

Planning Commission
July 13, 2015
7:00 p.m. – 8:00 p.m.

Study Session Summary:

Associate Planner, Noren Caliva-Lepe, presented information about the latest Butcher's Corner project plans using a PowerPoint slide presentation. Ms. Caliva-Lepe noted staff's concerns regarding building height and massing, reduced front setback along El Camino Real, and the request to remove mature Oak trees.

The applicant/property owner, John Vidovich of DeAnza Properties, noted potential benefits from the project, including possible street dedications for bike lanes on El Camino Real and a lane on Wolfe Road. Mr. Vidovich also expressed his intent to complete the purchase of the adjacent dental building at 895 E. Fremont Avenue and include the parcel as open space.

Planning Commissioners asked general questions about the annexation process and provided the following comments on the project:

- Four stories adjacent to the streets is more appropriate
- Need enhanced/distinctive architecture with varying building forms and styles
- Increase front setback on El Camino Real needed to reduce massing
- Break up building wall along El Camino Real
- Encourage oak trees to be preserved
- Plant large trees in front of the building facing El Camino Real
- Explore unbundled parking
- EIR should thoroughly analyze school impacts, including the ability for schools to accommodate new students
- Include potential school impact fees in future staff report

Public Comments:

Approximately 25 members of the public attended the Study Session. Six members of the public spoke and expressed concerns regarding building height, architecture, water, sewage, tree removal, front setback deficiency, spillover parking, school impacts, privacy impacts, historical preservation and traffic. Several residents also recommended that the City explore the option of downzoning to R-2.