

4 November 2019

To: Planning Commission and City Council Members

Re: C14-2017-0148

The representatives for 3443 Zen Garden Limited Partnership and its development entity, Eightfold Connections, namely Mr. Terry Irion and Mr. Adam Zarafshani, have attended regularly scheduled meetings of the East MLK Combined Neighborhood Contact Team (EMLK NPCT) and hosted public information sessions at their site at 3443 Ed Bluestein Blvd NB several times since March 2019. Although their zoning change request from LI-NP to LI-PDA-NP does not require a plan amendment, the developers have asked for a letter of support from the EMLK NPCT.

This letter serves to **recommend that the Planning Commission and City Council approve the above-referenced zoning change request** and *all* of the following 5 conditions:

1. The property is permitted to utilize a 50% parking and loading area reduction;
2. Building B shall be no greater than 160' in height;
3. All other buildings east of Semiconductor Drive shall be no greater than 120' in height;
4. For the portion of the Property that is bounded by Ed Bluestein Boulevard, Technicenter Drive, Semiconductor Drive and Central Avenue, buildings shall not exceed 400' in height; and
5. For the remaining portion of the Property that is west of Semiconductor Drive, buildings shall not exceed 280' of height.

The support of the EMLK NPCT is contingent on the following stipulations:

- That the civic uses indicated on the master plan, including the farmer's market, artist studios, urban farming parcel, and other civic amenities, be accessible to the public and to residents of nearby neighborhoods;
- That any commercial amenities, including the café and grocery/convenience store that the developer suggested will be included in Building C, be available to the public and to residents of nearby neighborhoods;
- That the trail network described on the current Master Plan that connects the Property to the Walnut Creek trail be available to the public and to residents of nearby neighborhoods;
- That, given the number of jobs this development is likely to create, the developer engages the EMLK NPCT, the Neighborhood Associations contained therein,

and other nearby civic institutions in order to maximize the employment opportunities for nearby residents;

- That the developer does not pursue a variance to increase FAR beyond that allowed by LI zoning; and
- That the developer does not take advantage of the site area made available by smaller building footprints in order to increase surface parking beyond what is indicated on the current Master Plan.

The EMLK NPCT supports this request because it is consistent with the following goals described in the East MLK Combined Neighborhood Plan:

- **Goal Four:** “Promote the development and enhancement of the neighborhood’s major corridors.”
 - The increased height will signify US HWY 183 as a major commercial corridor and spur continued job growth in the region.
- **Goal Twelve:** “Improve the quality, safety, and cleanliness of area creeks, and reduce the impact of flooding in the neighborhood.”
 - By allowing the increased height, the maximum FAR may be reached in a smaller building footprint, thereby allowing the project to maintain as much open green space as possible and reduce the impact of stormwater runoff to nearby Walnut Creek.
- **Goal Thirteen:** “Create more public open space, including parks and green spaces, improve existing parks and increase recreational amenities in the neighborhood.”
 - By allowing the project to preserve the maximum amount of open green space, and by ensuring that the civic amenities and trail network are available to the public and to residents of nearby neighborhoods, the project will add much needed civic and recreational amenities to the area.

UPDATE, 19 May 2020: The EMLK NPCT supports limiting the site’s Impervious Cover to 70% if it allows the developer to provide the civic amenities shown on the master plan. The Planning Commission suggested 60% IC as a limit, but it was our understanding that they would be amenable to a higher figure once the owner ran their own calculations.

For the reasons listed above, the EMLK NPCT **supports the full scope of the zoning change request** for the Property.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Hagar", with a stylized, cursive script.

Jon Hagar
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