

Welcome to the June 3, 2024 Community Meeting for the 940 Willow Street Project H23-030 & ER23-233



Presenter: Alec Atienza, Project Manager

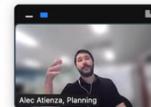
The meeting will begin at 6:00 p.m.

- The meeting will be recorded.
- If you would like to comment, please wait until the Open Forum and use the 'raise hand' feature in Zoom conference call during that item or click *9 on your phone. Staff will call out your name or phone number and prompt you to speak.
- For more information about the project and a copy of the agenda, go to www.sanjoseca.gov/planning and click on the following:
 - Commissions and Hearings
 - Community Meetings



Zoom Information:	https://sanjoseca.zoom.us/j/92838911478	Call In Number 1-408-638-0968	Meeting ID: 928 3891 1478
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Meeting Agenda



1. **Welcome, Introductions, and Agenda Overview**
2. **Project Overview**
3. **Environmental Review Overview**
4. **Project Presentation** – the project applicant will present the proposed project
5. **Open Forum** – the Project Manager will facilitate questions and comments from members of the community
 - If you would like to comment, please wait until the Open Forum and use the 'raise hand' feature in Zoom conference call during that item or press *9 on your phone. Staff will call out your name or last four phone number digits and prompt you to speak.
 - Each speaker will be limited to two minutes. If there are many speakers, we may decrease this time to one minute. Each individual may be limited to speaking once depending on the time available.
 - Comments may also be submitted in writing after the meeting (alec.atienza@sanjoseca.gov)
6. **Meeting Adjournment** – Please e-mail me if you believe you live more than 1,000 feet from the project site and would like to receive project updates.

For a copy of the agenda, please visit:

<https://www.sanjoseca.gov/home/showpublisheddocument/111661/638509547187800000>



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Builder's Remedy



- **What is the Builder's Remedy?**
 - The Builder's Remedy is a legal fiction created by enforcing the negative of a provision of the Housing Accountability Act (HAA).
 - The HAA prohibits a city from denying a qualifying affordable housing project unless the city can show the project is inconsistent with the city's zoning ordinance and General Plan land use designation.
 - The Builder's Remedy is a penalty for when a city does not have a substantially compliant Housing Element and cannot use inconsistency to deny a qualifying affordable housing project.
 - For this project:
 - SB330 Preliminary Application submitted: June 12, 2023
 - City Council adopted Housing Element: June 20, 2023
 - Formal project application submitted: October 10, 2023



Builder's Remedy



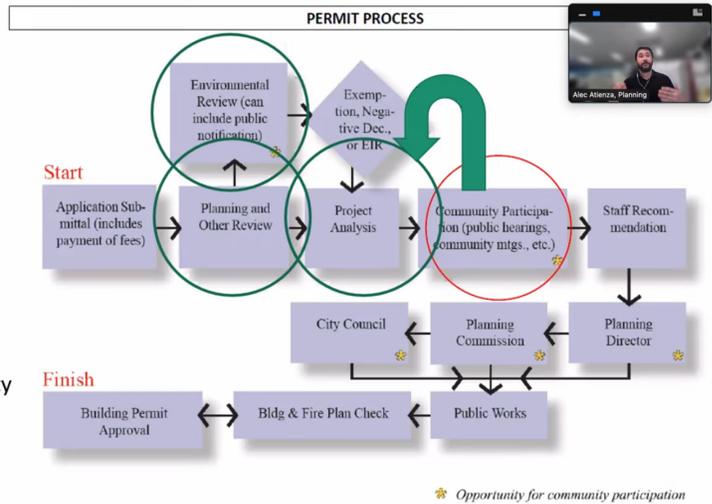
- **What does this mean going forward?**
 - The City will evaluate the project for compliance with objective health and safety standards, General Plan policies, and CEQA.
 - Aside from a few cases in Southern California, the Builder's Remedy is an untested legal theory with little guidance provided from the state.
 - The City is preserving its legal arguments to prove it had a substantially compliant Housing Element as of June 20, 2023.
- **Does this project meet the General Plan and Zoning anyway?**
 - This project does not meet the requirements of the General Plan land use designation of NCC or the CN Commercial Neighborhood Zone. Specifically, the project must meet General Plan Policy H-2.9, which requires 100% deed-restricted affordable housing, and this proposed project only provides 20%.



Planning Permit Process

- Complete application
- Project review
 - Environmental review (TBD)
- Community input*
- Environmental review*
- Project revision
- Review of revisions
- Public hearing*

* Opportunities for community participation



www.sanjoseca.gov/planning

Environmental Review



- What is the California Environmental Quality Act (CEQA)?
 - CEQA is a state law that requires state and local agencies to disclose and evaluate the significant environmental impacts of proposed projects, and to adopt all feasible mitigation measures to reduce or eliminate those impacts.
- The level of CEQA review for this project has not yet been determined yet.
- The CEQA review process must be completed prior to a project being scheduled for hearing.

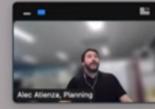


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Owner and Applicant:
940 Willow Owner LLC.

Applicant Representative:
Jeffrey Current

H23-030 & ER23-233:
940 Willow Street Project



Navigation icons: back, forward, search, etc.

Our Team :

Community Meeting
940 Willow Street
June 3, 2024



Architect - Jeffrey R. Current, AIA
Contact: jeff@studiocurrent.com

(408) 816-2000



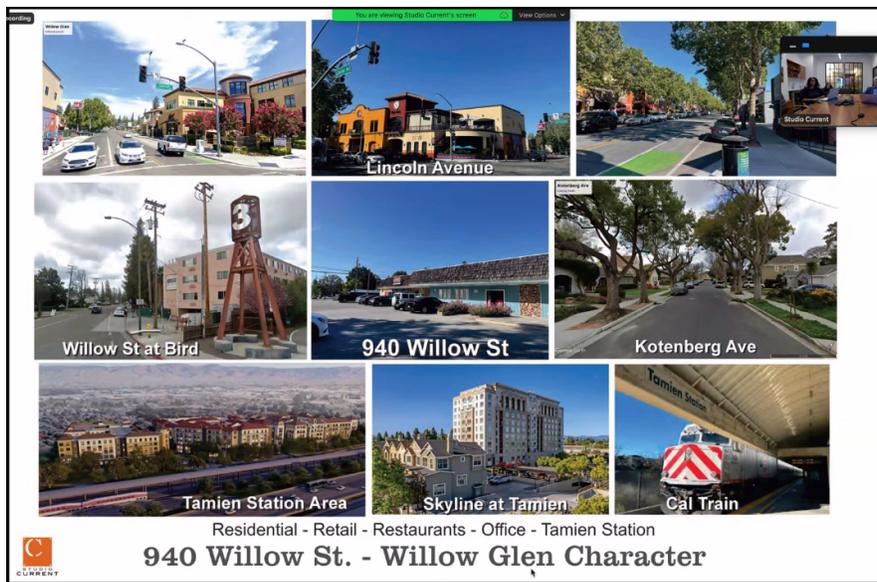
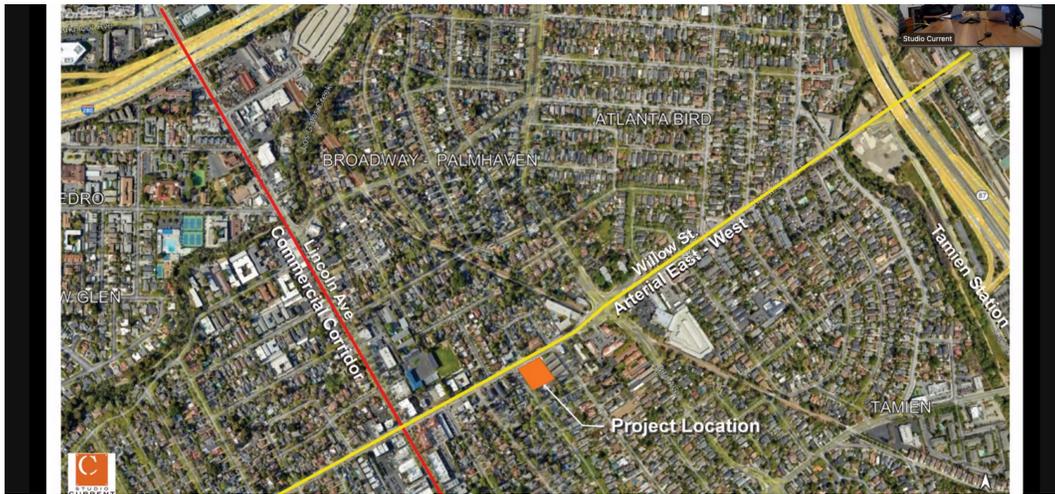
Landscape Architect - Megumi Aihara, ASLA (415) 545-8577
Contact: megumi@s-a-works.com



Civil Engineer - Martin Deforge
Contact: mdeforge@hmhca.com

(408) 487-2200





• Add 126 new homes on a busy street
 • Activate streetscape w/ corner Retail/Cafe
 • Hide parking away inside of building
 • Use quality materials & elegant colors
 • Beautify landscape along Willow St

Willow St looking South on Kotenberg

940 Willow St. - Project Design Goals

Site Plan - Aerial Photo

Lot Line Adjustment - Joining 4 Parcels

LOT AREA (SQ. FT./ACRES)	PARCEL ONE (PORTION OF APN 438-03-0172)	PARCEL TWO (PORTION OF APN 438-03-0172)	PARCEL THREE (APN 438-03-0170)	PARCEL FOUR (PORTION OF APN 438-03-0172)
EXISTING	16,650 0.381	6,820 0.156	16,362 0.374	2,761 0.177
TRANSFER	23,708 0.544	-6,820 -0.156	-16,362 -0.374	-2,761 -0.177
PROPOSED	34,658 0.795	0	0	0

Willow St - Looking West
 Willow St - Looking East
 Kotenberg Av - Looking North

940 Willow St. - Site Plan / Site Photos

Meeting: You are viewing Studio Current's screen. View Camera 2

VERSION 1
MAX DENSITY STUDY
+ 30 MORE UNITS - (156 Units)

VERSION 2
NEIGHBORHOOD CONTEXT STUDY

- Start with Maximum BOX
- Carve away at the box
- End with Sculpted Building that responds to context

VERSION 2+
PRESENT DESIGN SOLUTION

940 Willow St. - Building Massing & Form

STUDIO CURRENT

Meeting: You are viewing Studio Current's screen. View Camera 2

Level 1 Plan - Ground Level

Level 3 Plan - Podium (Plaza) Level

940 Willow St. - Building Plan Layout

STUDIO CURRENT



You are viewing Studio Current's screen

View Details



Project Schedule

- Spring 2023
Original Plan Submission
- Winter 2024
Application Deemed "Complete"
- Summer 2024
Community Meeting
- Winter 2025
Director's Hearing
- Spring 2025
Construction Documents
- Winter 2026
Plan Check & Bldg Permit
- Spring 2026
Construction Starts
- Fall 2027
Complete Construction
Project Opening

3rd Level - Outdoor Courtyard & Swimming Pool



940 Willow St. - Project Schedule

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View Details

Thank you! Q &



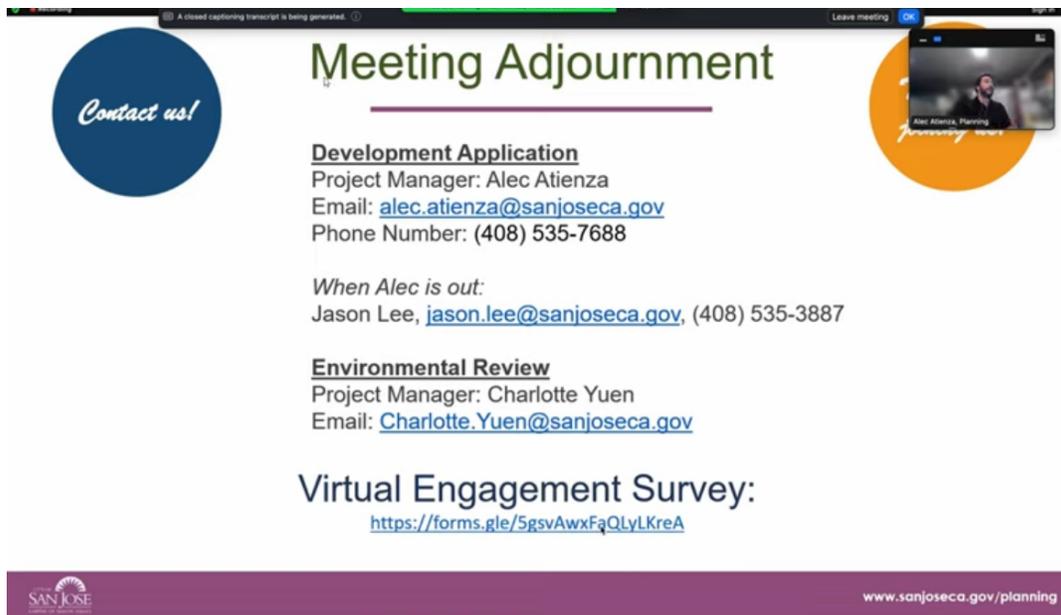

940 Willow St. - Thank You

Public Comment / Open Forum

180 attendees

51 callers voiced opinions

- 7 For proposed development
- 44 AGAINST PROPOSED DEVELOPMENT at 7 Stories



The image is a screenshot of a Zoom meeting slide. At the top, there is a status bar with a microphone icon, a captioning status "A closed captioning transcript is being generated.", and a "Leave meeting" button. The slide content includes a blue circle on the left with the text "Contact us!". The main title is "Meeting Adjournment" in green, underlined. Below the title, there are two sections: "Development Application" and "Environmental Review". The "Development Application" section lists Project Manager Alec Atienza with his email and phone number. The "Environmental Review" section lists Project Manager Charlotte Yuen with her email. At the bottom, there is a "Virtual Engagement Survey" link. A small video thumbnail of Alec Atienza is visible on the right side of the slide. The footer contains the San Jose logo and the website URL "www.sanjoseca.gov/planning".

Meeting Adjournment

Development Application
Project Manager: Alec Atienza
Email: alec.atienza@sanjoseca.gov
Phone Number: (408) 535-7688

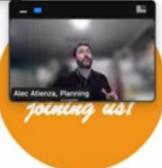
When Alec is out:
Jason Lee, jason.lee@sanjoseca.gov, (408) 535-3887

Environmental Review
Project Manager: Charlotte Yuen
Email: Charlotte.Yuen@sanjoseca.gov

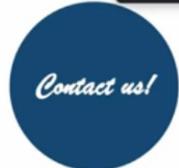
Virtual Engagement Survey:
<https://forms.gle/5gsvAwxFqQLyLKreA>

 www.sanjoseca.gov/planning

Meeting Adjournment



Next Steps:



Meeting Adjournment



Development Application

Project Manager: Alec Atienza
Email: alec.atienza@sanjoseca.gov
Phone Number: (408) 535-7688

When Alec is out:
Jason Lee, jason.lee@sanjoseca.gov, (408) 535-3887

Environmental Review

Project Manager: Charlotte Yuen
Email: Charlotte.Yuen@sanjoseca.gov

Virtual Engagement Survey:

<https://forms.gle/5gsvAwxFaqLkReA>