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Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Kansen Chu

SUBJECT: PDC06-061
(FAIRFIELD REZONING)

DATE: September 24, 2007

APPROVED:

DATE:

09/24/07

SUBJECT: ITEM 11.5 ON THE SEPTEMBER 25, 2007 CITY COUNCIL AGENDA IS AN APPLICATION BY FAIRFIELD DEVELOPMENT, LP, FOR A REZONING REQUEST FROM INDUSTRIAL PARK TO PLANNED DEVELOPMENT TO ALLOW UP TO 183 SINGLE-FAMILY RESIDENCES ON A 3.16 ACRE SITE. ITEM 11.4, ALSO BY FAIRFIELD, IS A REQUEST FOR 706 RESIDENTIAL UNITS ON A NEARBY 10 ACRE SITE.

RECOMMENDATION

Approve Item 11.4 and Item 11.5 with the following items be placed as conditions of approval for the said project:

- a) Parks: Direct City and Redevelopment Agency staff to explore a funding strategy to secure the 3 acre parcel at 191 Baypointe Parkway for a park;
- b) Good Neighbor: Provide the City of San Jose, and adjacent property owners with regular updates on the progress of the project during construction;
- c) Sustainability: Require the use of Leadership in Energy and Environmental Design (LEED) practices to achieve credits sufficient for a LEED Silver certification;
- d) Retail: Direct staff to coordinate with the developer throughout the design and permit process to ensure quality retail amenities have been designed within the project. (E.g. ample clear heights, appropriately sized grease interceptors, odor filtrations systems, delivery options, pedestrian amenities including outdoor seating, and storage for outdoor tables and chairs)

BACKGROUND

There is an extraordinary opportunity in this project to secure an additional park site for existing residents (Westwinds Mobile Home Park is adjacent to this site) and future San Jose residents. Recommendation (a) directs staff to find solutions to secure the parcel at 191 Baypointe Parkway (3 acre) to combine the parcel with 225 Baypointe Parkway (2.38 acre) for a combined 5.38 acre park site. The 2.38 acre parcel is a requirement per the PDO/PIO ordinance and applicant has an option contract to purchase the parcel at 191 Baypointe Parkway.

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LEED standards will maximize operational efficiency while minimizing environmental impacts. Consistent with prior applications for residential development in North San Jose, the applicant is requested to implement building practices based on LEED Silver standards. On August 28, 2007, the Mayor and Council approved a 1900 residential unit—less than 2 miles away— project by IAC with a requirement to build to LEED Silver standards. On August 14, 2007, the Mayor and Council approved a 2,818 residential unit project at the Berryessa Flea Market with a requirement to build to LEED Silver standards. With the rapid development of the sustainable building industry, and the estimated time to ground breaking of these large projects (1-2 years away), the time for return on investment on these LEED standards will be reduced.

cc: Lee Price, City Clerk