



Memorandum

**TO: HONORABLE MAYOR &
CITY COUNCIL**

FROM: Councilmember
Sam T. Liccardo

**SUBJECT: NORTH SAN JOSE TASKFORCE
RECOMMENDATIONS**

DATE: April 18, 2008

Approved

Date

4-18-08

RECOMMENDATION

Approve the North San Jose Neighborhoods Planning Taskforce recommendations.

BACKGROUND

Understandably concerned about large development proposals in North San Jose, neighborhood residents advocated for a taskforce to study and give input on the important cumulative impacts and possibilities of North San Jose development. I'd like to thank Councilmember Kansen Chu for leading the formation of the North San Jose Neighborhoods Planning Taskforce (Taskforce), and for allowing two community members of District 3 to participate. The Taskforce has worked diligently to tackle several issues with substantial impacts throughout North San Jose.

Although the North San Jose area sits predominantly in District Four, a rapidly growing portion south of 101, known as South Rincon, lies within District Three. Bounded by highways 87, 880, and 101, Rincon South and its adjacent neighborhood of Rosemary Gardens have seen development proposals come at a fast pace. Three high-density affordable housing developments have either been completed or are in the pipeline in a four-block area, and high rise commercial and hotel development is planned a few blocks north.

The Rincon South/ Rosemary Gardens area confronts a unique set of challenges. The communities' orientation to transit creates unusual problems with parking and access. Adjacent to San Jose International Airport, Rincon South deals with substantial

airport impacts like noise and air emissions. Although high density development has come and continues to be planned for much of the area east of 1st street, it occurs immediately adjacent to an established neighborhood of single-family homes, known as Rosemary Gardens.

Often lost in the furious pace of development here have been the community's concerns and desires regarding park space, parking, traffic, and community amenities, much of which have been articulated in the Rincon South Specific Plan ("Plan"). None of the affordable housing projects contribute public parkland or fees to build parks called for in the Plan. Although meetings have elicited community feedback on individual development proposals, it has led to a patchwork of community input and grievances without an overarching direction. Neighbors have legitimate concerns regarding the cumulative impacts of development.

The communities of Rincon South/ Rosemary Gardens can be easily overlooked in discussions regarding the larger North San Jose area north of 101. Fortunately, the Taskforce approved two guiding principles specific to the Rincon South/Rosemary Gardens community:

- 12.1. Develop and implement a strategy to build out parks in Rincon South (as envisioned in the Rincon South Specific Plan)
- 12.2. Engage the Rincon South/Rosemary Gardens neighborhood in the development of an Action Agenda to address key issues and concerns.

With the Taskforce process now complete, the next stage involves implementation of the Taskforce's recommendations.

Continued community engagement remains crucial. Within days, we will begin a series of community workshops in Rincon South/Rosemary Gardens to implement these guiding principles. With these workshops, we do not seek to ignore or supersede the Rincon South Specific Plan, but rather re-engage the community to discuss and shepherd the Plan's implementation.

It is my hope that this process will identify strategies to attain the balanced development and amenities that the residents of Rincon South deserve, as well as to encourage these residents to stay engaged in their community.