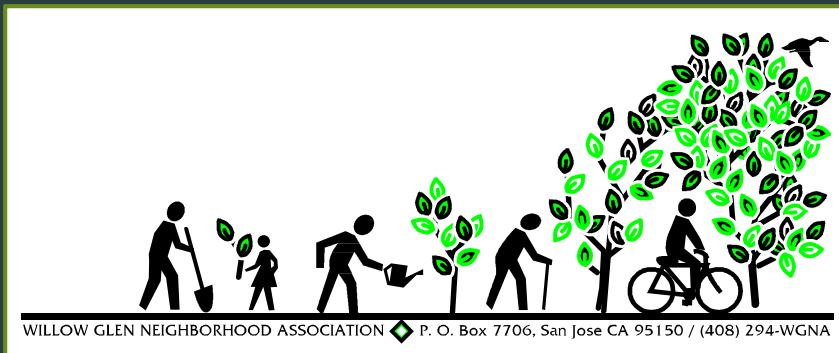
Randi: need to follow up w/ PRNS to let them know of issue.



# 8:00-8:03 Save Our Trails Annual Meeting

- ▶ Monday, March 16th, 7 PM (w/ meet & greet at 6:30),  
at the Westminster Presbyterian Church  
1100 Shasta Avenue
- ▶ Guest speakers include  
L. Ames, giving a reprise of his  
“History of the  
Los Gatos Creek Trail” talk.

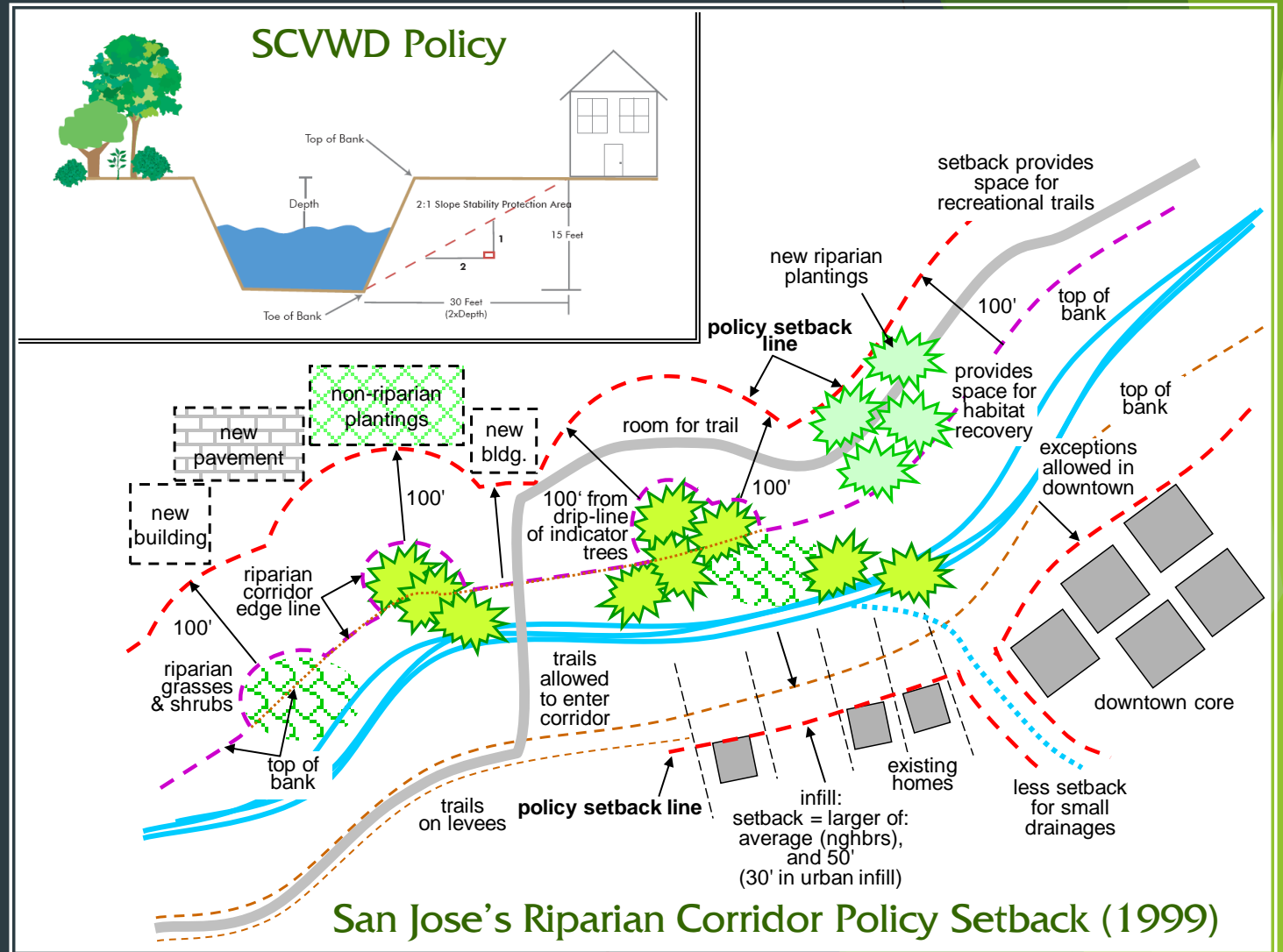
LLA: come hear my talk!



# 8:03-8:07 Riparian Policy Codification & Advocates

- ▶ Jan 21, 2015: SJ Rules Cmte voted to add 'start of work on Riparian Corridor Policy' to the Transp & Envir. Cmte. work plan
  - ▶ to formally codify the Riparian Corridor Setback Policy
  - ▶ start of a long process
  - ▶ apparent that freshman Councilmembers could benefit from briefing on issues
- ▶ SJ Riparian Advocates:  
[riparian@yahoogroups.com](mailto:riparian@yahoogroups.com)
- ▶ <https://groups.yahoo.com/group/riparian>

LLA: a forum to exchange info





## 8:07-8:15 WG Trestle Update

- ▶ SJ is appealing the ruling.  
Process could take a year or two...
- ▶ 1/28/15: SJ released Draft EIR;  
comments due March 13, 2015.
- ▶ DEIR: <http://www.sanjoseca.gov/DocumentCenter/View/39682>
- ▶ Appendices :  
<http://www.sanjoseca.gov/DocumentCenter/View/39683>
- ▶ Public Meeting to accept comments on the EIR:  
Thursday, February 5, 2015 from 5:30 to 6:30 pm.  
Willow Glen Com. Cntr, Rm 3, 2175 Lincoln Avenue
- ▶ DEIR states Trestle is of a common style, therefore not  
unique and worthy of historic recognition, and therefore  
it can be removed without impact.



LLA: be sure to attend!

Jean: unusual for City to host a  
public mtg for release of DEIR...



# 8:15-8:18 Medical Marijuana

LLA: due to petition by distributors, issue to be on the Nov 2016 ballot.

- ▶ Medical Marijuana
  - ▶ Please note, any and all marijuana businesses operating in the City are required to pay the City's Marijuana Business Tax pursuant to Chapter 4.66, and the City's Business Tax pursuant to Chapter 4.76, of the San José Municipal Code as approved by the voters. Payment of these taxes will in no way legalize business activities that are otherwise unlawful in the City of San José.
- ▶ In response to questions from interested members of the public asking for clarification regarding Enterprise Zones:
  - ▶ Under subsection 20.80.775.1 of Title 20 (the Zoning Code), 2055 South 7th Street (APN 477-25-023) is the only parcel which is located in an "Enterprise Zone" or a "Business Incentive Zone".
- ▶ Please note, all requirements outlined in 20.80.775 "Restrictions and Conditions" of the Zoning Code still apply.
- ▶ Further updates on the Regulatory Ordinance and Land Use Ordinance will be posted on [City] website as they become available.



# 8:28-8:35 SJ Police Dept. Drones

a red herring: real issue is only 855 cops when we need 1,200

who cares? Cell phones and surveillance cameras already are everywhere; what's the diff?

- ▶ Bought by SJ PD for Bomb Squad & “Active Shooter”
  - ▶ Bomb squad “incidents”: ~110/year. Supplement their bomb “robot”
  - ▶ Low cost: ~\$7k, including spare parts. No add'l personnel; may need some training.
- ▶ Public fear of “Mission Creep”: surveillance, crowd-control, code enforcement, “Big Brother”
- ▶ SJ PD working w/ Neighborhoods Commission to collect public comment to develop recommended operational guidelines
- ▶ Five public meetings. (See <http://wgbackfence.net/NC/> )
  - ▶ Nov. 2014 NC mtg
  - ▶ Special Session Dec. 6 at City Hall
  - ▶ Special Session Jan. 17 at West Valley Library
  - ▶ Special Session Feb. 14th, 10AM-noon, at Mayfair Cntr, 2039 Kammerer Ave.
  - ▶ NC to discuss recommendations at the Mar. 11th NC mtg
- ▶ NC recommendation to go to SJ Council, which will decide at March or April meeting.
- ▶ SJ PD preliminary recommendations: 1-year Pilot Program, followed by Report and Public Review
  - ▶ No weapons; no audio; simple “GoPro” camera; no archiving of video; use only upon Command authorization; audit of usage records.
  - ▶ After pilot program: decide whether to retain or discontinue
  - ▶ Public review (NC & Council) before any changes in scope or rules.





# 8:35-8:40 SJ Budget

- ▶ New Mayor and New Council: new process
- ▶ Might not be any “budget games”
- ▶ Neighborhoods Commission still has Budgets as part of our charter
  - ▶ Might host community meetings to gather input and comment, ala Drones
  - ▶ Will discuss our options at the Feb. 11th.
- ▶ January 2015:
  - ▶ 2014 -2015 Mid Year Budget Review Released
- ▶ February 2015:
  - ▶ City Council Review and Approval of 2014 -2015 Mid-Year Budget Review
  - ▶ 2015 -2016 City Manager’s Request and 2016 -2020 Five Year Forecast and Revenue Projections for the General Fund and Capital Improvement Program Released
- ▶ March 2015:
  - ▶ City Council Final Review and Approval of Mayor’s March Budget Message
- ▶ April/May 2015:
  - ▶ 2015 - 2016 Proposed Capital/Operating Budgets/2016 - 2020 Proposed CIP/2015 -2016 Fees and Charges Released
  - ▶ City Council Budget Study Sessions and Initial Budget Public Hearing
- ▶ June 2015
  - ▶ Final Budget Public Hearing
  - ▶ City Council Reviews Mayor’s June Budget Message and Final Review of Budgets
  - ▶ City Council Approves 2015 -2016 Capital/Operating Budgets and Fees & Charges

Desire by group is to have a Saturday mtg to discuss budget: not the pre-packaged “do you want to put on the left shoe or the right shoe first” choices, but to be able to freely discuss the alternatives.

Sometime after the draft budget is released, does not need City participation: a grass-roots community discussion.

Need flexibility in budget: not everything a line-item. Need time for Staff to attend public evening mtgs. Need \$ for matching grants to hire interns.

Need discussion of “gifts of public funds”: charter cities can give away \$ “for public good” (?): various waivers, rezonings, incentives, ...?

Need funding to keep Libraries open on Saturdays! Good for students, public.

# 8:40-8:48 Co-sponsor UNSCC Spring Mixer?



Okay. Volunteers: LLA, Helen, ...  
Before and Day-of (Mar or April?).  
Work w/ Ed Rast

# 8:48-8:50 Next D6NLG Meeting?

- ▶ Date: the next 5th Tuesday - March 31st
- ▶ Location? 

Rose Garden.  
(the acoustics at Bascom are terrible!)
- ▶ Guest Speaker: Norberto Dueñas, SJ Interim City Manager (tentative)



# 8:50-9:00 Roundtable & Announcements

Jean: “turf reduction”, coming to a park near you?  
PRNS is pulling up lawns, w/o public notice or involvement.

Terry: Rose Garden is in great shape.

Helen: Wine Tasting on The Alameda

Chris: WGNA hosting “Lincoln Ave Road Diet” on 2/12,  
6:30, at WG Elem.

8:56!

9:00 Adjourn

- ▶ Thanks for attending!
- ▶ See you next time!
- ▶ Notes will be posted at <http://wgbackfence.net/NC/>

3/31/15, Rose Garden Comm.Cntr

