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MAR 17 2014  
City Manager's Office

# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** David Sykes

**SUBJECT:** CAMBRIAN PARK PLAZA  
SHOPPING CENTER  
(14900 CAMDEN AVENUE)

**DATE:** March 14, 2014

Approved

Date

3/17/14

## INFORMATION

In response to inquiries from the public and Councilmembers, the Planning Division prepared the attached Property Development Data Sheet in coordination with the City Attorney's Office regarding the Cambrian Park Plaza Shopping Center. This site is located within the Camden / Hillsdale Urban Village as designated in the *Envision San José 2040 General Plan*.

The Data Sheet provides pertinent information for the redevelopment of the shopping center including the requirements for developing a "Signature Project" and other related information.

To date, an application for the development of this site has not been received by the City.

/s/

DAVID SYKES, INTERIM DIRECTOR  
Planning, Building and Code Enforcement

For additional information, please contact Laurel Prevetti, Assistant Director, at 408-535-7901.

Attachment

# Property Development Data Sheet

## Cambrian Park Plaza Shopping Center

14900 Camden Avenue, San Jose, CA



### Camden / Hillsdale Urban Village

#### Urban Village Data

- Acreage: **90**
- Location: **See map on next page**
- Planned Job Growth: **3,500 jobs**
- Planned Housing Growth: **1,000 units**

#### Site Redevelopment Information

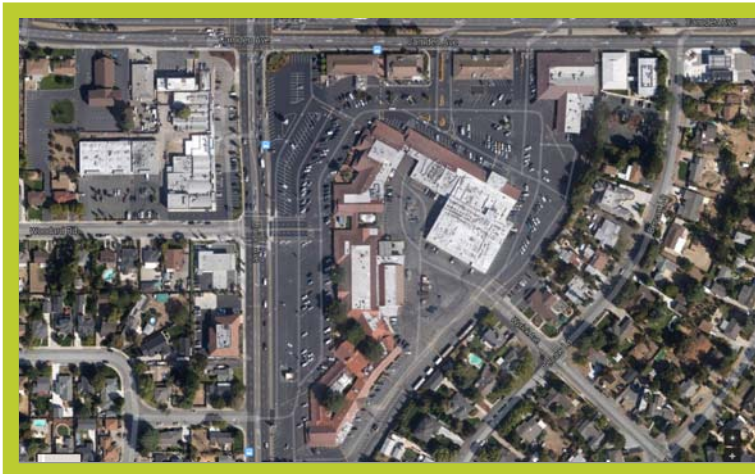
Redevelopment of this site will require the following:

- Rezoning to the conforming CG Commercial General Zoning District or a PD Planned Development District.
- Annexation from the County of Santa Clara into the City of San Jose.

The site is located within the Camden/Hillsdale Urban Village. Prior to the completion of an Urban Village Plan, the site can be developed consistent with the CG Commercial General Zoning District (residential uses would not be permitted). Alternatively, the site can be developed as a mixed use residential "Signature Project," which may proceed within Urban Village areas in advance of the preparation of an Urban Village Plan through the "Signature Project" process.

A "Signature Project" is defined in the San Jose 2040 General Plan under Implementation Policy IP-5.10. See the next page for "Signature Project" development criteria.

*For more information on Urban Villages please refer to the Urban Village website at:*  
[www.sanjoseca.gov/planning/urbanvillages](http://www.sanjoseca.gov/planning/urbanvillages)



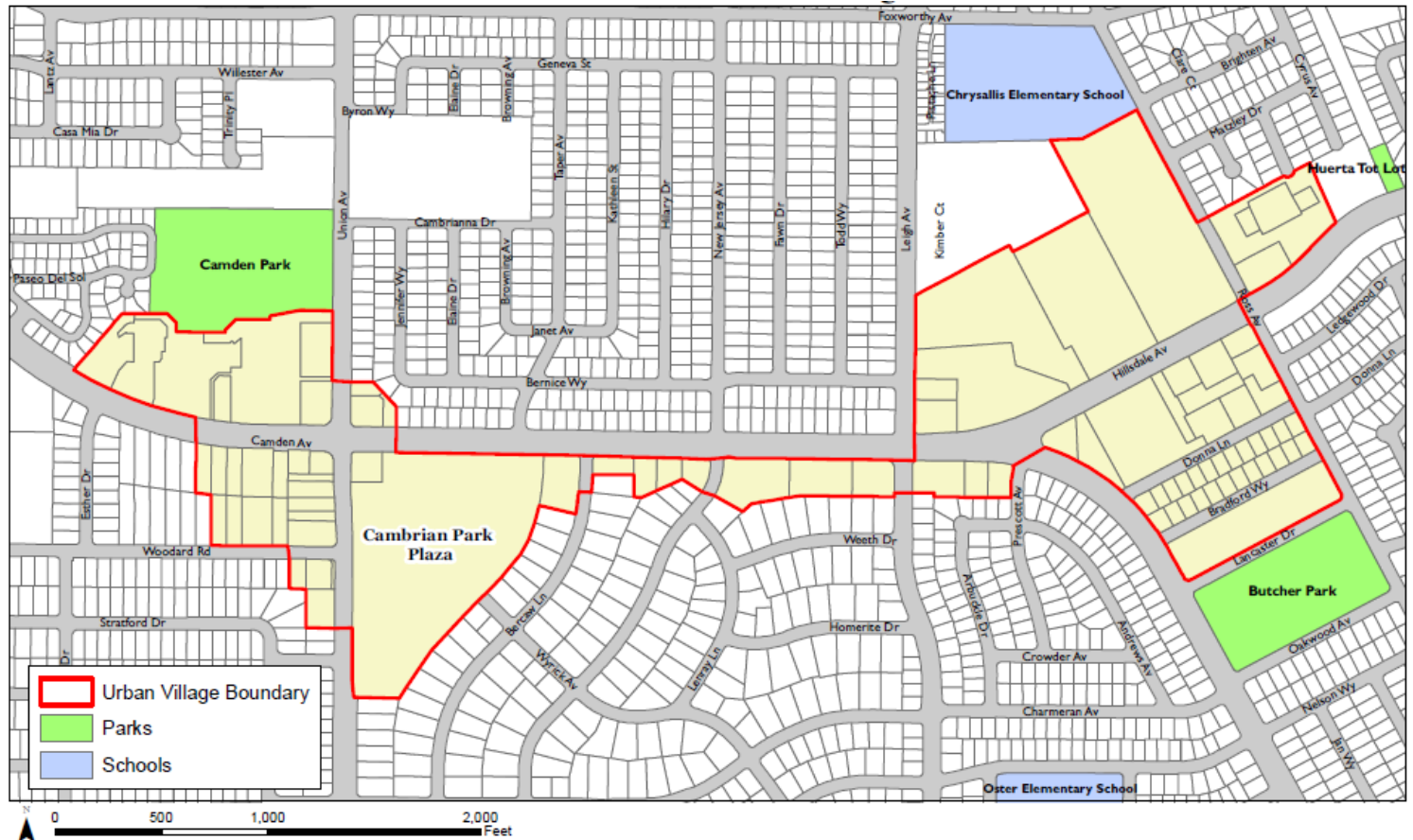
#### Site Data

- Acreage: 17.23
- Location: Southeast corner of Union and Camden Avenues
- Assessors Parcel No.: 419-08-012; 419-08-013
- Existing Commercial Building Square Feet: 170,427
- Existing Residential Units: 0
- Zoning Designation:  
Unincorporated. Redevelopment will require annexation to the City of San Jose
- General Plan Designation:  
Neighborhood Community Commercial w/in an Urban Village Boundary
- Signature Project Requirements:
  - Minimum Commercial Square Feet: 418,252
  - Minimum Residential Density: 11 Dwelling Units per Acre



# Camden/Hillsdale Urban Village

## Boundary Map



### “Signature Project” Criteria

A Signature Project is defined in the General Plan under Policy IP-5.10. A residential, mixed-use Signature Project may proceed within Urban Village areas in advance of the preparation of an Urban Village Plan if it fully meets the following requirements:

1. Conforms to the General Plan Land Use / Transportation Diagram.
2. Incorporates job growth capacity above the average density of jobs/acre planned for the entire Village area and, for portions of a Signature project that include housing, those portions incorporate housing density at or above the average density of dwelling units per acre planned for the entire Village.
3. Is located at a visible, prominent location within the Village so that it can be an example for, but not impose obstacles to, subsequent other development within the Village area.

Additionally, a proposed Signature Project will be reviewed for substantial conformance with the following:

4. Includes public parklands and/or privately maintained, publicly-accessible plazas or open space areas.
5. Achieves the pedestrian friendly design guideline objectives identified within the General Plan.
6. Is planned and designed through a process that provided a substantive opportunity for input by interested community members.
7. Demonstrates high-quality architectural, landscape and site design features.
8. Is consistent with the recommendations of the City’s Architectural Review Committee or equivalent recommending body if the project is subject to review by such body.