

NSJNPTF Meeting 13  
Thursday, February 7, 2008  
Novellus  
MINUTES

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1. Welcome and Introductions

- Staff suggested concluding at 8:30
- Feedback on bus tour was that it was very informative.
- Rincon South Comments - Meeting to discuss on 2/21 with Joseph Fota as well as internal meetings.
- Concern regarding Design Guidelines- Nothing to share at this time according to Agency staff.
- Tim Steele – commented about a concern that task force hasn't heard guidelines and staff is using them.
- Staff responded that the guiding principles from the task force will form the basis for the eventual design guidelines.
- Task Force member shared their concerns that Guidelines are still not complete.
- Agency staff responded that interim design guidelines have been prepared and reviewed with TF subcommittee. Design Guidelines will go through review before approval prior to Council approval prior to fiscal year end.
- Design Guideline discussion will be added to 2/28 agenda. There was a concern that too much discussion of DG will inhibit the TFs ability to complete task.
- A TF member stated their concern regarding needing an addendum to Park Option C, that if money is available there should be more parks. Option C should be a starting point and should not override Greenprint. Staff stated they would put that in writing.
- Concern with fuzziness of Guiding Principles and that the TF needs to review more thoroughly.
- TF member Tim Steele stated that it needs to make it clear that TF has not blessed the guidelines as of yet. Is Rincon South Specific Plan being used to review Sobrato Prelim on Skyport?
- Joseph Fota requested clarification that the Rincon South Specific Plan guidelines would apply to Tim Steele's project (staff said yes)

2. Public Comment

- Jim Zito - stated here was present as a representative of the Planning Commission

### 3. Taskforce Recommendations

#### **Task Force Recommendation**

- Staff noted that Sarah Muller and Greenbelt Alliance have submitted suggested edits to the Guiding Principles.
- Don Bragg requested clarification over the two types of principles.
- Tom McCarter – requested clarification – CC recommended vertical schools, so has TF, why wasn't vertical schools been a part of the presentation. (Staff response – staff has drafted text and will send it out Monday)

#### Retail

TF members discussed suggestions provided by Greenbelt (generally considered favorably) etc., word-smithing of draft.

#### Issues:

- Pedestrian oriented VS enough parking?
- How to foster pedestrian oriented retail and also regional retail?
- Make sure that we do not mandate retail but allow the market to define and establish the amount and type.
- Encourage businesses to develop amenities that the public can use such as the cafeteria.
- Types of retail will depend on the location of the retail (core/pure office VS near the residential development.
- Potentially add River Oaks as a possible site for retail. Staff clarified that it is currently proposed.
- Discussion about whether parking should be in front or in back of buildings.
- Tim Steele concerned with excessive level of detail of guiding principles and that they read more like guidelines.(6.3.3.1)
- 6.3.6 Sarah's suggestion
- Concern that there should be a mix of all types of retail instead of only Class A.

The retail subcommittee will meet on Wed. Feb 13<sup>th</sup> at 9am.

#### Economic Development Principles

These were determined to not represent guiding principles but rather over-arching filter for NJS.

- A cross-cutting item that directed for consideration was the environmental principle for green building and environmentally friendly development.

#### Place-Making

- TF member would like to see that should the Moitiozo site not become available for the “Place” that language noted and that it be sought elsewhere.
- Language needs to be flexible and account for the time it takes for any development to take place.
- Some TF members voiced their concern to name sites for the “place”, for NSJ.
- TF member suggested language that notes incentives to encourage properties and owners to assemble sites in order to meet the want for a retail center/”Place”
- Having the “Place” be centrally located is important and the naming of a site is not necessary as long as it is located centrally.
- A TF member suggested that prioritizing sites might be a better model to use in terms of specific sites.
- A TF member suggested that potential means for encouraging retail would be economic incentives through the entitlement process (the TF approved adding that as a guiding principle).
- A TF member recommended preserving the Moitiozo site for historical purposes?
- A TF member suggested using language that supports the property owners interest to keep it agriculture as long as they so desire (the TF supported this as a guiding principle).
- A question was posed that “does the PLACE have to be one place or can it be spread out over numerous sites?”.
- A TF member commented that the Policy has already been adopted by the city and the TF needs to make sure they are out in front of the effort.
- A TF member asked about next steps. Councilmember Chu suggested six month or 1 year check in after publication of Guidelines. Staff will come back with an outline of next steps.

#### OPEN COMMENTS

- Request to view the pictures that were taken by the TF members (digitally).
- Concern that this meeting was intended to be the last meeting and that the next meeting will not conclude the principles discussion.
- TF stated that the development in NSJ was moving without guidance from the community and that this effort should yield that guidance.

- The record that represents the TF work is not “officially” the minutes but rather the guiding principles.
- How will the “great ideas” be incorporated into the final work? Staff answered that that work will be completed on a separate track but will be incorporated.
- A TF member made a comment to the Councilmember’s Aide that there were some TF members who are concerned that Rincon South Plan is not being implemented.

4. The meeting was adjourned at 8:50pm.