

**LAND USE DIAGRAM**  
**Jackson-Taylor Planned Residential Community**

Community are contained in the Communications Hill Specific Plan (CHSP) to guide the varying increments of building by both private and public entities. The CHSP anticipates that development will occur over a period of 10-15 years and relies on the market demand for various uses to determine the kind, size and timing of development.

As the CHPC is developed, a system of streets, stairs, pathways, parks and utilities will be built concurrently with new housing, general objectives of implementation should be: 1) to ensure that the urban structure which is the backbone of the Plan is realized; 2) to ensure orderly, safe and sequential development; 3) to minimize conflicts between new development and on-going construction activities; 4) to minimize potential conflicts between new uses and existing ones, e.g., housing and industrial facilities; and 5) to encourage new feasible. The CHSP provides guidance regarding the location and nature of public and private improvements. It also establishes special design guidelines, to be used in conjunction with the Residential Design Guidelines and Commercial Design Guidelines.

**Jackson-Taylor Planned Residential Community**

The Jackson-Taylor Planned Residential Community (PRC) was created to increase high density housing opportunities and supportive mixed uses in the central area of the city and in close proximity to transit. The PRC is based on the Jackson-Taylor Residential Strategy, a separate policy document described below. The Jackson Taylor PRC is surrounded by some of San Jose's older residential neighborhoods, just north of the Downtown Core area. The PRC is approximately 80 acres and is generally bounded by Hedding, Eleventh, Empire, and Sixth Streets. Light rail transit, public bus services, regional freeways, and local streets provide excellent transportation access, connecting the PRC to San Jose's job centers in Downtown, North San Jose, and Edenvale. The PRC is adjacent to the Japantown [S] Neighborhood Business District which offers commercial

services, restaurants, and specialty stores which serve both the immediate neighborhood and the region. The existing character of the immediate area is predominantly urban.

The Jackson-Taylor Planned Residential Community is pedestrian- and transit- oriented, linking the PRC to its surrounding neighborhood and job centers. The PRC is intended to accommodate approximately 2,225 [S/A] dwelling units, 107,000 square feet of retail space and 459,000 square feet of office uses. This mix of uses contributes to the creation of a community which is active both during the day and in the evenings.

**Relationship to the Jackson-Taylor Residential Strategy**

To assist with the planning of the Jackson-Taylor PRC, the City Council engaged a consultant team and appointed a citizens task force representing the interests of neighborhood groups, community organizations, businesses, and property owners. The task force assisted the consultants and staff with the preparation of the Jackson-Taylor Residential Strategy, a guide for the transition of the area from its existing industrial uses to a mix of residential, commercial, and public uses. The Jackson-Taylor Residential Strategy is a separate policy document providing the background, vision, and community character of the PRC and also a level of detail for implementation beyond the scope of the General Plan. This document provides detailed policy direction for the review of rezoning and development permit applications for properties within the PRC. The Residential Strategy also suggests alternative land uses, some of which would require General Plan changes at a later date. The Residential Strategy explains the circumstances under which alternative land uses and circulation improvements should be considered for incorporation in the General Plan.

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## V. LAND USE/TRANSPORTATION DIAGRAM

### Plan Objectives

The objectives of the Jackson-Taylor Planned Residential Community are:

- Maintain and enhance the character of the surrounding community.
- Achieve a supportive mix of housing, employment, shopping, and public uses.
- Provide a range of housing types, densities, and prices to house persons with diverse income and household types.
- Strengthen pedestrian linkages to adjacent neighborhoods, transit, and the Japantown [S] Neighborhood Business District.
- Maintain the existing street pattern.

These objectives are exemplified in the land use plan for the PRC (see Map 8).

### Specific Land Use Plan

The Jackson-Taylor Planned Residential Community seeks to take advantage of its central city location and to create the critical development mass crucial to the achievement of an active day and night community. The PRC is, therefore, generally urban in character but has lower intensity land uses around its periphery to ensure compatibility with the surrounding, existing neighborhoods. Mixed use and more intensive development is encouraged in the center of the PRC. Each land use designation within the PRC is described below. These descriptions include some general urban design direction to ensure that new development within the PRC is compatible with its surroundings.

**Medium High Density Residential (12-25 DU/AC):** The properties located along most of the edges of the PRC are designated Medium High Density Residential (12-25 DU/AC). This designation is intended to buffer the existing, primarily single family neighborhood adjacent to the PRC from the more intensive residential and

mixed uses planned for the center of the PRC. Where the Medium High Density Residential (12-25 DU/AC) designation is adjacent to existing single-family residences, development within this designation should reflect the lotting pattern of the surrounding area. When the development cannot follow the surrounding lotting pattern, the buildings should follow the relationship and rhythm of the adjacent residential streetscape. A mixture of ownership and rental housing on approximately 5,000 to 7,000 square foot lots is the preferred development pattern for this land use designation, particularly at the interface with existing single family uses. Building heights should not exceed 40 feet.

### High Density Residential (25-50 DU/AC):

The High Density Residential designation (25-50 DU/AC) is located away from the adjacent single family neighborhood. To meet the needs of a broad range of households and to contribute to the development of a more cosmopolitan community, a mix of housing densities, types, and ownership patterns is encouraged by the High Density Residential designation. This designation is intended to achieve an average, overall density of approximately 35 DU/AC. The designation permits densities as low as 25 DU/AC and as high as 50 DU/AC. Projects proposed at densities above 35 DU/AC should exhibit exemplary architectural design that is urban

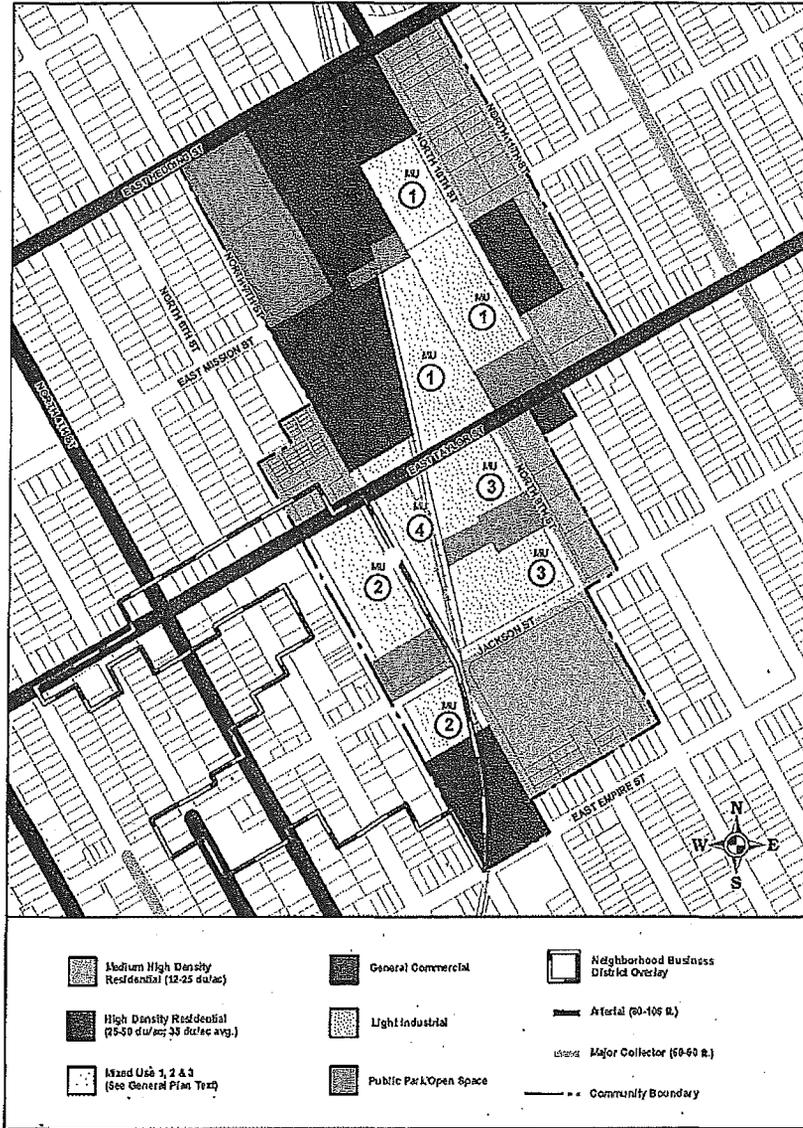
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**LAND USE DIAGRAM**  
**Jackson-Taylor Planned Residential Community**

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**Map 8. Jackson-Taylor Planned Residential Community**  
 Specific Land Use Plan - Adopted 10-6-92.



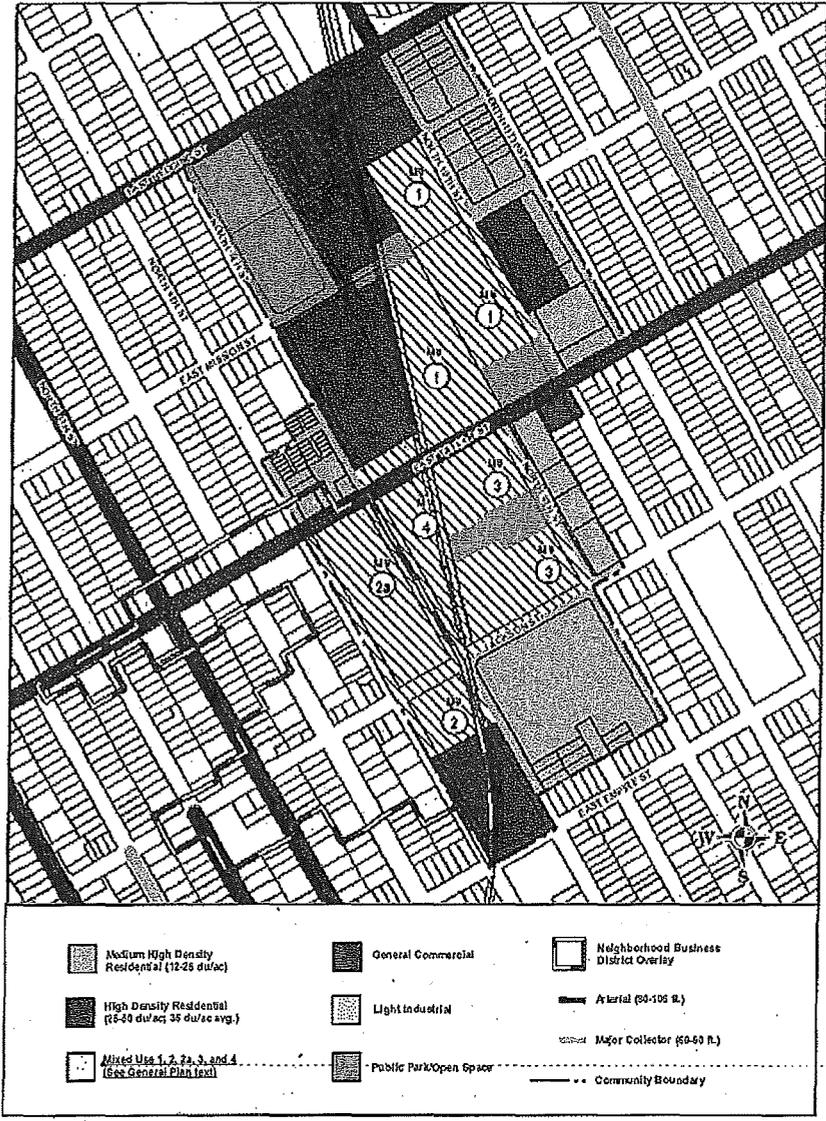
EXISTING

Source: Department of Planning Building and Code Enforcement

**LAND USE DIAGRAM**  
**Jackson-Taylor Planned Residential Community**

**Map 8. Jackson-Taylor Planned Residential Community**  
 Specific Land Use Plan - Adopted 10-6-92, Amended X-XX-08

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PROPOSED

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Source: Department of Planning Building and Code Enforcement

V. LAND USE/TRANSPORTATION DIAGRAM

in character and expresses the essence of the design guidelines contained in the Jackson-Taylor Residential Strategy. Building heights should not exceed 45 feet. This designation requires that building facades be varied and articulated to reflect the character of the surrounding residential neighborhoods.

**Mixed Use:** To create a vibrant, urban environment that is active during the day and after dark, the center of the PRC is designated Mixed Use. This designation allows a mix of high density residential, retail, office, and a limited amount of other commercial uses. Within the Mixed Use designations, the residential component is predominantly High Density Residential (25-50 DU/AC). [A] Higher densities are permitted on 1) the former Corporation Yard site to accommodate up to 600 dwelling units, in accordance with the Jackson-Taylor Residential Strategy, [A] and 2) for the 3.24-acre parcel on the west side of North 10th Street, between Vestal Street and East Mission Street to allow up to 60 du/ac. [S] The residential uses should be a mixture of condominiums, townhomes [A] and apartments, offering a variety of unit sizes to accommodate singles, couples, and families.

In most cases, a minimum amount of retail and office use is specified for each mixed use area. Retail uses are identified for strategic locations to encourage pedestrian activity and provide linkages with the adjacent Japantown [S] Business District and residential community. These retail uses should provide services primarily to neighborhood residents and local office workers. Opportunities for office uses are also provided to allow residents to live and work in the same community and/or to encourage workers living in other areas of San Jose to commute to these jobs via transit.

The residential, retail, and office uses should be arranged vertically in the same building. For example, retail uses might be on the ground floor with one floor of office space above, and residential uses on upper floors. As defined in the Jackson-Taylor Residential Strategy, building heights within this designation, other than within the Japantown Complex, should not

exceed 65 feet. Buildings within the Japantown Complex may be a maximum of 175 feet in height, except for buildings across from the National Register-eligible Japantown historic district on the southern half of North Sixth Street, which may be a maximum of 85 feet in height. Parking may be located below ground or above ground, provided that above ground parking should either be in the interior of a block and "wrapped" by commercial, office, or residential uses, or, if not located in the interior of a block, architecturally treated or landscaped. [A]

Deleted: as defined in the Jackson-Taylor Residential Strategy

Deleted: All parking should be below ground or internal to the building.

Four Mixed Use categories are explained below, each designed to meet the unique circumstances of its surroundings. The table below summarizes the land use potential for each mixed use designation.

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**Mixed Use #1** (Bounded by Vestal [S], Tenth, Taylor, and Seventh Streets): This designation allows High Density Residential (25-50 DU/AC) uses, up to 122,000 square feet of office, up to 150,000 square feet of industrial uses, and between 16,000 - 24,750 square feet of retail uses. For the 3.24-acre parcel on the west side of North 10th Street, between Vestal Street and East Mission Street, a residential density up to 60 DU/AC is permitted. [S] Retail uses should be located along the north side of Taylor Street between Seventh and Eighth and at the northwest corner of Taylor and Ninth Streets. Additional retail uses are encouraged at the southwest corner of Tenth and Mission Streets and along the northern edge of the park located on Taylor Street between Ninth and Tenth Streets. Industrial use within this designation are limited to manufacturing uses which typically might have a retail and/or restaurant component and do not generate noise, odor, or other nuisance impacts. Auto-related uses are not permitted in this designation.

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**Mixed Use #2** (Located on [S] the northern portion of the block bounded by Sixth, Jackson, Seventh and Empire Streets): This designation allows High Density Residential (25-50 DU/AC) uses, 150 senior housing units, a 40-room inn, up to 80,000 square feet of office, and between 17,000 and 23,750 square feet of retail uses. [A]

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**LAND USE DIAGRAM**  
**Jackson-Taylor Planned Residential Community**

Retail uses are required along a portion of North Sixth Street and Jackson Street. [A]

**Mixed Use #2A** (Bounded by Sixth, Taylor, Seventh, and Jackson, and including the Japantown Complex identified in the Jackson-Taylor Residential Strategy): This designation also allows up to 600 dwelling units, an approximately one-acre park, between 16,000 and 30,000 square feet of retail space (up to 24 live work units may be substituted for up to 14,000 square feet of retail space, provided that there is a minimum of 16,000 square feet of retail space), an approximately one-acre park, and up to 20,000 square feet of community amenity space. Retail uses should be located along Sixth Street, Jackson Street, and Taylor Street. [A]

**Mixed Use #3** (Generally bounded by Taylor, Ninth, Jackson, and the Union Pacific Railroad

tracks): This designation allows High Density Residential (25-50 DU/AC) uses, up to 192,625 square feet of office, and between 7,500 and 18,125 square feet of retail uses. Retail uses should be located on the south side of Taylor Street between Seventh Street and the rail tracks. Additional retail activity is encouraged at the south west corner of Taylor and Ninth Streets and mid-block on the west side of Eighth Street. The Eighth Street retail is intended to support a potential future BART station and open space area General Commercial (Southwest corner of Tenth and Taylor Streets):

This designation allows freestanding commercial establishments, and business and professional offices. Given the small size of the site and its proximity to planned residential uses, neighborhood-serving

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**Figure 19. Jackson-Taylor PRC Mixed Use Development Potential**

Jackson-Taylor PRC Mixed Use Development Potential		
Land Use Designation	Acreage	Development Potential
MU1	11.9 acres [S]	High Density Residential (25-50 DU/AC); 16,000-25,750 square feet of retail; and up to 150,000 square feet of office and a residential density up to 60 DU/AC for the parcel located on the west side of North 10th Street, between Vestal Street and East Mission Street. [S]
MU2	0.57 acre [A]	High Density Residential (25-50 DU/AC); 150 senior housing units; 40-room inn; 17,000 – 23,750 square feet of retail; and up to 80,000 square feet of office. [A]
MU2A	5.23 acres [A]	Residential uses up to 600 dwelling units; an approximately one-acre park; between 16,000 and 30,000 square feet of retail space (up to 24 live work units may be substituted for up to 14,000 square feet of retail space, provided that there is a minimum of 16,000 square feet of retail space); up to 20,000 square feet of community amenity space; [A]
MU3	6.2 acres	High Density Residential (25-50 DU/AC); 7,500-18,125 square feet of retail; and up to 192,625 square feet of office
MU4	2 acres	High Density Residential (25-75 DU/AC); and up to 12,000 square feet of office and/or retail

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## V. LAND USE/TRANSPORTATION DIAGRAM

commercial enterprises are preferred in this location (e.g., gas stations, retail, and personal service shops. An alternate land use for this site is Medium High Density Residential (12-25 DU/AC) as described in this section.

**Mixed Use # 4:** (located on the southeast corner of E. Taylor and N. 7th Streets): This designation allows High Density Residential (25-75 DU/AC) and office and/or retail uses. Office and/or retail uses should be located along E. Taylor Street.

Preferably, commercial uses should be vertically integrated with residential uses in the same building; however, the two uses may be horizontally mixed on the site.

**Neighborhood Business District Overlay:** The Japantown Neighborhood Business District (NBD) program boundaries extend into the Jackson-Taylor PRC. The NBD encompasses most of the properties west of Seventh Street.

**Public Park/Open Space:** Park areas provide valuable open space for a livable and enjoyable higher density, mixed use community. Bernal Park is identified for potential future expansion to Mission Street and other open spaces are proposed throughout the PRC. The general locations for these neighborhood and pocket parks are depicted within the Planned Residential Community; however, other than the Bernal Park expansion, the specific size, ultimate location and configuration of these park sites will only be finalized through the acquisition of a particular parcel. Until a park site is acquired, the land use designation of that "park" site is the PRC designation of the adjacent property within the same block to ensure new development is consistent with its surroundings. If the proposed expansion of Bernal Park does not occur, then the property should develop at the Medium High Density Residential (12-25 DU/AC) designation.

### Implementation

General and specific policies and guidelines for development within the Jackson-Taylor Planned Residential Community are contained in the Jackson-Taylor Residential Strategy. All

development within the Jackson-Taylor PRC is expected to be consistent with the requirements of the Residential and Commercial Design Guidelines and, particularly, the design guidelines contained in the Jackson-Taylor Residential Strategy. The primary implementation tool is the rezoning of properties to Planned Development zoning districts which conform to the PRC. The Residential Strategy contains guidelines to help the area transform from an industrial to primarily residential area.

### Midtown Planned Community

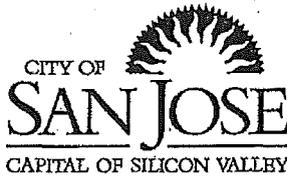
The Midtown Planned Community (MPC) guides the transition of a 210-acre changing industrial area to a mixed-use community just west of Downtown San Jose. The MPC is based on the Midtown Specific Plan, a separate document described below. The MPC is a "J" shaped area that extends from The Alameda (generally between Sunol Street and Los Gatos Creek) to properties south of Auzerais Avenue, and then west to Meridian Avenue south of West San Carlos Street. The Midtown Planned Community (MPC) enjoys excellent access to freeways and public transit. The MPC is part of a larger area bounded by I-280, I-880 and SR-87. The Cahill Station, located in the northern portion of Midtown, serves as a major terminal for CalTrain commuter rail service and for more long distance Amtrak service, and is an important transfer point for county bus service. The proposed Vasona Light Rail Transit (LRT) Corridor will provide direct service from Downtown San Jose to Los Gatos through the Midtown PC and will include a spur connection to the Cahill Station. Transit service in Midtown may be expanded in the future by light rail transit service along the San Carlos/Stevens Creek Boulevard corridor and a potential extension of BART to San Jose.

**LAND USE DIAGRAM**  
**Jackson-Taylor Planned Residential Community**

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The Midtown PC includes portions of The Alameda and West San Carlos Neighborhood Business Districts (NBDs) which offer neighborhood and regional-serving shops and businesses. Midtown's surroundings include some of the City's most desirable and historic residential neighborhoods. Los Gatos Creek, located along Midtown's eastern boundary, provides the opportunity to connect Midtown with the Los Gatos Creek Trail system and Guadalupe River Park. The San Jose Arena is situated just north of Midtown.

The Midtown Planned Community is pedestrian- and transit-oriented, linking the MPC to its surrounding neighborhoods and job centers. The MPC is intended to accommodate up to 2,940 dwelling units, 335,000 square feet of retail space, 920,000 square feet of office uses and 305,000 square feet of new industrial/commercial uses. This mix of uses complements the existing and planned intensive development in nearby Downtown San Jose. The MPC also includes the retention, and potential expansion, of approximately 500,000 square feet of industrial space for established uses. This industrial activity provides important



*Department of Parks, Recreation and Neighborhood Services*

PARKS AND RECREATION COMMISSION

April 2, 2008

Mayor and Members of the City Council  
City of San José  
200 East Santa Clara Street,  
San José, California 95113

Subject: Spring 2008 – General Plan Amendments

The Honorable Mayor and Members of the City Council:

The Parks and Recreation Commission (hereinafter “Commission”) reviewed the proposed Spring 2008 General Plan Amendments dealing with future residential projects at the Commission’s regular business meeting on April 2, 2008. This letter transmits the Commission’s comments regarding the following General Plan Amendments to be considered by the Planning Commission and the City Council.

- 1) **GP05-02-02:** The Commission is neutral on the conversion of this land from General Commercial to Residential. However, if this General Plan Amendment request for Medium High Density Residential is approved by the City Council, the proposed housing range is 17 to 36 new dwelling units. A future housing project will be under 50 units and therefore the City can only request the associated park in-lieu fees from this project in CD2. The Commission understands that the City can not request land dedication under this General Plan request for a future housing project. A future housing project will still need to comply with the requirements of the PDO or PIO, depending on housing types.
- 2) **GP06-02-02 & UGB06-001:** The Commission is neutral on both the conversion of this land from Rural Residential to Medium High Residential and the change in the Urban Growth Boundary. If this General Plan Amendment request for Medium High Density Residential is approved by the City Council, along with the Urban Growth Boundary change, the proposed housing range is approximately 80 to 160 new dwelling units. A future housing project will be over 50 units and therefore the Commission can recommend land dedication under the Parkland Dedication Ordinance (PDO) or the Park Impact Ordinance (PIO). In this case, the Commission understands that a new neighborhood park is proposed on the property just south of site. Therefore, the Commission is not requesting land dedication from this site as part of a future housing project in CD2. A future housing project will still need to comply with the requirements

of the PDO or PIO. Depending on housing types, the project will be required to submit the required park fees in lieu of land dedication.

- 3) **GP07-03-04 & GPT07-03-04:** If this General Plan Amendment request for Mixed Use is approved by the City Council, the proposed housing range is approximately 600 new dwelling units with a three quarter acre park/plaza and a 10,000 to 20,000 square feet performing art center. A future housing project will be over 50 units and therefore the City can recommend land dedication under the PDO or PIO. The Commission is concern with the size of the proposed park/plaza has not kept pace with the proposed increase in density for this project. The Jackson-Taylor Residential Strategy Plan calls for mix use development on this 5.14 acres site and states: "The residential component must develop to a minimum of 25 du/ac and may be a maximum density of 50 du/ac. For densities above 35 du/ac, projects must exhibit exemplary architectural design that is urban in character and express the essence of the design guidelines contained in the Residential Strategy." Therefore the original range for this property is 110 units at 25 du/ac to 220 units at 50 du/ac. The proposed project would allow 600 units, or approximately 137 du/ac without increasing the size of the proposed park/plaza. The Plan further states: "The amount of parks within the study area is based on the City's population-based parkland objective." This objective per the City's General Plan is 3.5 acres per 1,000 population. The proposed density increase is equal to approximately 382 units, or 2.6 acres of additional parkland is needed within the Jackson-Taylor Residential Strategy Plan Area. The Commission support's Parks, Recreation and Neighborhood Service Department (PRNS) recommendation to request land dedication for a new central located neighborhood park/plaza from the future housing project on this site. The Commission also supports the inclusion of the performing art center as part of this housing project in Japan Town. However, the Commission is concern with the increase in density; the proposed park/plaza will be over crowned and the 2.6 acres of additional parkland will never be achieved within the Plan Area.
- 4) **GP07-03-05 & GPT07-03-05:** If this General Plan Amendment request to lower density to Medium High Density Residential on this property in the Jackson-Taylor Residential Plan Area is approved by the City Council, the proposed housing range is 26 to 55 new dwelling units. A future housing project may be under 50 units and therefore the City can only request the associated park in-lieu fees from this project in CD3. The Commission understands that the City can not request land dedication under this General Plan request for a future housing project. Furthermore, the Jackson-Taylor Residential Plan did not indicate a future public park on this site. Any future housing project will still need to comply with the requirements of the PDO/PIO, depending on housing types. This reduction would also off-set 0.3 acres of future parkland increase from GP07-03-04.
- 5) **GP06-04-05:** The Commission supports the conversion of this land from General Commercial to Residential. If this General Plan request is approved by the City Council, the proposed minimum housing range is approximately 270 new dwelling units at 20 units to the acre. A future housing project will be over 50 units and therefore the City

can recommend land dedication under the PDO/PIO. PRNS staff has will be requesting land dedication for the Penitencia Creek Trail connection from this future housing project. The new trail is a missing link in the Penitencia Creek Trail Alignment from King Road to Berryessa Road in CD4. The Commission is in support of this future trail alignment and the proposed General Plan Amendment which could deliver the proposed trail alignment to the City.

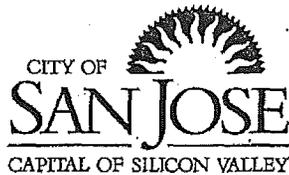
- 6) **GP05-05-03:** If the General Plan Amendment request is approved by the City Council, the proposed minimum housing range is approximately 30 new dwelling units at 20 units per acre. A future housing project may be under 50 units and therefore the City can only recommend the collection of in-lieu fees under the PDO/PIO. PRNS is interested in acquiring the nearby Water District's land and part of the adjacent parcel for a new neighborhood park site along the west side of Silver Creek at the intersection of Alum Rock Road and Sunset in CD5. The Commission is in support of such an endeavor to create a new park at this location.
  
- 7) **GP07-06-01 & GPT07-06-01:** If approved by the City Council, the proposed housing range is approximately 61 to 127 new dwelling units. A future housing project will be over 50 units and therefore the City can recommend land dedication under the PDO/PIO. PRNS has requested land dedication from this future housing project to expand Frank Santana Park in CD6 with a second sport field. The Commission strongly support this proposed General Plan Amendment by the Developer on the conversion of this land from Regional Commercial to Residential on 5.1 acres, which would provide additional parkland to expand Frank Santana Park through land dedication under the PDO/PIO.

The Parks and Recreation Commission will be glad to answer any questions the Planning Commission may have regarding these recommendations.

Sincerely,

Melanie Richardson  
Chair, Parks and Recreation Commission

cc: PRNS  
PBCE



# Memorandum

**TO:** Michelle Stahlhut  
Planning and Building

**FROM:** Ebrahim Sohrabi  
Public Works

**SUBJECT:** RESPONSE TO GENERAL PLAN  
AMENDMENT APPLICATION

**DATE:** 10/26/07

**PLANNING NO.:** GP07-03-04  
**DESCRIPTION:** GP07-03-04/ GPT07-03-04 GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation for Mixed Use #2 to allow approximately 600 additional residential units, up to 33,000 square feet of commercial space, a public plaza, a cultural community center, and parking within the Jackson Taylor Specific Plan Area on a 6.35-acre site  
**LOCATION:** southeast corner between E. Taylor Street and N. 6th Street.  
**P.W. NUMBER:** 3-03021

Public Works received the subject project on 08/23/07 and submits the following comments:

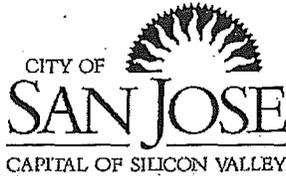
[YES] Flood Zone (Majority in Zone D, portion in Zone AO, depth 1')  
[NO] Geological Hazard Zone  
[NO] State Landslide Zone  
[YES] State Liquefaction Zone  
[YES] Inadequate Sanitary capacity (downstream)  
[Unknown] Inadequate Storm capacity  
[NO] Major Access Constraints  
[YES] Near-Term Traffic Impact Analysis

**Comments:** *More detailed comments are included in Public Works Memo for PDC07-073.*

Please contact the Project Engineer, Maria Angeles at 535-6817 if you have any questions.

EBRAHIM SOHRABI  
Senior Civil Engineer  
Transportation and Development Services Division

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# Memorandum

**TO:** Michelle Stahlhut

**FROM:** Russell Chung

**DATE:** 09/05/07

**SUBJECT: FINAL RESPONSE TO  
DEVELOPMENT APPLICATION**

Re: Plan Review Comments

PLANNING NO: GP07-03-04

DESCRIPTION: GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Mixed Use #2 and Public Park/Open Space to Mixed Use with 30,000 sq. ft retail and up to 600 residential units within Jackson Taylor Specific Plan area on a 6.35-acre site

LOCATION: southeast corner between E. Taylor Street and N. 6th Street

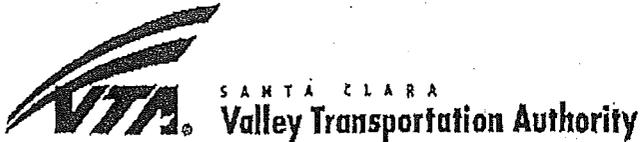
ADDRESS: southeast corner between E. Taylor Street and N. 6th Street (696 N 6TH ST)

FOLDER #: 07 026994 AO

The Fire Department's review was limited to verifying compliance of the project to Article 9, Appendix III-A, and Appendix III-B of the 2001 California Fire Code with City of San Jose Amendments (SJFC). Compliance with all other applicable fire and building codes and standards relating to fire and panic safety shall be verified by the Fire Department during the Building Permit process.

The application provided does not include adequate information for our review; Fire Department staff will provide further review and comments when additional information is received as part of subsequent permit applications.

Russell Chung  
Fire Protection Engineer  
Bureau of Fire Prevention  
Fire Department  
(408) 535-7697



September 6, 2007

City of San Jose  
Department of Planning and Building  
200 East Santa Clara Street  
San Jose, CA 95113

Attention: ~~Jenny Nusbaur~~

MICHELLE STAMMLOT

Subject: City File No. GP07-03-04 / Taylor-6<sup>th</sup> GPA

Dear Ms. Nusbaur:

Santa Clara Valley Transportation Authority (VTA) staff have reviewed the General Plan Amendment for mixed-use development with 30,000 square feet of retail uses and up to 600 residential units at the southeast corner of Taylor Street and 6<sup>th</sup> Street. We have the following comments.

#### Site Design

VTA's *Community Design & Transportation (CDT) Guidelines* should be used when designing this development. This document provides guidance on site planning, building design, street design, preferred pedestrian environment, intersection design and parking requirements. The *CDT Guidelines* are available upon request to agency staff. For more information on *CDT Guidelines*, please call Chris Augenstein of the Congestion Management Program (CMP) at (408) 321-5725.

#### Traffic Analysis

VTA's Congestion Management Program requires a Transportation Impact Analysis for any project that is expected to generate 100 or more new peak-hour trips or will add a volume of traffic to freeway facilities greater than one percent of the freeway segment's volume. Based on the information provided on the size of the project, a TIA will likely be required. VTA's *Transportation Impact Analysis Guidelines* should be used when preparing the TIA. These guidelines include the analysis of bicycle facilities, parking, site circulation and pedestrian access, as well as roadways. For more information on TIA guidelines, please call the CMP at (408) 321-5725.

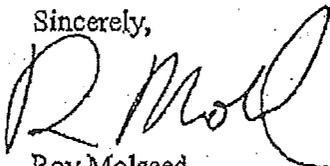
City of San Jose  
September 6, 2007  
Page 2

Future Comments

As more information becomes available on this project, VTA will be able to provide specific recommendations and guidance for other issues of interest such as site design, parking, vehicle and pedestrian access and bicycle parking. At this point, we recommend that city staff consult the *Community Design and Transportation Manual*, *Pedestrian Technical Guidelines*, and *Bicycle Technical Guidelines* for early guidance on these topics.

Thank you for the opportunity to review this project. If you have any questions, please call me at (408) 321-5784.

Sincerely,



Roy Molseed  
Senior Environmental Planner

RM:kh

cc: Ebrahim Sohrabi, San Jose Development Services  
Samantha Swan, VTA

SJ0726

File: 31628  
Guadalupe River

September 4, 2007

Ms. Jenny Nusbaum  
Department of Planning, Building, and Code Enforcement  
City of San Jose  
200 East Santa Clara Street  
San Jose, CA 95113-1905

Subject: General Plan Amendment Request, City File GP07-03-04.

Dear Ms. Nusbaum:

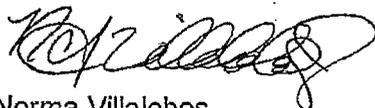
The Santa Clara Valley Water District (District) has reviewed your letter dated August 24, 2007, regarding the request to change the Land Use/Transportation Diagram design from Mixed Use #2 and Public Park/Open Space to Mixed Use with 30,000 square feet retail and up to 600 residential units located at the southeast corner of East Taylor Street and North Sixth Street (City File GP07-03-04)

The District does not have any right of way (easement or fee title) within the proposed project limits. According to District Ordinance 06-01, a permit is required for any work which takes place within District right of way. Since the proposed work will not occur on District right of way, a District permit will not be required.

District records show 28 wells located on the project site. To protect groundwater quality and in accordance with District Ordinance 90-1, all existing wells affected by new or redevelopment need to be identified and properly registered with the District and either be maintained or destroyed in accordance with the District's standards. Destruction of any well and the construction of any new wells proposed, including monitoring wells, require a permit from the District prior to construction. Property owners or their representative should contact the District Wells and Water Production Unit at (408) 265-2607, extension 2660, for more information.

If you have any questions or need further information, you can reach me at (408) 265-2607, extension 3147. Please reference File No. 31628 on any future correspondence regarding this project.

Sincerely,



Norma Villalobos  
Student Intern  
Community Projects Review Unit

cc: S. Tippetts, File (2)

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