

**COMMUNITY MEETING AGENDA**

Proposed Residential Project at 211-281 River Oaks Parkway

File Nos. H23-041, T23-028 & ER23-253

**When: Monday, June 17, 2024**

**6:30 p.m. – 7:30 p.m.**

**Meeting Location:**

Elan at River Oaks Apartments (Resident Lounge)

345 Village Center Drive

San Jose, CA 95134

Interpretation services will be available upon request. Please request at least 5 days in advance of the meeting date by emailing [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) and indicate what language is requested.

To request an ADA accommodation or this notice in an alternative format, call (408) 535-8430 (Voice) or 7-1-1 (TTY) at least 5 business days before the hearing. Để yêu cầu điều chỉnh ADA hoặc tài liệu này ở định dạng thay thế, hãy gọi (408) 793-4174 (Thoại) hoặc 7-1-1 (TTY) ít nhất 5 ngày làm việc trước cuộc họp. Para solicitar una adaptación de la ADA o este documento en un formato alternativo, llame al (408) 793-4100 (Voz) o al 7-1-1 (TTY) al menos 5 días hábiles antes de la reunión.

**PROPOSED PROJECT**

**Meeting Purpose:** To describe the applicant’s proposed project, the City’s review process, and to obtain community input on the project located at 211-281 River Oaks Parkway. Comments, concerns, and questions raised at this meeting will become part of the public record and will help inform the project’s design as it moves forward in the review process. There are continued opportunities throughout the permit process to publicly comment on the project as illustrated in the permit process chart below.

**Proposed project** (File Nos. H23-041 & T23-028): Site Development Permit to allow the demolition of three existing buildings totaling approximately 164,606 square feet and the removal of 220 trees (142 ordinance-size, 78 non-ordinance-size) for the construction of a 737-unit multifamily residential development consisting of one seven-story, 505-unit apartment building, one five-story, 132-unit, 100% deed restricted affordable apartment building, and 100 multifamily residential units (townhouses) configured in 14 three-story buildings. The project also includes an application for a Vesting Tentative Map to subdivide two existing lots into 31 lots (16 residential lots, 5 lots for private streets, 10 open space lots) on an approximately 9.82-gross acre site.

If you have questions regarding the project or this meeting, please contact one of the following people

Project Manager	Environmental Project Manager	Applicant Contact
<p>Alec Atienza <a href="mailto:Alec.Atienza@sanjoseca.gov">Alec.Atienza@sanjoseca.gov</a> (408) 535-7688</p>	<p>Kara Hawkins <a href="mailto:Kara.Hawkins@sanjoseca.gov">Kara.Hawkins@sanjoseca.gov</a></p>	<p>Scott Connelly <a href="mailto:scott@valleyoakpartners.com">scott@valleyoakpartners.com</a></p>

## AGENDA

### **I. Welcome, Introductions, Agenda Overview, and Background**

The Project Manager for the Department of Planning, Building, and Code Enforcement will welcome participants, provide an overview of the agenda, and introduce presenters.

### **II. Summary of the City of San Jose Planning Permit Process**

The Project Manager for the proposed project will summarize the development review process.

### **III. Project Overview**

### **IV. Project Presentation**

The Project Applicant will present the proposed project.

### **V. Open Forum**

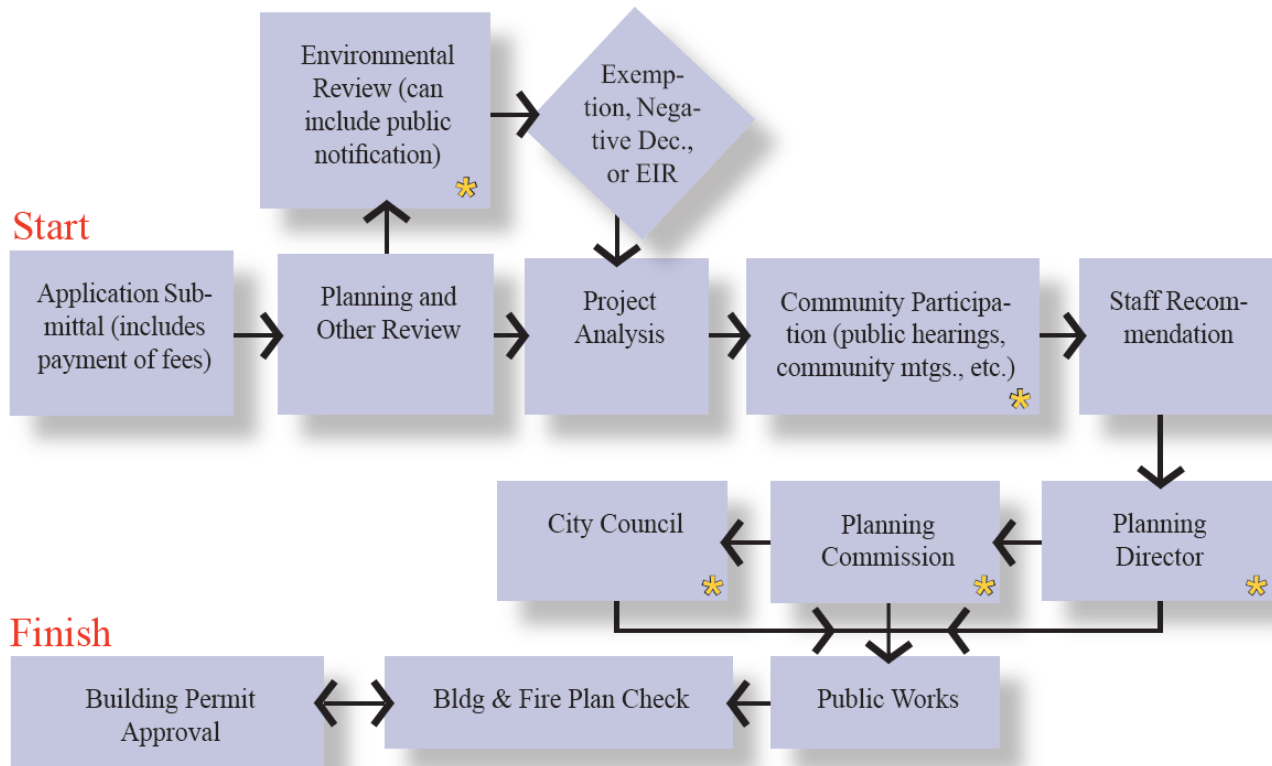
### **VI. Next Steps**

### **VII. Meeting Adjournment**

Please provide best contact information to receive project updates by submitting an email request to [alec.atienza@sanjoseca.gov](mailto:alec.atienza@sanjoseca.gov).

## STEPS IN THE PLANNING PROCESS

Project review is an essential part of the land use and development process. The flow chart below gives a basic depiction of the steps involved.



\* Opportunity for community participation

## ENVIRONMENTAL REVIEW CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CEQA requires developers to disclose the potential environmental impacts resulting from the construction of a project. When the City reviews a project for CEQA compliance, it is determining if the project will or will not have significant environmental effects in the following subject areas: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, population/housing, public services, recreation, transportation/traffic, and utilities/service systems. This knowledge helps local officials to make informed decisions about whether to permit discretionary projects and, if so, with what conditions and or mitigation measures. A project can take one of three tracks:

- (1) Exempt – no possibility of impacts; or
- (2) An environmental initial study is conducted, and a negative declaration or mitigated negative declaration is adopted. This indicates that the initial study found no significant environmental impacts, or that the impacts can be reduced with mitigation measures, or
- (3) An initial study is prepared and determines that the project may have a significant effect on the environment, and preparation of an environmental impact report (EIR) is required (This is the least common outcome, but is typically required for large-scale projects).

## COMMUNITY MEETING CODE OF CONDUCT

The City of San José is committed to providing the information and opportunities to encourage residents to follow development activity in their neighborhoods and to actively participate in the land use development process. The intent of this community meeting today is to inform property owners, residents, and other interested parties about the proposed development, answer questions, and receive public comments. Staff will take notes on the discussion, respect all input and opinions, and respond to policy and process questions.

If you wish to speak, please refer to the following guidelines:

- Questions and comments will be taken at the end of the meeting during Open Forum
- If you are joining virtually, please use the Zoom Meeting “Raise Hand” function or press \*9 on your phone to indicate you’d like to speak. Speakers will be called upon by staff and unmuted to speak.
- Depending on the number of speakers, each person will be called upon to speak only once. If time allows a speaker may be called upon more than once. Each speaker will be limited to two minutes of speaking time each time they are called.
- Persons on the Zoom Meeting call will refrain from behavior which disrupts the public meeting or which may intimidate others who wish to voice their opinions. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disrupts or impedes the orderly conduct of the meeting.
- Harassment of meeting participants including City staff will not be tolerated in any form. If a participant engages in harassing behavior, City Staff will end the meeting or remove the participant from the Zoom Meeting call.