

COMMUNITY MEETING AGENDA

Proposed Ordinance Update for the Development Standards for Residential Uses in
Neighborhood Business Districts

Willow Glen Neighborhood Business District

File No. PP24-010

When: Wednesday, October 16, 2024

6:00 p.m. – 7:00 p.m.

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

Los miembros de la comunidad pueden recibir servicios de interpretación gratuitos. Comuníquese con OficinadePlanificacion@sanjoseca.gov para solicitar servicios de interpretación con al menos 5 días de anticipación a la reunión.

Dịch vụ thông dịch ngôn ngữ được cung cấp miễn phí cho các thành viên cộng đồng. Vui lòng liên hệ QuyHoach@sanjoseca.gov ít nhất 5 ngày trước cuộc họp để yêu cầu phiên dịch viên.

社區成員可以獲得免費口譯服務。請聯絡 Planningsupportstaff@sanjoseca.gov 請求口譯服務

ZOOM MEETING DETAILS

Electronic device instructions:

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/92412152781>.

Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click *9 to raise a hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
2. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.

Telephone device instructions:

For participants who would like to join telephonically please dial +888 475 4499 and when prompted, enter meeting ID: 924 1215 2781. You may also click *9 to raise a hand to speak. Alternative numbers are +1 408-638-0968, +1 213-338-8477, 877-853-5257 US Toll Free

How to provide written Public Comments prior to meeting:

If you would like to submit your comments prior to the meeting, please e-mail Lindsey.Gelman@sanjoseca.gov.

PROPOSED PROJECT

Meeting Purpose: To inform the community on a proposed ordinance update to Chapter 20.65 ‘Overlay Districts’ of the Zoning Ordinance that would allow residential uses in the Willow Glen Neighborhood Business District. Comments, concerns, and questions raised at this meeting will become part of the public record and will help inform the proposed policy updates.

Proposed project: Public Project (File No. PP24-010) to allow specific development standards for residential uses in the Willow Glen Neighborhood Business District. City Staff is currently implementing the proposed ordinance to the City of San Jose Zoning Ordinance, which requires staff to conduct community outreach and notify community members of the proposed ordinance change.

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

Project Manager	Environmental Project Manager
Lindsey Gelman Lindsey.Gelman@sanjoseca.gov (408) 495-7896	David Keyon David.Keyon@sanjoseca.gov (408) 535-7898

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 Manager will present the proposed project.

V. Open Forum

The Project Manager will facilitate questions and comments from members of the community via the Zoom

Raise Hand function (at the bottom of your screen, click on icon labeled “Raise Hand”  . Your hand is now raised). Each speaker will be limited to two minutes each. Each individual may be limited to speaking once depending on the time available. Comments may be submitted in writing after the meeting if additional comments are to be made.

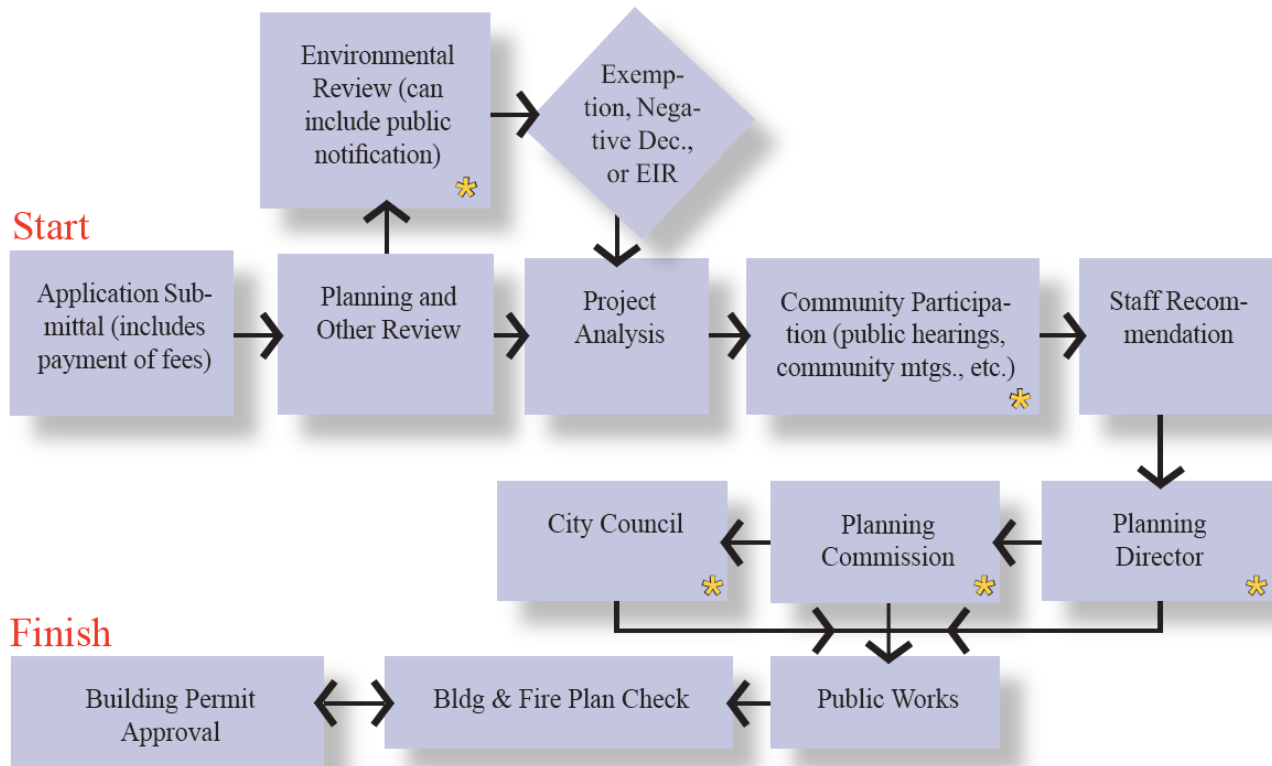
VI. Next Steps

VII. Meeting Adjournment

Please provide best contact information to receive project updates by submitting an email request to Lindsey.Gelman@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.