

## COMMUNITY MEETING AGENDA

Proposed General Plan Amendment, Conforming Rezone, Conditional Use Permit, and Tentative Map for Delmas Senior Living Residential Care Facility  
File Nos. CP20-019, GP19-012, C19-042, and T20-020

**When: Thursday, October 1, 2020**  
**6:00 p.m. – 7:30 p.m.**

**COVID-19 Notice:** Due to the Santa Clara County Health Officer's March 16, 2020 Shelter in Place Order, this meeting will not be physically open to the public. Members of the public may view and listen to 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 470 West San Carlos Street. 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):** General Plan Amendment (File No. GP19-012), Conforming Rezone (File No. C19-042), Conditional Use Permit (File No. CP20-019), and Tentative Map (File No. T20-020) to allow the following scope of work on an existing 0.90 gross acre site within the Diridon Station Area Plan (DSAP):

- General Plan Amendment from Residential Neighborhood to Downtown
- Conforming Rezone from LI and R-2 to Downtown
- The demolition of existing structures and the construction of a new residential care facility (six stories) with a total of 116 assisted living units, 49 memory-care units with no age restrictions, and 4 affordable housing units with associated staff parking, landscaping, and amenities
- The consolidation of seven lots into one lot

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

<b>General Plan Project Manager</b>	<b>Development Review Project Manager</b>	<b>Environmental Project Manager</b>	<b>Applicant Contact</b>
Robert Rivera <a href="mailto:robert.rivera@sanjoseca.gov">robert.rivera@sanjoseca.gov</a> (408) 535-4843	Laura Meiners <a href="mailto:Laura.Meiners@sanjoseca.gov">Laura.Meiners@sanjoseca.gov</a> (408) 535-7869	Thai-Chau Le <a href="mailto:Thai-Chau.Le@sanjoseca.gov">Thai-Chau.Le@sanjoseca.gov</a> (408) 535-5658	Tim Woloshyn <a href="mailto:twoloshyn@urbancatalyst.com">twoloshyn@urbancatalyst.com</a> (415) 235-2506

<b>AGENDA</b>
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**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/92122198545>

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:**

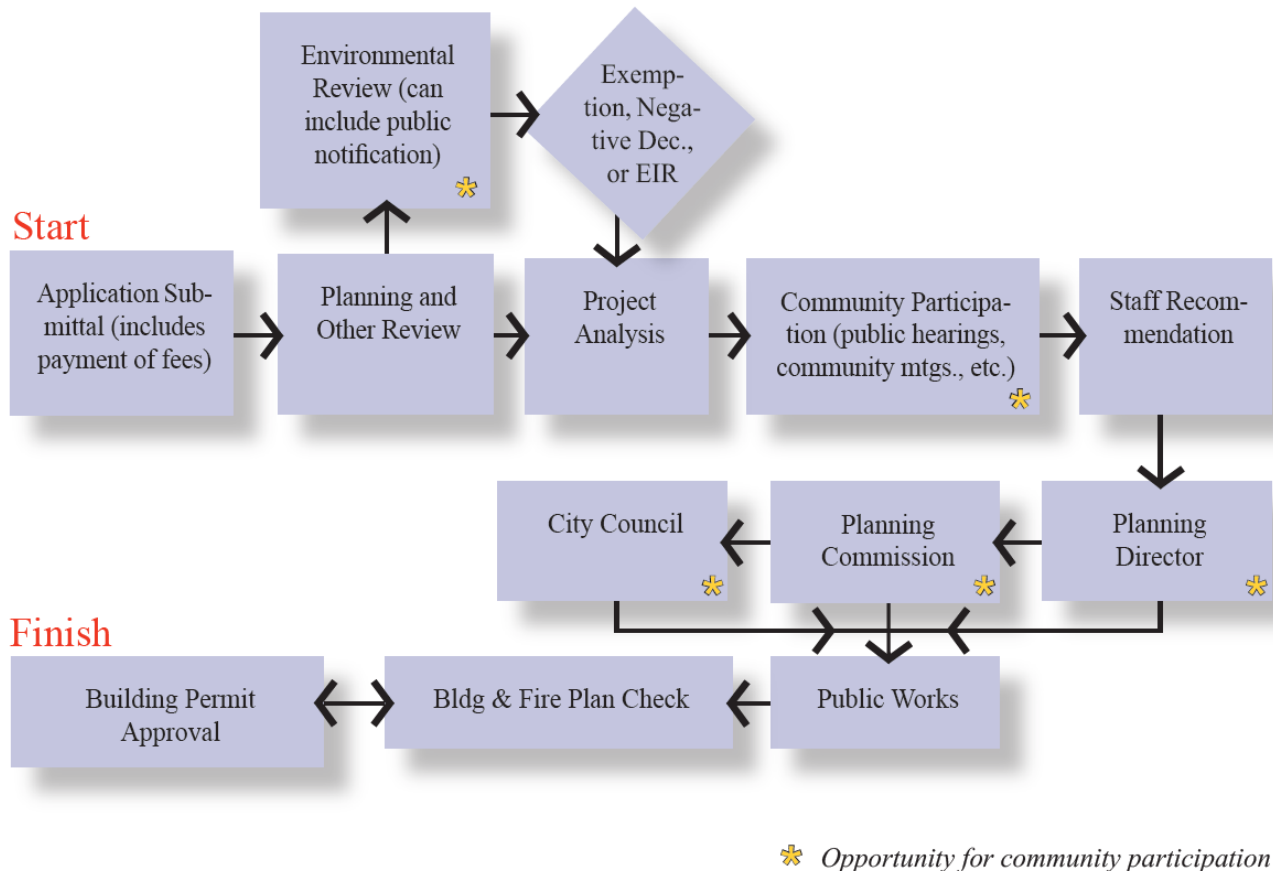
For participants who would like to join telephonically please dial (408) 638-0968 or +1-213-338-8477 (Toll Free) and when prompted, enter meeting ID: 921 2219 8545. You may also click \*9 to raise a hand to speak.

### **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.



## 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.