

EL PASEO PROPOSED PLAN AMENDMENTS - QUESTIONS & COMMENTS

January 2024

Permit Approved Files (File No. PD20-006; 07/29/2022)

Architecture: <https://www.sanjoseca.gov/home/showpublisheddocument/96269/638163924008970000>

Cover, Civil: <https://www.sanjoseca.gov/home/showpublisheddocument/96271/638163924058800000>

Landscape: <https://www.sanjoseca.gov/home/showpublisheddocument/96273/638163924135200000>

Amended files

Bldg 3 (File No. PDA20-006-01; **approved**, 11/2023):

<https://www.sanjoseca.gov/home/showpublisheddocument/107888/638381483581270000>

Bldgs 1 & 2 (File No. PDA20-006-02; subm. 11/28/23):

<https://www.sanjoseca.gov/home/showpublisheddocument/107892/638381485126200000>

Bldg 4A (File No. PDA20-006-02; subm.11/28/23):

<https://www.sanjoseca.gov/home/showpublisheddocument/107890/638381485111670000>

MAJOR POINTS

- **Site plans and details are spread across numerous different plans. Need a document summarizing all proposed building & site details and comparing to the approved permit plan.**
 - Details **by building** and by **site location** (Saratoga, El Paseo): building height; commercial footage; estimated # of new residents; public open space; private-publicly accessible space; private space; # of units and type (Urban 1BD, Tech 1BD, Studio, 1 BD, 2 BD, 3BD); # of BMR units; # of stalls: vehicle, bicycle, motorcycle, EV.
- **Proposed amendments do not meet signature project requirement:**
 - commercial space planned: 87.3 Ksft vs 165.9 Ksft
 - the two distinct sites don't appear to have unifying architectural and landscape features consistent with a Signature project
 - The approved plan had 4 buildings versus the amended plan proposing 5 separate buildings. There is also no detail on the proposed fifth building.
- **Amended plans lack open space detail at the two locations and the entire project.**

The approved permit plan had 2.8 acres of public accessible park and open space and 0.7 acres of private open space buffer. (Plan 3, drawing 3.7, 12/2021).
- **Have any of the proposed setbacks at the two sites been reduced from the permit approved plans?**
- **Recommend a new traffic study to determine impact to traffic flow and VMT resulting from proposed mix changes to residences, commercial, and assisted living facility changes.**
- **Recommend a summary sheet tabulating all the proposed parking being provided for the El Paseo site and the Saratoga site against the number required by residential units, commercial sf, and office sf.**

Signature Project Comments

- This Signature Project was approved based on 165,949 sf of commercial space. Without additional detail on the commercial space of building 4A/B **the new proposals do not meet the commercial space minimum.**

Commercial Spaces	06/2022 Approved	2023 Revisions
Bldg 1 (El Paseo)	64,176	13,500
Bldg 2 (“)	29,699	15,500
Bldg 3 (“)	66,838	58,370 (approved)
Bldg 4A,B (Saratoga)	5,236	?
TOTAL	165,949	87,370 +?

- **What are the unifying features between building 4A, commercial and residential, to the same uses in Buildings 1, 2, and 3?** As a single Signature Project, we understood that the project buildings would be stylistically connected to each other by some common project features. This was especially true since the 1777 Saratoga site was separated from the El Paseo site.
However, as proposed, Bldg 4A (1777 Saratoga) does not appear to be connected to Bldgs 1,2,3 (El Paseo) in style, materials, or landscaping.
Exterior materials: (Bldg 4: B4-A75; Bldgs 1,2: B1-2 – A3.0; Building 3: A7.6)
- The project originally proposed four distinct buildings. The building at **1777 Saratoga Ave** as approved was to be one building with two towers. This proposed amendment now has **two buildings on this location with no detail on the additional building.**

**Is the addition of a fifth building consistent with the Signature Project approval?
How will the fifth building be connected/consistent with the rest of the project?**

Open Spaces Comments

For reference, the last plan submitted had 2.8 acres of public accessible park and open space and 0.7 acres of private open space buffer. (Plan 3, drawing 3.7, 12/2021).

- **What areas count as public open space on the El Paseo site?
...on the 1777 Saratoga site?**
- **What areas count as private publicly accessible open space on the El Paseo site?
... on the 1777 Saratoga site?**
- **When are the terms of Open Space and in-lieu fees negotiated and closed?**
 - o Are use permits on Bldg 3 not granted until fees and land grants are made?
 - o Are residence permits on Bldgs 1, 2 & 4 not granted until fees and land grants are made?
- **Do the paseo road surfaces and parking stalls count as open space?**

This was raised in the City Council session and to our knowledge has never been closed with a documented response.

If so:

 - o Is there a requirement for how often paseos are to be closed to traffic?
 - o How can the one paseo segment ever be closed if it is the entrance to the Bldg 1 underground garage and trash/unloading dock?
 - o Are the surfaces/stalls to the east of Bldg 3 (facing the parking lot) included in open space calculations? (B1-2 A0.05)
 - o Is there anything in the overall site road design to reduce Whole Food traffic on the "paseo" roads on the west and south sides of Bldg 3?

Transportation/Traffic Comments

- **We expect a new mix of traffic due to the assisted living facility support and visitors. Is there an estimated new number of trips and VMT for the two buildings on 1777 Saratoga and how does it compare to the earlier DEIR results?**

- **Recommend a traffic flow analysis be re-done for Quito, Lawrence, and Saratoga with the area of the intersection.**
 - Is the entrance/exit to the auto road immediately NE of the Quito/Lawrence intersection limited to residents only? This road appears to be new and to aid resident access to their garage.
 - Observation: Traffic flow on the short stub between Quito/Lawrence and the first major entrance will be bottlenecked by lights and entrances into residences. This is the stub between the intersection of Lawrence/Saratoga and the first entry into El Paseo which has a light. Traffic flow on that stub is often backed up at popular hours now, with underutilized development.
 - Are the right turn “pork chop” islands eliminated at the corners of Quito/Saratoga/Lawrence? We understood these were to be eliminated to improve pedestrian safety.

- **Need a drawing showing plans for bike lanes and public transit around the El Paseo and Saratoga sites.**
 - Plans show a split bicycle/pedestrian lane on the sidewalk space along Saratoga Ave, in front of Building 4A, which is not consistent with the rest of the bloc site.
 - Where is the bus pickup site?

Parking Comments

- **Recommend summary sheets be provided tabulating all the proposed parking being provided for the El Paseo site and the Saratoga site against the number required by residential units, commercial sf, and office sf.** There is no holistic summary of the parking for the two sites; rather, numbers are scattered per building and across several documents. Parking should call out auto, EV, and bicycle stalls.
- **Please confirm assumptions and adequacy of parking.** The number of total auto parking stalls on the **El Paseo site** has been reduced from **1514 stalls to 1302 stalls (dwg A3.1, 06/21; A3.0, 12/22; B1-2, 12/23)**. However, this decrease appears consistent with the reduction of El Paseo **commercial space from 160.7K sf to 83.4K sf** using (5/1000 nsf).

El Paseo Auto Parking Stalls	06/2022 Approved	2023 Revisions
Bldgs 1&2		1,007
Bldg 3		295 (approved)
Total	1,514	1,302

- Is there parking in Level B3? Yield Summary and chart at bottom right corner of page differ? (B1-2 A0.10)
- **Please confirm assumptions and adequacy of parking.** The number of total auto parking stalls on the **1777 Saratoga site** has been **reduced from 331 stalls (dwg A3.206/21) to 188 stalls (dwg B4 A3.0, 12/23)**. The number of residences at 1777 Saratoga is relatively the same: 248 (06/21) to 240 proposed (12/23).
Unclear is the amount of commercial space at this location.

1777 Saratoga	06/2022 Approved	2023 Revisions
# Residences	248	240
Commercial (sf)	5,236	?
Total Auto Stalls	331	188

Below Market Rate Housing

- **Please provide the total number of below market rate housing units for Bldgs 1, 2 & 4.** This number and assumptions are not provided in the proposed amendments. The previously approved plan was based on 15% of the 994 total units.
- **The unit mix really changes under this proposal: 2 BD units drop from 32% to 21%** (318/994 to 210/987) and **3 BD units drop from 4% to 1%** (36/994 to 12/987). Assuming no 2 BD or 3 BD units in Bldg 4B, 88% of units will have one bedroom or less. Does the reduced number of larger, family-friendly units adequately address our city housing needs?

1777 Saratoga Site Specific

- Does the design for Bldg 4A allow it to be converted to other future uses?
- Why are several of the required setbacks on the Saratoga site smaller than on the El Paseo site. (page A0 0.3)
- What are the setbacks for Bldgs 4A & 4B from Westgate Church property? The buildings look very close to the lot lines.
- Who owns the 0.15-acre triangular parcel just north of Bldg 4A? Will the communication tower remain in place? Is it okay to have this infrastructure right next to residential units/balconies?
- The plans do not show the masses of electrical wiring along Saratoga Ave. Will these be moved underground to accommodate redevelopment? (They are not shown in the plans) The new residences of building 4A would be near wires.
- Why the split pedestrian & bicycle space along Saratoga Ave? Why not have a regular green bike path, like across the street and in Saratoga? (connectivity) (Page 2, Conceptual Building Perspective: B4 A7.0)
- Number and location of visitor parking spaces for Bldg 4A? Only six? This seems insufficient for visitors, prospective tenants, quick deliveries, etc. How many are designated handicapped?
- What outdoor and walking areas will the seniors have?

- Bldg 4B is described as “market rate residential”; does this mean no commercial? No BMR? More senior housing? Independent living? Condos? Apts?
- Is there bicycle access to building 4 via Lawrence?

Other Project/Questions/Details

- **Need a summary page for the entire project detailing by building and by site location:**
 - **building height**
 - **commercial footage**
 - **# of units and type (Urban 1BD, Tech 1BD, Studio, 1 BD, 2 BD, 3BD)**
btw, what is Urban and Tech 1 BD? what are sft?
 - **# of BMR units**
 - **estimated # of new residents**
 - **# of stalls: vehicle, bicycle, motorcycle, EV**
 - **building height**
 - **building area/mass**
- Please provide a table summarizing the approved plan and new proposed plan for the Quito Rd setbacks and the setback from the southern boundary berm.
 - For reference, what are the setbacks for the new commercial space being built at El Paseo on Campbell Ave?
- Is the 13th floor rooftop pool and amenity room within the rooftop use guidelines previously approved? We thought the last ~ 8-10’ of approved height had some limitations on use.
- What materials and design are used to protect privacy from the 13th floor rooftop amenity room facing the neighborhood to the south?
- Is the residential amenity space of building 2 right up to the berm?
- Based on the plant palette provided it appears that very few species native to Santa Clara County are being used.
- Are the buildings using bird safe designs?