

Item 10.2

El Paseo Project Planned Development Permit Amendment
(File Nos. PDA20-006-02 and T24-010)

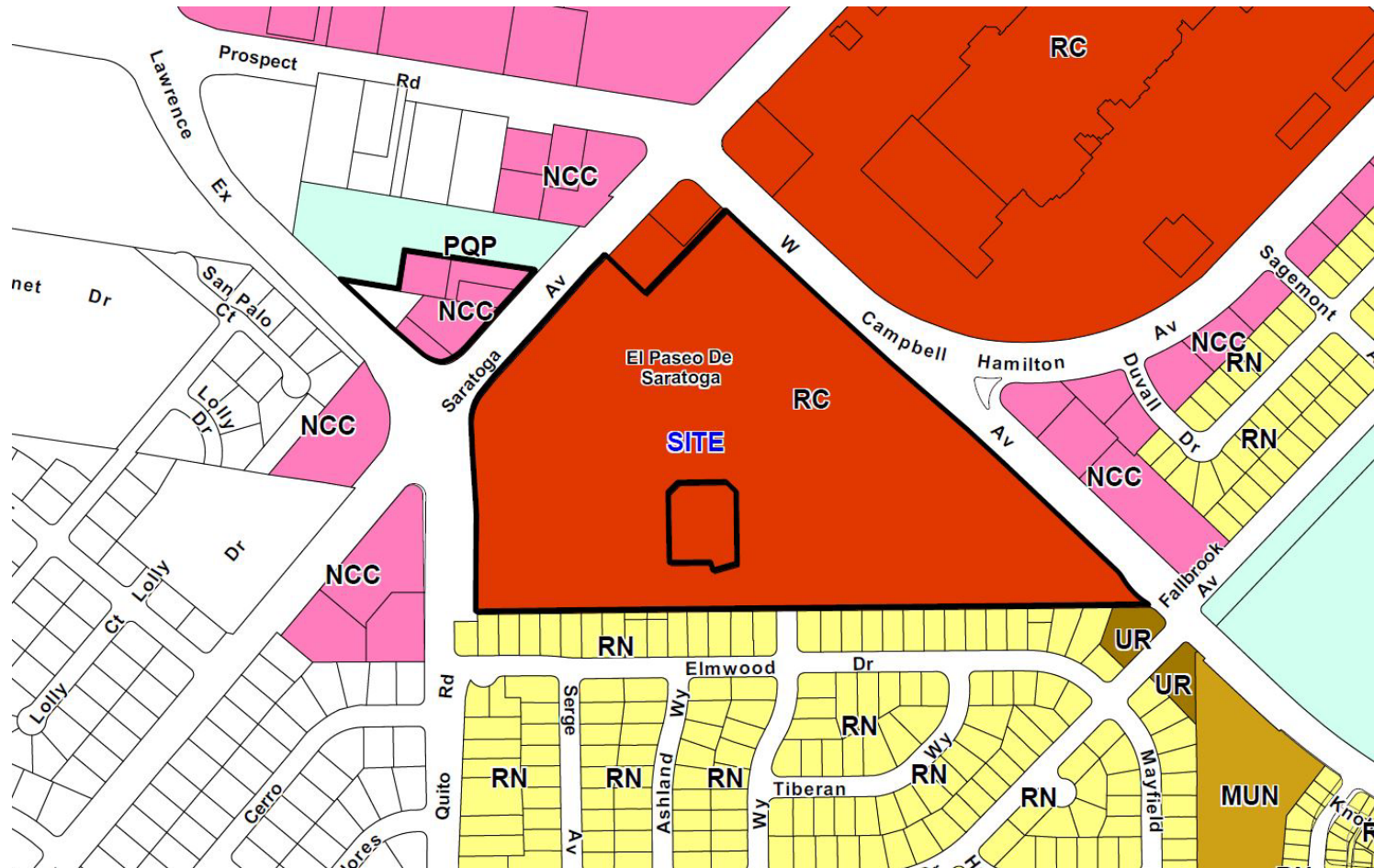
December 10, 2024

Presenter: Chris Burton, PBCE Director

Project Location



Existing General Plan



General Plan: Neighborhood/Community
Commercial and Regional Commercial

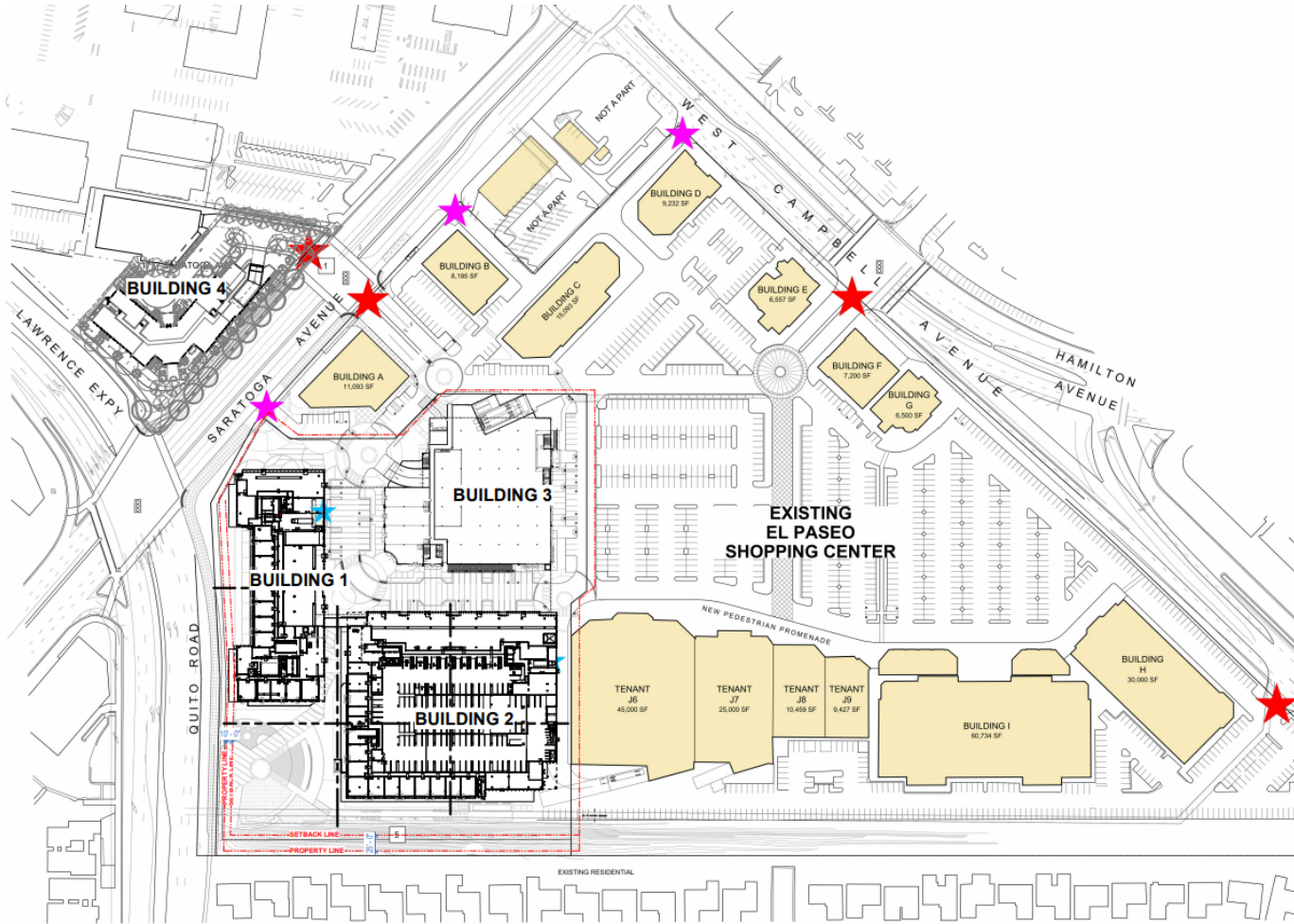
Background and Previous Approvals



On June 21, 2022, the City Council approved the following:

- Planned Development Zoning (File No. PDC19-049) to rezone a 10.76-gross acre site from the CG and CP Zoning Districts to a CG(PD) Zoning District.
- Planned Development Permit (File No. PD20-006):
 - Removal of 128 trees and the demolition of 126,345 square feet of existing commercial space
 - The construction of four mixed-use buildings including 994 residential units (150 affordable units) and 165,949 square feet of commercial space
 - 1.1-acre park
 - Off-Sale Alcohol (Type 21 ABC License) for a future 40,000 square foot grocery store
- On November 29, 2023, the Planning Director approved a Planned Development Permit Amendment (File No. PDA20-006-01) to allow a reduction in height of Building 3 from an 11-story mixed-use building to a one-story 58,370-square foot retail building (Whole Foods).

Proposed Amendment



- Vesting Tentative Map to reconfigure six lots into four lots and allow up to 20 commercial condominiums
- Amend the Affordable Housing Compliance Plan in accordance with the Inclusionary Housing Ordinance (Chapter 5 of the Municipal Code)
- Modifications to Buildings 1, 2, 4:
 - Buildings 1 and 2 - 772 multifamily residential units (39 affordable units) and 31,586 square feet of commercial space
 - Building 4 - A seven-story, 230,305-square foot, 263-bed senior care facility
 - Implementation of TDM plans under new Parking Ordinance.

Project Review

Project Reviewed for conformance with:

- Envision San José 2040 General Plan
- San José Municipal Code
 - Housing (Title 5)
 - Subdivision Code (Title 19)
 - Zoning Code (Title 20)
- Citywide Design Standards and Guidelines
- City Council Policy 6-30: Public Outreach
 - Community Meeting held on May 6, 2024
- California Environmental Quality Act (CEQA)

Environmental Review - Overview

- Initial Study supporting an Addendum to the certified 1312 El Paseo and 1777 Saratoga Avenue Mixed-Use Village Project Final Environmental Impact Report (FEIR)
- Updated Technical Reports
 - Air Quality Analysis
 - Supplemental Transportation Analysis
- No new or more significant impacts beyond those identified in the certified FEIR have been identified

Staff Recommendation

1. Adopt a resolution approving an Addendum to the 1312 El Paseo and 1777 Saratoga Avenue Mixed-Use Village Final Environmental Impact Report, in accordance with the California Environmental Quality Act, as amended; and
2. Adopt a resolution, approving, subject to conditions, a Vesting Tentative Map to reconfigure six lots into four lots and to allow up to 20 commercial condominium units on an approximately 10.76-gross acre site.
3. Adopt a resolution approving, subject to conditions, a Planned Development Permit Amendment to amend the Affordable Housing Compliance Plan in accordance with the Inclusionary Housing Ordinance and allow changes to Buildings 1, 2, and 4 within the previously approved El Paseo and 1777 Saratoga Avenue Mixed-Use Village Project, including the construction of two mixed-use buildings consisting of 772 multifamily residential units (with 39 deed-restricted affordable) and approximately 31,586 square feet of commercial retail space and the construction of a seven-story, approximately 230,305-square foot, 263-bed residential care facility with up to 20 commercial condominium units on an approximately 10.76-gross-acre site.

Item 10.2

El Paseo Project Planned Development Permit Amendment
(File Nos. PDA20-006-02 & T24-010)

December 10, 2024

Presenter: Chris Burton, PBCE Director