

## COMMUNITY MEETING AGENDA

Proposed Site Development Permit for the  
2940 Alum Rock Avenue Affordable Multifamily Residential Project  
File Nos. H24-042 & ER24-156

**When: Monday, November 18, 2024**  
**6:00 p.m.**

*This meeting will not be physically open to the public. Members of the public may view, listen, and participate in the meeting by following the instructions listed on page 3 of this Agenda.*

*The live meeting will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom app to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Meeting function may be limited on a web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge.*

**Meeting Purpose:** To describe the applicant's proposed project, the City's review process, and to obtain community input on the project located at 2940 Alum Rock Avenue. 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 on page 4 of this Agenda.

**Proposed project(s):** Site Development Permit (File No. H24-042) to allow the demolition of two vacant commercial buildings, totaling approximately 50,900 square feet, for the construction of a six-story multifamily residential building with podium parking, including 400 units, 100% affordable, subject to the State Density Bonus Law on an approximately 3.4-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
Laura Meiners <a href="mailto:laura.meiners@sanjoseca.gov">laura.meiners@sanjoseca.gov</a> (408) 535-7869	Charlotte Yuen <a href="mailto:charlotte.yuen@sanjoseca.gov">charlotte.yuen@sanjoseca.gov</a> (408) 535-5658	Darren Berberian <a href="mailto:darrenb@tpchousing.com">darrenb@tpchousing.com</a> (949) 599-6069

## 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**

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 [laura.meiners@sanjoseca.gov](mailto:laura.meiners@sanjoseca.gov).

## 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/92918493285>.

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.
3. If you wish to speak during open forum, click on "raise hand." Speakers will be notified shortly before they are called to speak.
4. When called, please limit your remarks to the time limit allotted.

### **Telephone device instructions:**

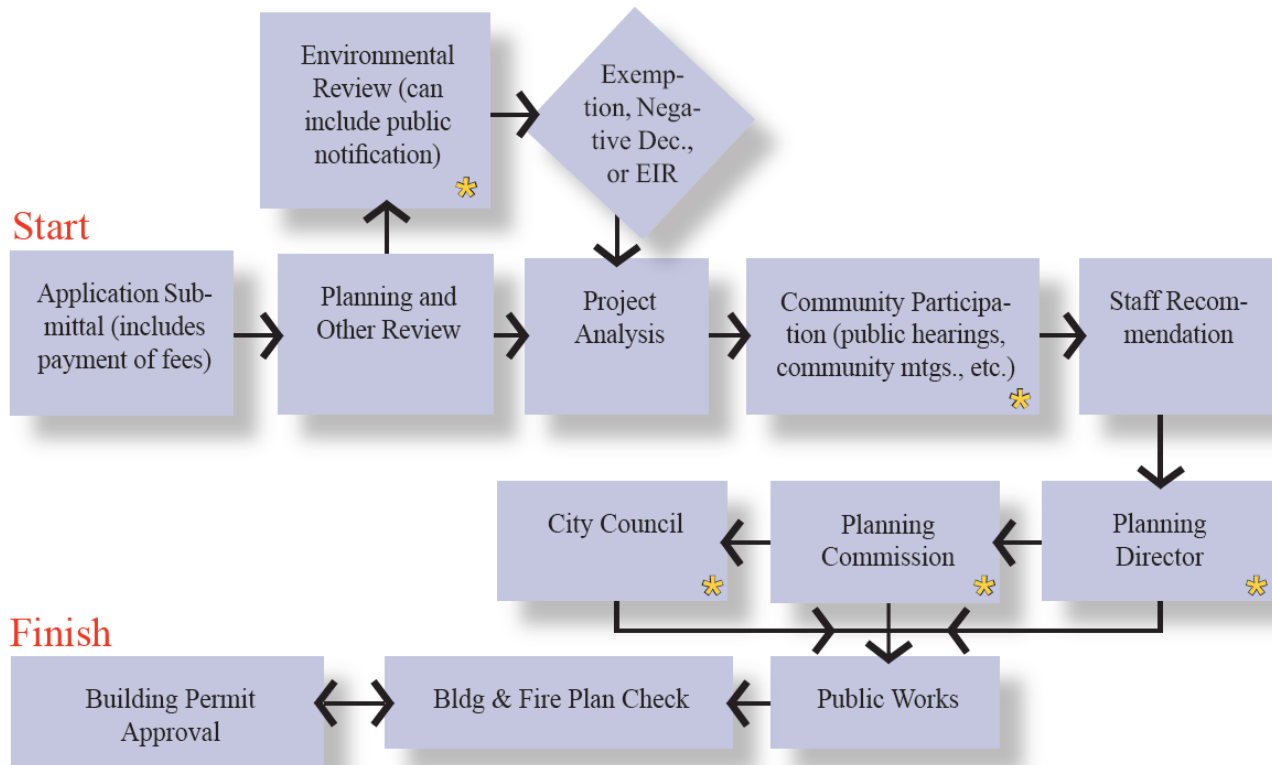
For participants who would like to join telephonically please dial 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free) and when prompted, enter meeting ID: 929 1849 3285. You may also click \*9 to raise a hand to speak.

### **Public Comments prior to meeting:**

If you would like to submit your comments prior to the meeting, please e-mail [laura.meiners@sanjoseca.gov](mailto:laura.meiners@sanjoseca.gov). Comments submitted prior to this meeting will be considered as if you were present in the meeting.

## 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
- 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.