
FW: AUGUST 12th AGENDA: Item 10.1(a) - Facchino District Urban Village Neighborhood

From City Clerk <city.clerk@sanjoseca.gov>

Date Fri 8/8/2025 4:02 PM

To Agendadesk <Agendadesk@sanjoseca.gov>

From: Erik Schoennaue [REDACTED]

Sent: Friday, August 8, 2025 4:00 PM

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Subject: AUGUST 12th AGENDA: Item 10.1(a) - Facchino District Urban Village Neighborhood

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Dear Mayor and City Councilmembers:

Back in 2023, the City Council approved the Facchino District Neighborhood Master Development Plan. Now, to move the project to construction, this agenda item includes minor revisions to the zoning and tentative map, and a development permit for a 260-unit affordable housing building, which all conform entirely with the adopted Berryessa BART Urban Village Plan. **The Planning Staff recommend approval of the project.**

Below are the key features of the project that we hope you will consider:

1) **Implementation Strategy for Public Park and Wetland Restoration:** The developer team supports the open space implementation strategy recommended by Councilmember Cohen in his [Memorandum to the City Council, 8/7/25](#). This approach will create a public park space and wetland restoration on Block E (see image below) and will create a Community Facility District to fund the maintenance of the wetland and the park at no cost to the City.

2) **Mix of Housing Types Walking Distance From The BART Station:** This plan facilitates the near-term construction of 260 deed-restricted affordable apartment units (Block D&H below) and 48 for-sale townhomes and single-family detached homes (Blocks A, B, C below), consistent with the Berryessa BART Urban Village Plan. Also, the neighborhood includes another multi-family apartment Block F&G, that will create more than 350 additional units.

3) **Construct Must Start This Year:** With these approvals, the project is prepared to begin demolition and grading in October, and move the housing construction forward. The affordable building has a funding commitment from the State that includes construction performance and timeline requirements. The project will need cooperation from all City Departments to achieve this aggressive timeline.

For the reasons above, we hope that you find the project worthy of your support.

Thank you for your consideration. Please email or call if you have questions.

Best Regards,

ERIK

MASTER NEIGHBORHOOD PLAN:



FRONT VIEW OF 260-UNIT AFFORDABLE BUILDING:



VIEW OF AFFORDABLE BUILDING ADJACENT TO BART:

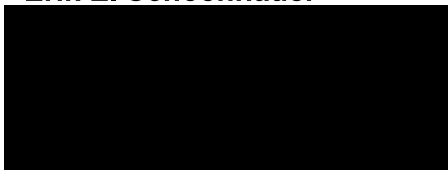


INTERIOR OPEN SPACE COURTYARD IN THE AFFORDABLE BUILDING:



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Erik E. Schoennauer



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