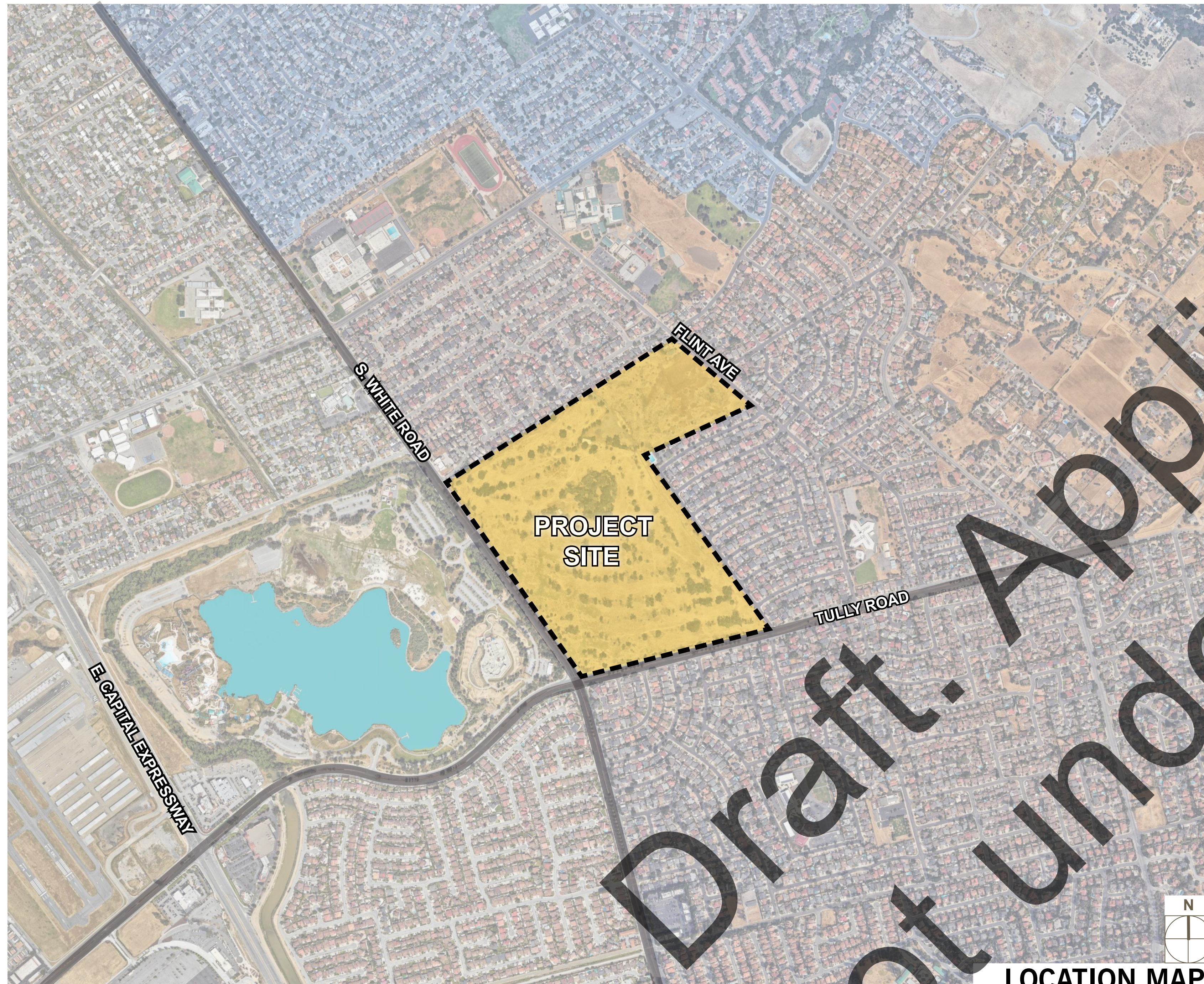


# PLEASANT HILL GOLF COURSE REDEVELOPMENT

GENERAL PLAN AMENDMENT / REZONING / PD APPLICATION  
SAN JOSE, CA



**LOCATION MAP**  
NOT TO SCALE

## PROJECT TEAM INFO:

**Applicant**  
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Contact: Ritu Raj Sharma  
rituraj.sharma@dahlingroup.com

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## SITE DATA

**SITE AREA:** +/- 113.5 AC  
**APN:** 649-23-001, 649-24-013  
**GENERAL PLAN LAND USE:**  
Private Recreation and Open Space (PROS)

## PROPOSED PROJECT

**TOTAL UNITS:**  
1,674 UNITS  
**PROPOSED LAND USE:**  
MIXED-USE NEIGHBORHOOD,  
URBAN RESIDENTIAL  
**PROPOSED ZONING DISTRICT:**  
PLANNED DEVELOPMENT(P-D)

## PROJECT DESCRIPTION

### Existing Site:

The approximate 113.5 gross acre project site is comprised of two parcels (APNs 649-23-001, 649-24-013), and is currently located in an unincorporated area of Santa Clara County. The property has a Santa Clara County General Plan and Zoning designation of Opportunity Site Combining District (OP), which allows for a mixed-use development, that can include a variety of housing types and commercial retail uses. The site is within the City of San Jose's Urban Service Area and is within the City's Urban Growth Boundary and currently has a Private Open Space designation in the Envision San Jose 2040 General Plan. The City of San Jose has initiated a community outreach process to develop guiding principles that will be used to guide the development of the site. The site is surrounded on three sides by single-family residential neighborhoods. The site is located East of White Road between Tully Avenue and Cunningham Road and is directly across from Lake Cunningham Regional Park. The site is bordered along the Easterly side by Vista Verde Drive and Flint Avenue. The Southerly edge of the site is bordered by Tully Road.

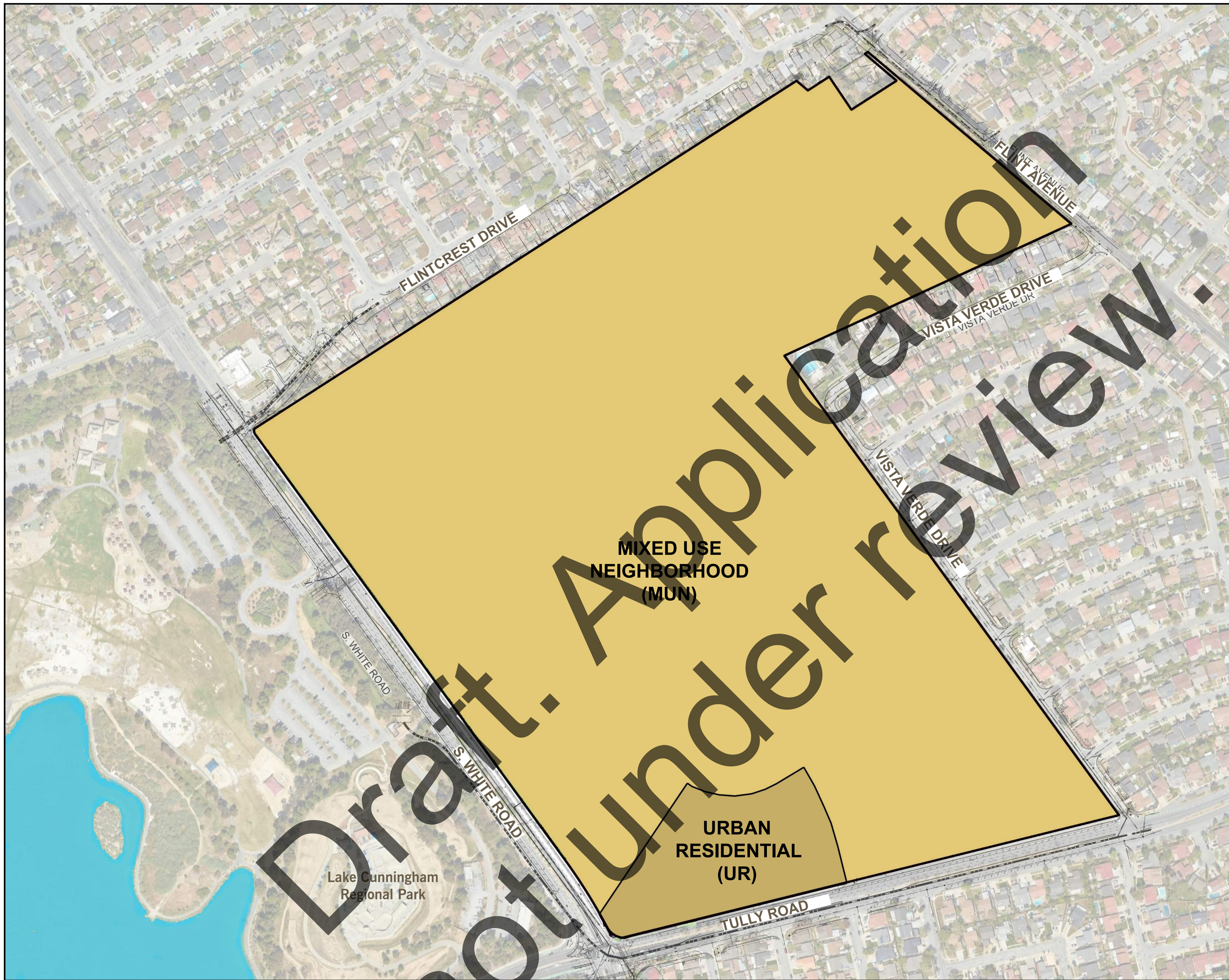
The site is currently vacant land. The project site's prior use was a golf course formerly known as the Pleasant Hills Golf Course, which closed operations twenty (20) years ago in 2004 and has been closed since then. The project site is currently accessed from White Road. There is an existing sidewalk along the southerly side of the property along Tully Road.

### Proposed Project:

This project would require a General Plan Amendment (GPA) and rezoning of the site as Planned Development (P-D). The site, which consists of two parcels with a current General Plan Land Use Designation of Private Recreation and Open Space, would be redesignated into the following land use categories; Mixed-Use Neighborhood (+/- 108.6-acres) and Urban Residential (+/- 5-acres).

As proposed, the site would have two land-use designations, Mixed-Use Neighborhood on the majority of site and an Urban Residential designation near the corner of White Road and Tully Road. The Mixed-Use Neighborhood designation would have a gross acreage of approximately 108.6 acres and would complement the existing single-family neighborhoods to the North, East and West. The Mixed-Use Neighborhood designation would be comprised of various housing types of up to 30 dwelling units per acre. This Mixed-Use Neighborhood would also serve as a buffer with the existing single-family neighborhoods and transition to the Urban Residential designation on the balance of the site which is approximately 5 gross acres. The Urban Residential designation would allow for densities of a minimum 30 units per acre and up to 95 dwelling Units per acre. The Urban Residential designation would yield +/- 300 dwelling units. Combined these two land use designations would yield 1674 dwelling units.

COVER SHEET

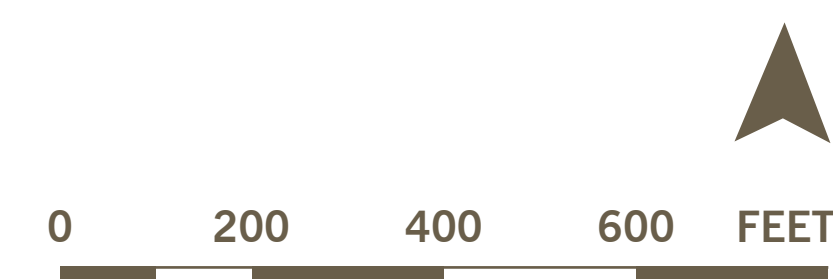


**LAND USE PLAN KEY:**

- MIXED USE NEIGHBORHOOD (MUN)
- URBAN RESIDENTIAL (UR)

PROPOSED LAND USE PLAN

**PLEASANT HILLS GOLF COURSE REDEVELOPMENT**  
 LAKESIDE COMMUNITY, LLC







DATE 09-09-2024  
 JOB NO. 1651.001

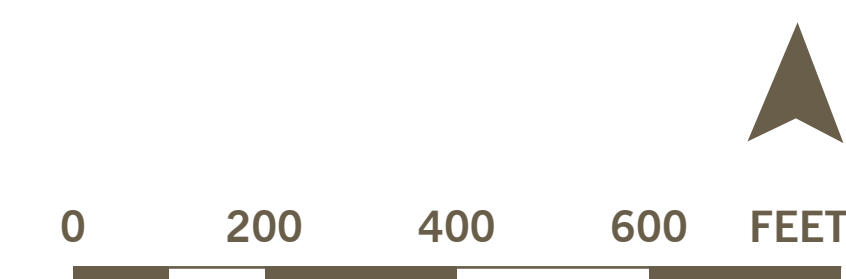
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 925-251-7200



**PD Designations:**

	PD - Residential (+/- 72.9 ac)
	PD - Mixed Use (+/- 4.9 ac)
	PD - PARK (+/-13.3 ac)
	Streets (22.3 ac)

PROPOSED ZONING/PD PLAN



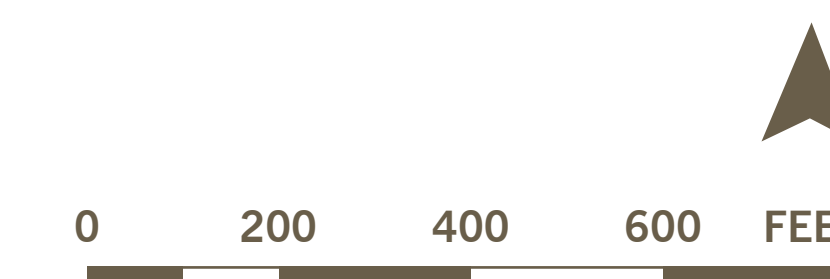


DEVELOPMENT SUMMARY	
Use	AC (+/-)
Residential	73.5
Mixed use	4.9
Parks	8.5
Linear Park	4.9
Project Roads	21.7
<b>Total</b>	<b>113.5</b>

RESIDENTIAL UNIT ALLOCATION						
Parcel Number	Number of units	Gross ac (+/-)	Gross Density (du/ac)	Net ac (+/-)	Net Density (du/ac)	Building typology/ Housing type
1a	40	4.0	10	3.6	11.1	2 Story Paseo Courts SFD (alley-loaded)
1b	141	6.5	21.6	5.5	25.7	3 Story Townhomes
2	69	2.2	31.1	1.9	37.2	4 story Stacked Flats/Townhomes
3	300	4.9	61.6			Mixed-use buildings with structured parking
4a	24	2.3	10.6	2.0	12.0	2 Story Paseo Courts SFD (alley-loaded)
4b	94	3.6	25.8	3.1	30.3	3 story Townhomes
4c	28	2.3	12.0	2.1	13.4	2 story Auto-court SFD
5	68	2.4	27.9	2.2	30.8	3 story Cluster Townhomes
6	185	7.7	24.1	6.4	29.1	3 story Townhomes
7	291	10.2	28.5	8.3	35.0	4 story Stacked Flats/Townhomes
8	60	5.5	10.9	4.6	12.9	2 story Auto-court SFD
9	10	1.4	7.2	1.3	7.7	2 story Auto-court SFD
10	84	6.6	12.8	5.3	15.8	2 and 3 story Small Lot SFD (alley-loaded)
11	95	5.9	16.2	5.0	19.2	2 story Townhome
12	62	4.3	14.4	3.4	18.1	2 and 3 story Small Lot SFD (alley-loaded)
13	72	3.4	20.9	2.8	25.7	3 story Townhome
14	51	5.0	10.2	5.0	10.2	2 story SFD (front loaded)
<b>Totals</b>	<b>1674</b>	<b>78.3</b>	<b>21.4</b>	<b>62.4</b>	<b>26.8</b>	

CONCEPTUAL ILLUSTRATIVE PLAN

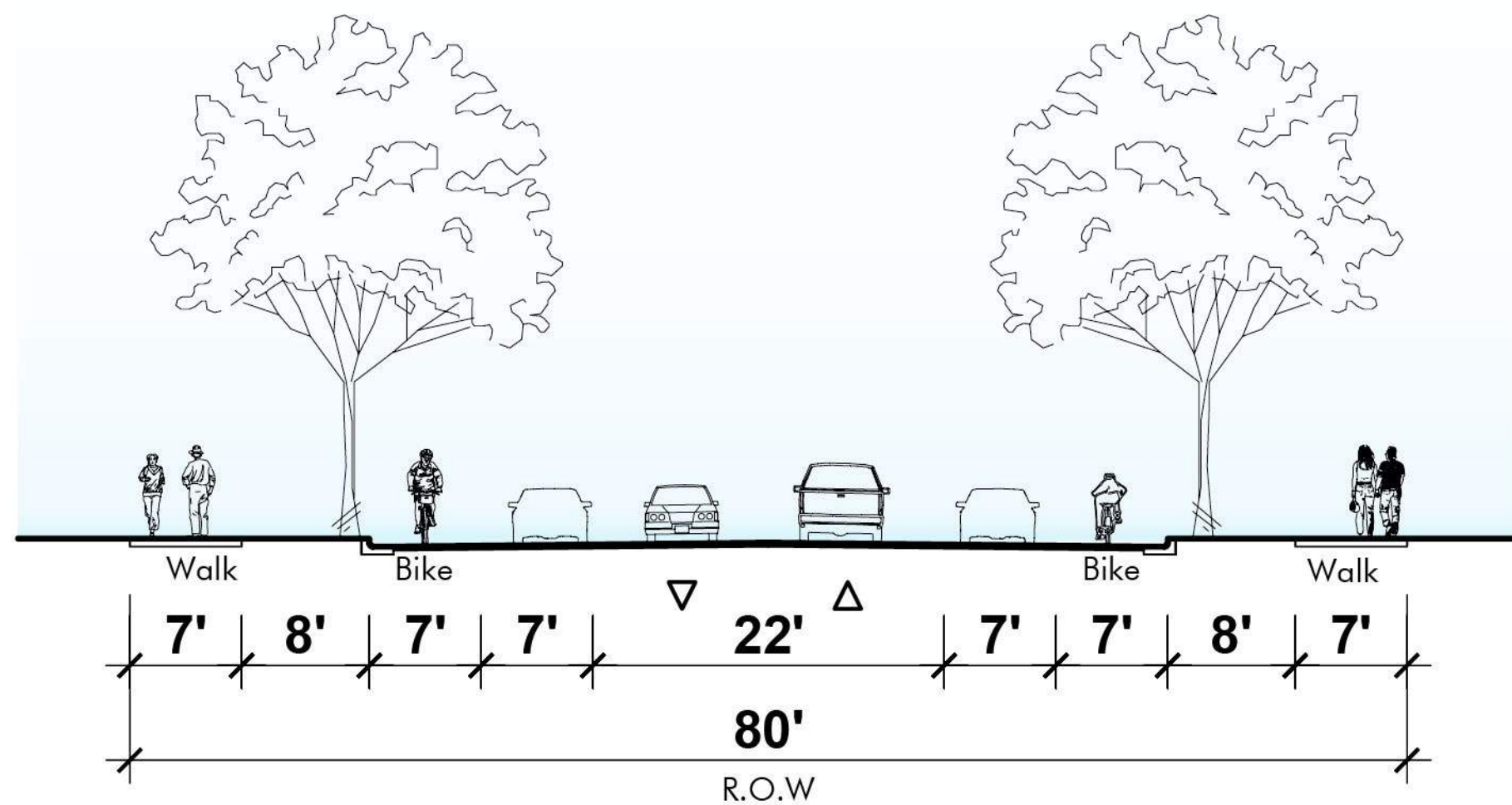
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LAKESIDE COMMUNITY, LLC



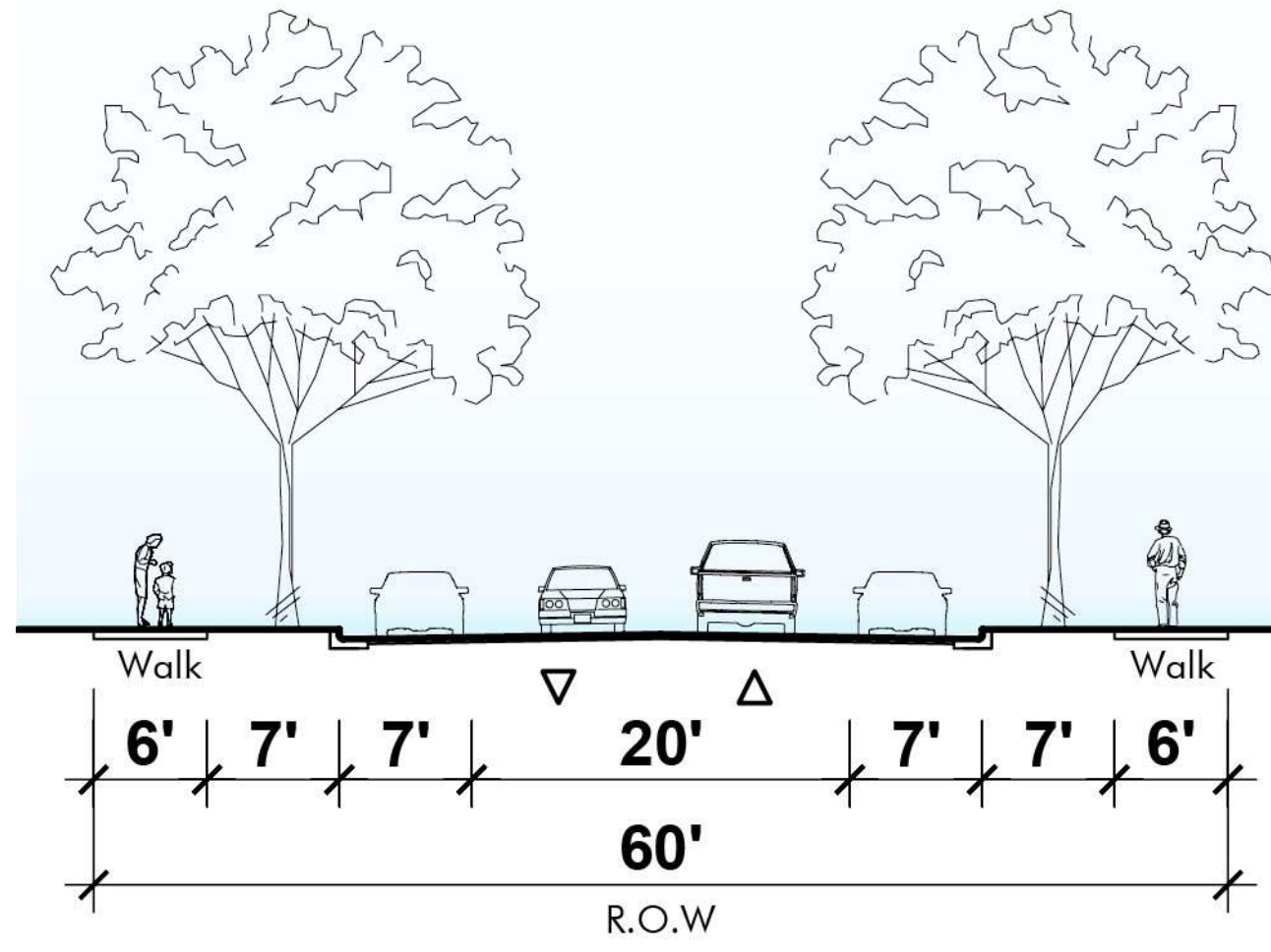
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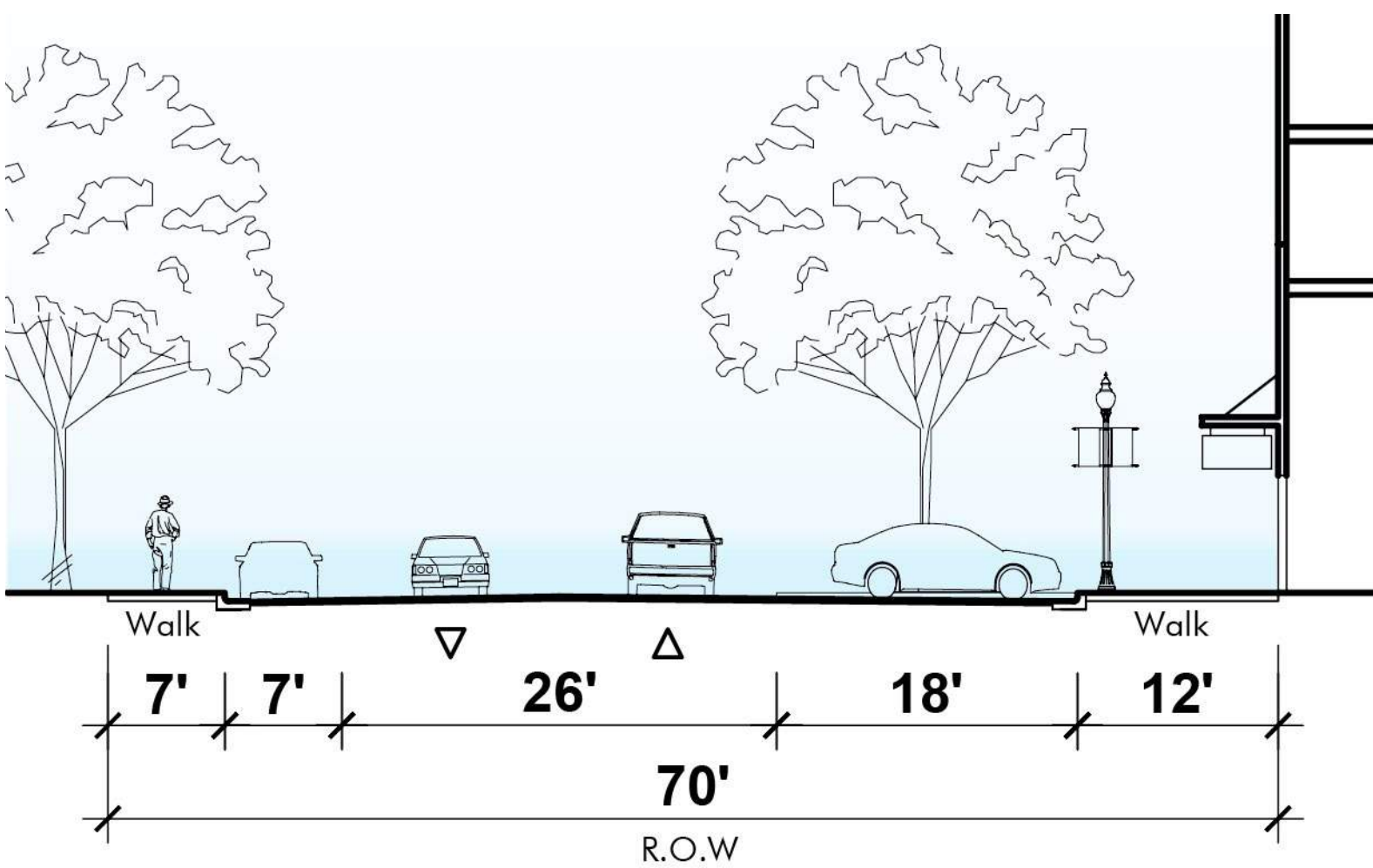
A.4



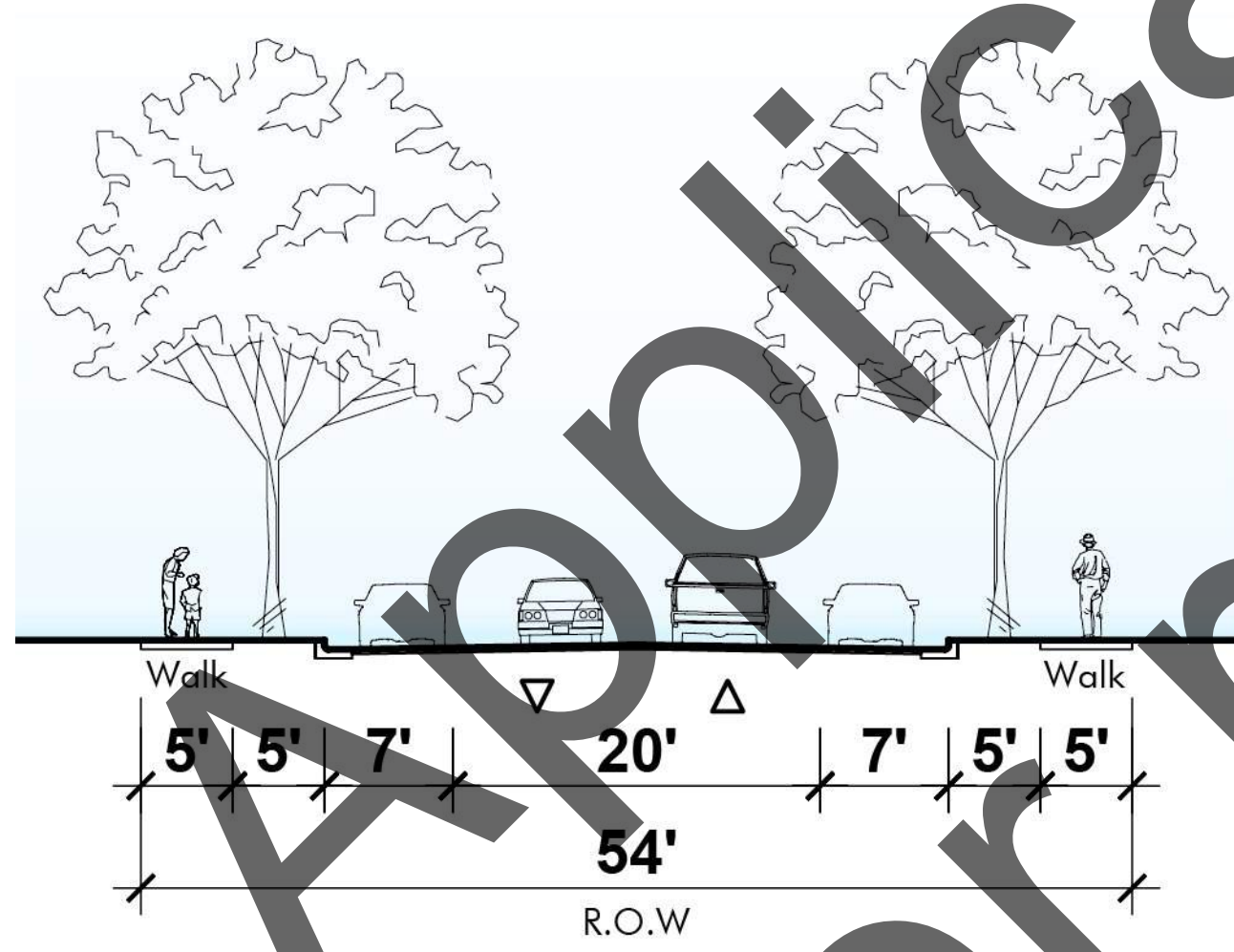
**CONNECTOR - SECTION A**



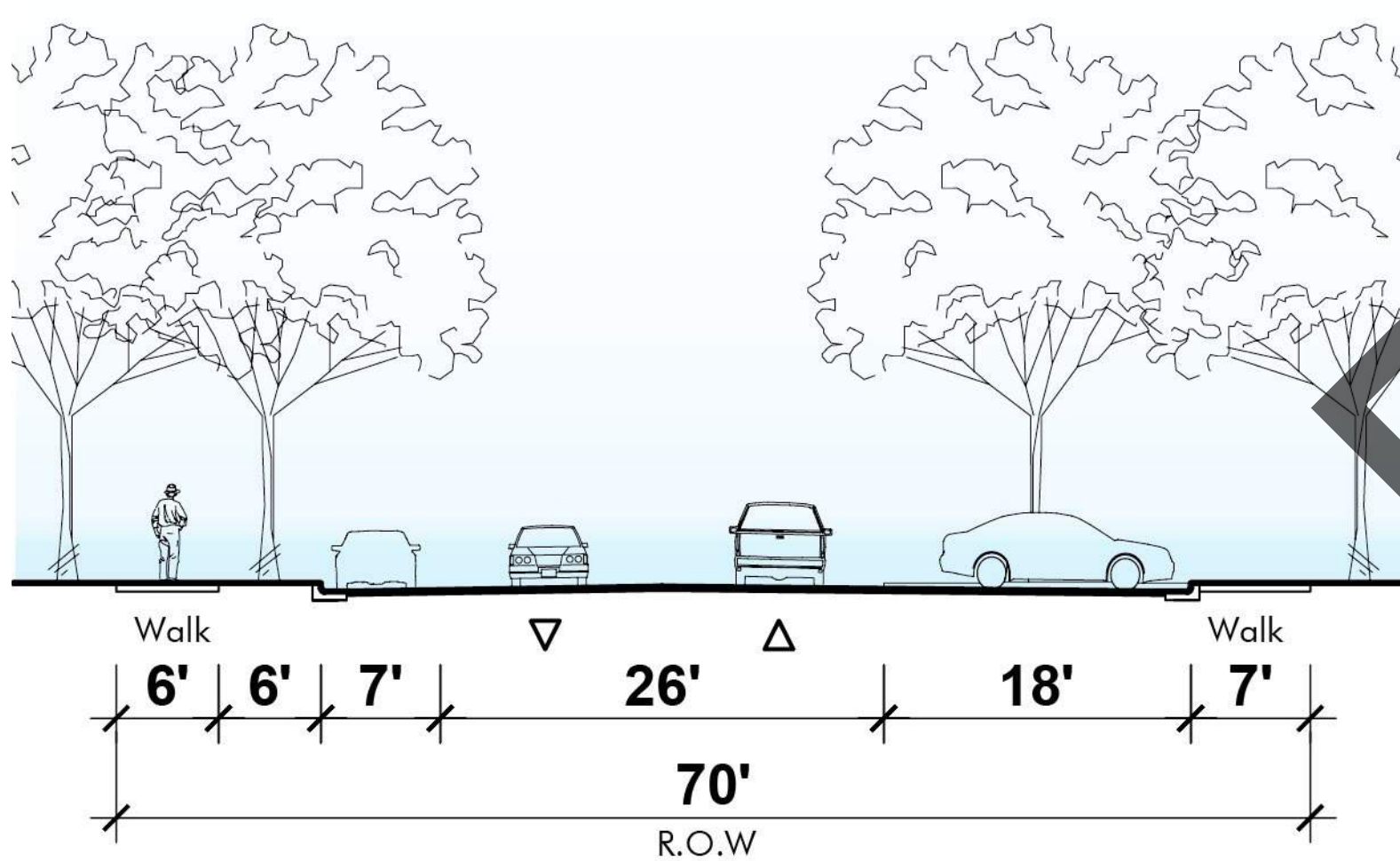
**NEIGHBORHOOD STREET 1 - SECTION C**



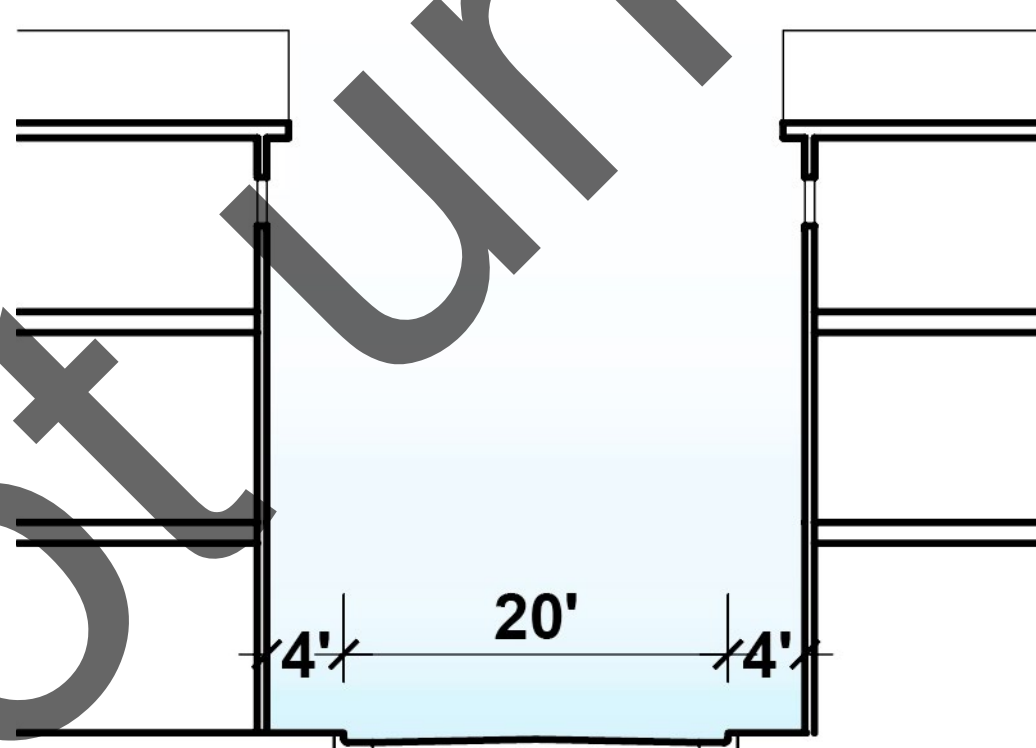
**PARK/MIXED-USE EDGE CONDITION OPTION - SECTION B1**



**NEIGHBORHOOD STREET 2 - SECTION D**



**PARK/RESIDENTIAL EDGE CONDITION OPTION - SECTION B**



**TYPICAL ALLEY SECTION**



**PROPOSED STREET SECTIONS**



*Architectural imagery only intended to convey proposed scale and mass.  
Architectural character of the project will be defined at a later stage.*

## SINGLE FAMILY HOMES

## CONCEPTUAL ARCHITECTURAL IMAGERY

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## TOWNHOMES

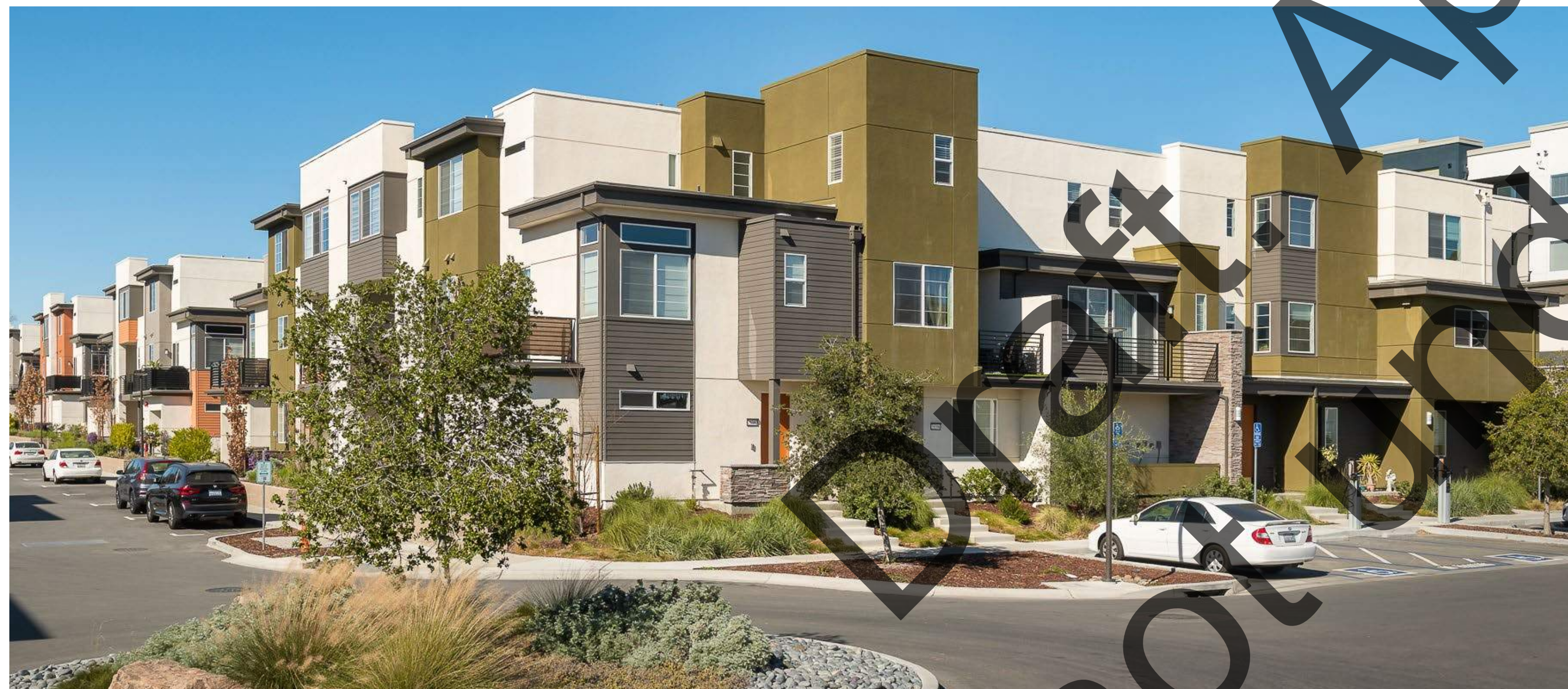
## CONCEPTUAL ARCHITECTURAL IMAGERY

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**CLUSTER TOWNHOMES AND STACKED FLATS/TOWNHOMES**

**CONCEPTUAL ARCHITECTURAL IMAGERY**

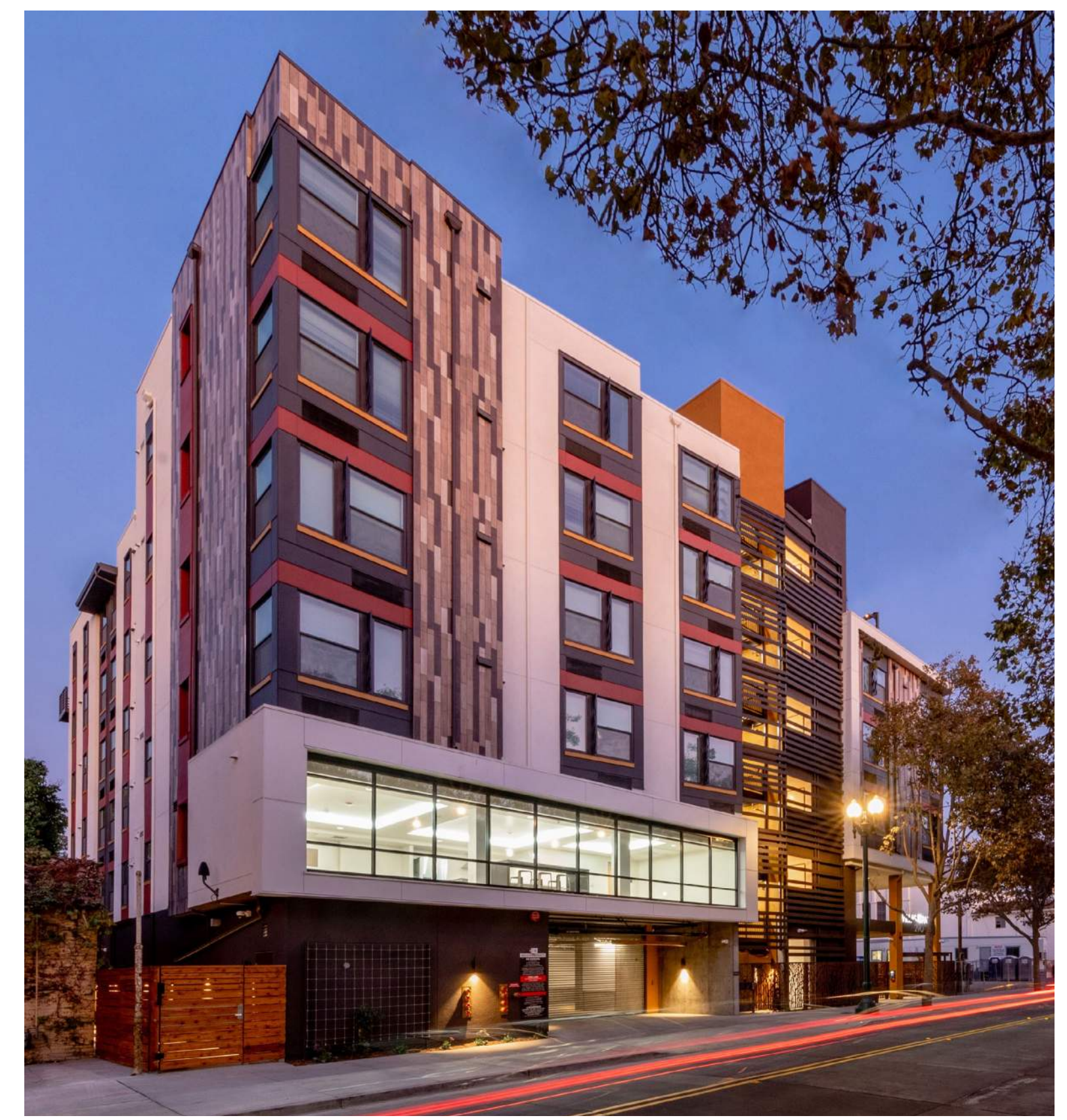
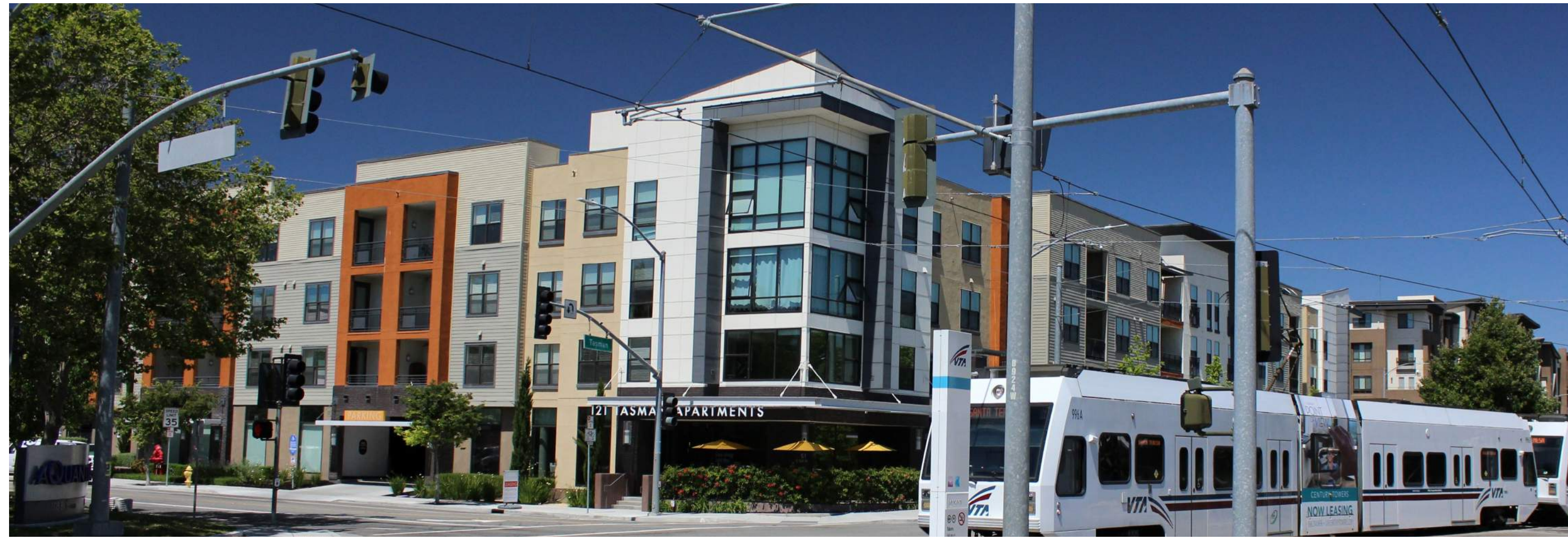
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MIXED-USE

CONCEPTUAL ARCHITECTURAL IMAGERY

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<b>PD-Residential</b> (For proposed development adjacent to existing residential neighborhoods):		
<b>Parcels 1a, 4a, 4c, 8, 9, 14</b>		
<b>SETBACKS</b>		
Front		10' MIN.
Interior Side Setback		4' MIN.
Street Side Setback		10' MIN.
Rear Setback		10' MIN.
<b>DISTANCE BETWEEN STRUCTURES</b>		
Front to Front		15' MIN.
Face of Garage Door to Garage Door		28' MIN.
Front to Side		10' MIN.
Side to Side		As required by building code
Rear to Rear		15' MIN.
<b>BUILDING HEIGHT</b>		
Max. Height		30'
Max. Number of Stories		2
<b>LOT SIZE</b>		
Min. Lot Area		No minimum
Lot Frontage Requirements to Public Right-of-Way		None required
<b>OPEN SPACE REQUIREMENTS</b>		
Private Open Space		150 sq. ft. / unit
Min. Dimension for Private Open Space		10' MIN.
Common Open Space		100 sq. ft. / unit

<b>PD-Residential</b>		
<b>Parcels 1b, 2, 4b, 5, 6, 7, 10, 11, 12, 13</b>		
<b>SETBACKS</b>		
Front		10' MIN.
Interior Side Setback		5' MAX.
Street Side Setback		10' MIN.
Rear Setback		10' MIN. to property line 0' to alleys
<b>DISTANCE BETWEEN STRUCTURES</b>		
Front to Front		20' MIN.
Face of Garage Door to Garage Door		28' MIN.
Front to Side		10' MIN.
Side to Side		As required by building code
Rear to Rear		15' MIN.
<b>BUILDING HEIGHT</b>		
Max. Height		45'
Max. Number of Stories		4
<b>LOT SIZE</b>		
Min. Lot Area		No minimum
Lot Frontage Requirements to Public Right-of-Way		None required
<b>OPEN SPACE REQUIREMENTS</b>		
Private Open Space		60 sq. ft. / unit
Min. Dimension for Private Open Space		10' MIN.
Common Open Space		100 sq. ft. / unit

Draft. Application not under review.

PROPOSED DEVELOPMENT STANDARDS



<b>PD-Mixed Use</b>		
<b>Parcel 3</b>		
<b>SETBACKS</b>		
Front		0'
Interior Side Setback		0'
Street Side Setback		0'
Rear Setback		
<b>DISTANCE BETWEEN STRUCTURES</b>		
Front to Front		As required by building code
Face of Garage Door to Garage Door		
Front to Side		
Side to Side		
Rear to Rear		
<b>BUILDING HEIGHT</b>		
Max. Height		135'
Max. Number of Stories		13
<b>LOT SIZE</b>		
Min. Lot Area		No minimum
Lot Frontage Requirements to Public Right-of-Way		None required
<b>OPEN SPACE REQUIREMENTS</b>		
Private Open Space		30 sq. ft. / unit
Min. Dimension for Private Open Space		5' MIN.
Common Open Space		100 sq. ft. / unit

4. Ground floor porches or decks, covered or uncovered, may project up to 10 feet into the required setback areas, subject to compliance with building code.

B. Short term parking facilities for bicycles or micro mobility devices, may be placed in side or rear setbacks as long as they are in compliance with the provisions of Chapter 20.90. For additional standards on placement and design, refer to the Citywide Design Standards and Guidelines.

C. Mechanical equipment in setback area: 1. Tankless water heaters, energy storage units, and power inverters may project horizontally for no more than 2 feet into either the side or rear setback area and are not permitted in front setback areas. 2. Mechanical equipment, including but not limited to pool equipment or HVAC equipment, may be placed in rear setbacks at a minimum of 5 ft. from rear property line and must conform to minimum side setbacks requirements; not permitted in front setbacks or any portion of the front yard which is visible from a public right-of-way or public open space.

D. The following projections may be placed within required setback areas as long as they comply with the Building and Fire codes:

1. Walkways and driveways for pedestrian or vehicular access to the site;
2. Overhead wires necessary for electrical and telephone service to a building on the lot;
3. Underground lines and equipment necessary for the sewerage, drainage, plumbing, water, gas, and electrical needs of the lot or of a building on the lot.

E. Projects located within a quarter mile walking distance, by way of a pedestrian accessible public right-of-way or easement, of existing public open spaces or POPOS shall be exempted from common open space requirements. Projects located between a quarter mile and a half mile walking distance of existing public open spaces or POPOS shall have the common open space requirement reduced by 50%.

F. For development projects which are exempted from common open space requirements because of their proximity to public open space or POPOS, up to 50% of the total private open space requirement may be fulfilled through the development of an equivalent amount of common open space.

G. On site development of public open space, that is dedicated to the City pursuant to the Parkland Dedication Ordinance (PDO) and/or the Park Impact Ordinance (PIO), shall serve to fulfill common open space requirements based on the following ratio: every 1 square foot of public open space included in a development shall fulfill 2 square feet toward the total common open space requirement.

**Exceptions to Development Standards :**

The following setback exceptions apply to the PD-Residential and PD-Mixed Use designations as follows:

A. Minor architectural projections such as: sills, eaves, belt courses, cornices, canopies, awnings, bay windows, chimneys, stoops, stairs, landscape retaining walls, porches, decks, balconies, minor building faces, and wells for basement windows may project into required setback areas as follows:

1. Canopies and awnings may project into setback areas by a maximum of 3 feet;
2. Stoops, stairs, and landscape retaining walls may project up to a maximum of 6 feet into the required setback areas;
3. Balconies, covered or uncovered, may project into required setback areas within 5 ft of property lines facing public right-of-way or public open space.

**PROPOSED DEVELOPMENT STANDARDS**