

Item 10.3

**SP20-012/ER20-082 & T20-012 - Special Use Permit and Vesting Tentative
Map for a Project Site Located at 605 Blossom Hill Road**

Presenter: Christopher Burton, Director PBCE

SP20-012 Project Description



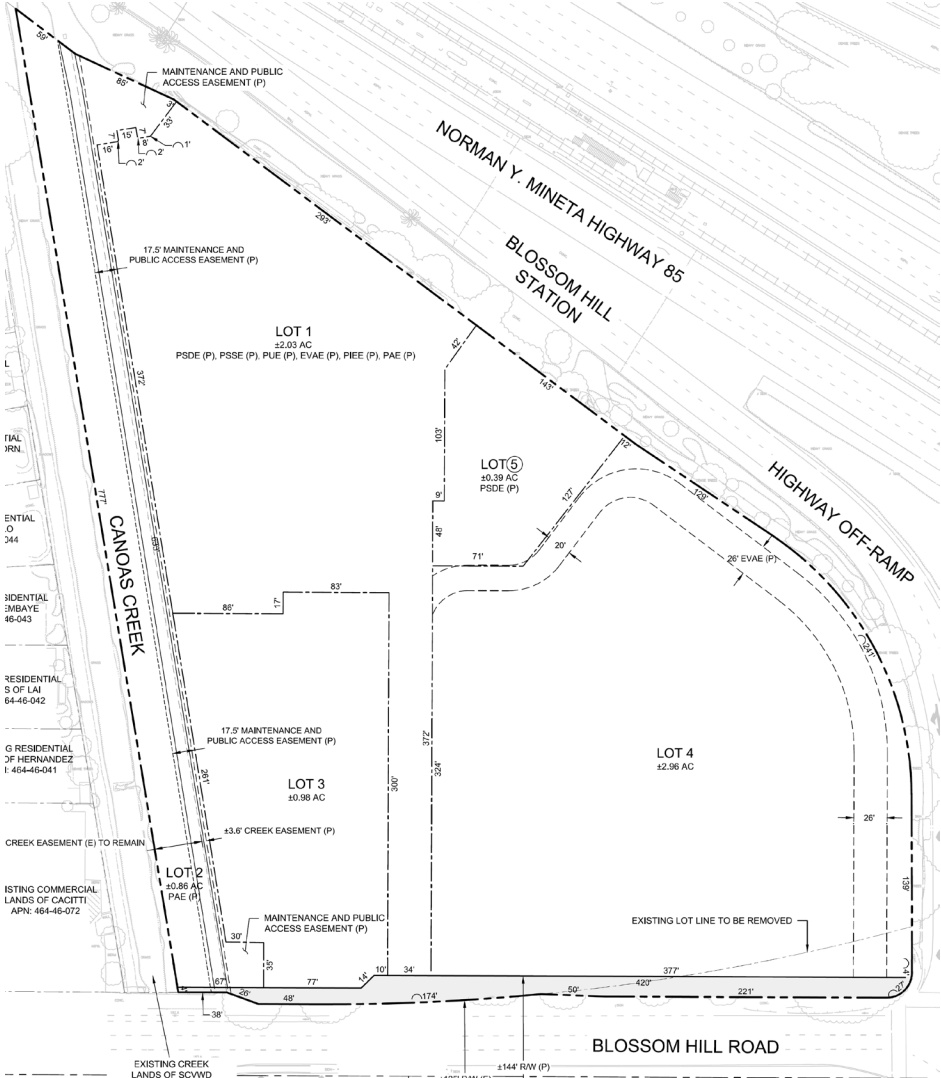
Special Use Permit to allow the demolition of existing surface parking, the removal of 55 ordinance-size trees and 14 non-ordinance trees, and the construction of one six-story mixed use building (Building A) with 13,590 square feet of commercial space and 239 market-rate multi-family residential units and one five-story multifamily residential building (Building B) with 89 affordable housing units, with improvements to the Canoas Creek trail and extended construction hours to include Saturdays from 8:00 a.m. to 5:00 p.m.

T20-012 Project Description

Vesting Tentative Map to merge the existing two lots on the approximately 7.42-gross acre Project Site to one lot and subdivide into five lots for the mixed-use development described above

Site Address: 605 Blossom Hill Road

Site Area: 7.42-gross acre



Site Description



- **Site Address:** 605 Blossom Hill Road
- **Site Area:** 7.42-gross acre
- **Existing Use:** VTA parking
- **General Plan Land Use Designation:** Neighborhood Community Commercial, Blossom Hill Road/Cahalan Avenue Urban Village Plan, and subject to the Signature Project requirements per General Plan Policy IP-5.10
- **Zoning District:** A Agriculture – This housing project is implementing State Law AB 3194 to be reviewed under the **CP Commercial Pedestrian Zoning District** with no rezone application required

Environmental Review

- Draft Environmental Impact Report (DEIR) – circulated for 45 days, from March 10, 2022 to April 25, 2022
 - Significant and Unavoidable Impact: Project VMT exceeds the City’s threshold
 - Less than Significant Impacts with mitigation incorporated for air quality, biological resources, cultural resources, hazardous, Construction noise and vibration
 - Comments on DEIR included Soil testing standards; potential for lead in the soil, Transportation Demand Management Plan; ADA compliance; encroachment permits, CDFW permitting, removal of trees; lighting impacts on birds and habitat, loss of parking for the Blossom Hill station
- First Amendment to the DEIR including Responses to Comments – posted to City’s website July 1, 2022
- No re-circulation of DEIR necessary

Staff Recommendations

1. Adopt a resolution certifying the Blossom Hill Station Project Environmental Impact Report (SCH #2020100005), and make certain findings concerning significant impacts, mitigation measures, and alternatives, and adopting a statement of overriding considerations and mitigation monitoring program, all in accordance with the California Environmental Quality Act, as amended.
2. Adopt a resolution approving, subject to conditions, a Vesting Tentative Map to merge the existing two lots on the approximately 7.42-gross acre Project Site to one lot and subdivide into five lots.
3. Adopt a resolution approving, subject to conditions, a Special Use Permit to allow the demolition of existing surface parking, the removal of 55 ordinance-size trees and 14 non-ordinance trees, and the construction of one six-story mixed use building with 13,590 square feet of commercial space and 239 market-rate multi-family residential units and one five-story multifamily residential building with 89 affordable housing units, with trail improvements to Canoas Creek, on a 5.39-gross acre portion of the Project Site. Includes extended construction hours to include Saturdays from 8:00 a.m. to 5:00 p.m.

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and Vesting Tentative Map for a Project Site
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Q&A / Discussion

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