



Memorandum

TO: City Council

FROM: Councilmember
Pierluigi Oliverio

SUBJECT: See Below

DATE: May 9, 2007

Approved: _____

Date: _____

5/9-07

RECOMMENDATION

- 1). Accept the maximum average of 1.85 parking space ratio proposed by the applicant.
- 2). Accept the one level garage proposed by the applicant.
- 3). Accept the perpendicular parking as proposed by the applicant.
- 4). Direct staff to work with the applicant regarding the appropriate "screening" landscape for the Podium garage.

I recommend that items 1-4 above be included as Development Standards for Parcels P2 and Parcel P4 identified in PD Zoning submittals dated March 12, 2007.

BACKGROUND

For the past two years, the applicant has worked with the community, various planning staff and other organizations in order to create a project that meets the needs of the neighborhood and adds to the economic growth of San Jose.

The applicant is providing more parking than what is required by the city by proposing approximately 1.8 spaces per unit rather than the approximate 1.6 spaces per unit as currently required by the city. Due to the applicants due diligence in providing more parking than required; only a one level podium parking garage will be necessary. The perpendicular design of the parking above ground allows for more parking which will benefit the community.

The applicant has worked and is working diligently and cooperatively with city staff and the community.

The design of the project blends with the existing community and will compliment the area with retail and residential units. This project should move forward expeditiously for processing of PD and construction permits so that it can be under construction and completed within a reasonable amount of time.

HONORABLE MAYOR AND CITY COUNCIL

Subject:

00-00-00