

# Item 10.2

## **STACK Trade Zone Park Project**

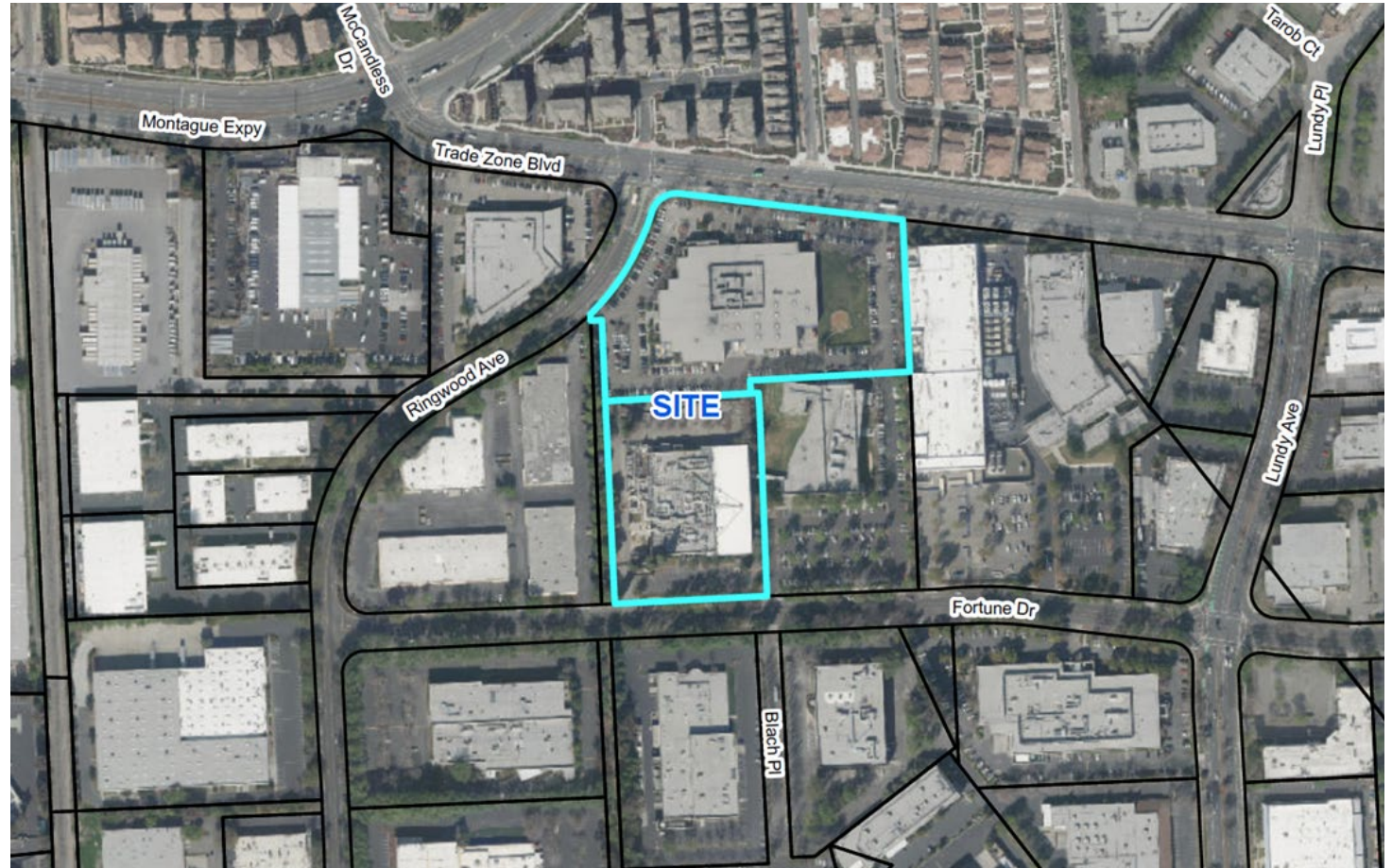
(File Nos. PDC22-001, PD22-001 & PT22-002)

May 9, 2023

Presenter: Christopher Burton, PBCE Director

# Project Components

- Planned Development Zoning to rezone the site from the IP Zoning District to a TEC(PD) Planned Development Zoning District.
- Planned Development Permit to allow the demolition of two buildings totaling approximately 135,000 square feet and the removal of 156 trees (101 ordinance-size, 55 non-ordinance-size, and 47 replacement trees) for the construction of two data centers totaling approximately 522,194 square feet, one 136,573-square-foot manufacturing building, a 150,000-square foot , 300-stall parking structure, an electrical substation, 39 backup generators, and 15 commercial condominiums on an approximately 9.78-gross acre site.
- Vesting Tentative Map to merge two parcels into one parcel and subdivide the parcel into no more than 15 commercial condominiums.



# General Plan & Zoning



**General Plan Designation:** Transit Employment Center



**Proposed Zoning:** TEC(PD) Planned Development Zoning District

# Project Review

---



## Project Reviewed for Conformance with:

- Envision San José 2040 General Plan
- Municipal Code
- Citywide Design Standards and Guidelines
- City Council Policy 6-30: Public Outreach
- California Environmental Quality Act (CEQA)

# Environmental Review

---

- The California Energy Commission (CEC), as the lead agency for the project, prepared and certified the STACK Trade Zone Park Project Final Environmental Impact Report (FEIR) on April 12, 2023.
- The FEIR identified potential impacts to air quality, biological resources, cultural and tribal resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, and transportation. These impacts would be reduced to less than significant levels with the implementation of identified mitigation measures. The FEIR determined there would be no significant and unavoidable impacts due to the implementation of the project.
- The mitigation measures are included in the Mitigation Monitoring and Reporting Program (MMRP), which the City must adopt as a Responsible Agency for the project.

# Staff Recommendation

---

Recommend that the City Council take the following actions:

1. Adopt a resolution certifying the STACK Trade Zone Park Environmental Impact Report, making certain finding in connection with the approval of discretionary actions by the city necessary for the construction and operation of the Stack Trade Zone Park Project and adopt the related mitigation monitoring and reporting program, as a responsible agency, in accordance with the California Environmental Quality Act, as amended
2. Approve an ordinance rezoning an approximately 9.78-gross acre site from the IP Industrial Park Zoning District to a TEC(PD) Planned Development Zoning District.
3. Adopt a Resolution approving, subject to conditions, a Vesting Tentative Map to merge two parcels into one parcel and subdivide the parcel into no more than 15 commercial condominiums on an approximately 9.78-gross acre site.
4. Adopt a resolution approving, subject to conditions, a Planned Development Permit to allow the demolition of two buildings totaling approximately 135,000 square feet and the removal of 156 trees (101 ordinance-size, 55 non-ordinance-size, and 47 replacement trees) for the construction of two data centers totaling approximately 522,194 square feet, one 136,573-square-foot manufacturing building, a 150,000-square foot , 300-stall parking structure, an electrical substation, 39 backup generators, and 15 commercial condominiums on an approximately 9.78-gross acre site.

# Item 10.2

## **STACK Trade Zone Park Project**

(File Nos. PDC22-001, PD22-001 & PT22-002)

May 9, 2023

Presenter: Christopher Burton, PBCE Director