



Memorandum

TO: PARKS AND RECREATION
COMMISSION

FROM: David J. Mitchell

**SUBJECT: PLANNING APPLICATIONS
FROM THE WEEKLY STAFF
REVIEW MEETINGS**

DATE: January 12, 2009

Approved

Date

1/12/09

RECOMMENDATION

Accept this report regarding planning applications submitted to the Planning Department for projects of 51 or more residential units from the Weekly Staff Review Meetings from December 11, 2008 to January 8, 2009.

PLANNING APPLICATIONS

This memorandum is provided to the Parks and Recreation Commission as an information item regarding staff recommendations under the Parkland Dedication Ordinance (PDO) or the Park Impact Ordinance (PIO) to either accept land or require an in-lieu fee for housing projects over 50 units under Zoning and/or Site Development on the Weekly Staff Review Agendas. Projects with 50 units or less are only required under State law to pay the associated in-lieu fee. State Government Code, Chapter 4.5 of Title 7 requires the City to submit a 30-day letter regarding requirements associated with a proposed project, including land dedication for public park purposes under the State's Quimby Act (Gov. Code Section 66477). The Parks and Recreation Commission may decide to write a letter to both the Planning Commission and City Council regarding particular projects noted in this memorandum.

From December 11, 2008, Staff Review Meeting:

- 1) Item 1 - PDC08-066 - APN: 249-09-010 Previous Files: PRE08-134 & GP07-03-05

This is a Planned Development Rezoning request from A(PD) Planned Development Zoning district to A(PD) Planned Development Zoning district to allow up to 62 single-family attached and detached residential units on a 3.2 gross acre site located at southeast corner of Mission Street and North 10th Street in CD3.

Nearest Park Site: Bernal Park

Nearest School Site: Grant Elementary School

Plan Area: Jackson-Taylor Residential Area

Other Information: A new park is proposed across the intersection of Mission and North 10th Street.

Staff Recommendations: Collection of Park In-Lieu Fees, after any private recreational credits and low-income units are claimed.

2) Item 2 - PD08-069 - APN: 241-04-006 Previous Files: PD08-027 & DMV06-052 & 053

This is a Planned Development Permit request to allow a commercial component of a mixed-use project, as Phase One of the Master Plan Development Permit PD08-025, on a 9.8 acre portion of a 58.0 gross acre site known as the Northern Parking Lot to the Flea Market, located on the north side of Berryessa Road between Coyote Creek and Cornish Lane in CD4.

Nearest Park Site: Vince Park

Nearest School Site: Vince Park Elementary School

Plan Area: Flea Market Area

Other Information: Site adjacent to the future Coyote Creek Trail

Staff Recommendations: Dedication of new park land and/or collection of Park In-Lieu Fees from the proposed new housing units, after any private recreational credits and low-income units are claimed. A new three acre neighborhood park and a joint 5.5 acre park site adjacent to a proposed 3.5 acres for a new elementary school is planned for the northern parking area of the Flea Market. City to obtain easement rights for the future Coyote Creek Trail.

From December 18, 2008, Staff Review Meeting:

**3) Item 3 & 14 - PDA07-006-03 & PT08-057 - APN: 097-33-113
Previous Files: PDC06-038 & PD07-006**

This is a Planned Development Permit Amendment to reduce the number of residential units from 1900 to 1750 on a 38.7 gross acre site known as the Sony Site by Irvine, located on the southeast corner of Zanker and River Oaks Parkway in CD4.

Nearest Park Site: The Future River Oaks Park by Irvine at five acres.

Nearest School Site: Kathryn Hughes Elementary School

Plan Area: North San Jose Policy Area

Other Information: River Oaks connection to both the Coyote Creek and Guadalupe River Trails

Staff Recommendations: FYI to P&R Commission – Fee lost of \$2,460,000 to Park Trust Fund

From January 8, 2009, Staff Review Meeting:

4) Item 1 - PDC08-067 - APN: 477-19-060 Previous Files: PRE08-176

This is a Planned Development Rezoning request from A(PD) Planned Development Zoning district to A(PD) Planned Development Zoning district to allow an additional 91 single-family attached

residential units on top a podium garage in an existing multi-family residential complex on a 12.9 gross acre site located at southwest corner of McLaughlin Ave. and Summerside Drive in CD7.

Nearest Park Site: Future Nisich Park of 1 acre, located about five blocks to the east.

Nearest School Site: Meadows Elementary School

Plan Area: Tully/Senter SNI Area

Other Information: Future development of the Coyote Creek Trail to the west by one block

Staff Recommendations: Collection of Park In-Lieu Fees, after any private recreational credits and low-income units are claimed.

5) Item 3 - PD08-071 - APN: 277-40-011

Previous Files: PRE08-166

Planned Development Permit to allow up to 120 multi-family residential units and 10 town-home units in a 4-story condominium building over a podium garage on a 1.53 gross acre site known as Santana Row Development located at the northwest corner of Olin Ave. and Hatton Street in CD6.

Nearest Park Site: Santana Park

Nearest School Site: Benjamin Cory Elementary School

Plan Area: Santana Row Development

Other Information: Under existing Agreement for 1201 residential units

Staff Recommendations: Per the Park Settlement Agreement with Santana Row, which permit up to 1201 residential units. This project will bring Santana Row's residential number up to 614 units.

Agendas for the Weekly Staff Meetings can be found at the Planning Department's Web Site under Development Review - Recently Submitted Projects.



DAVID J. MITCHELL
Parks Planning Manager