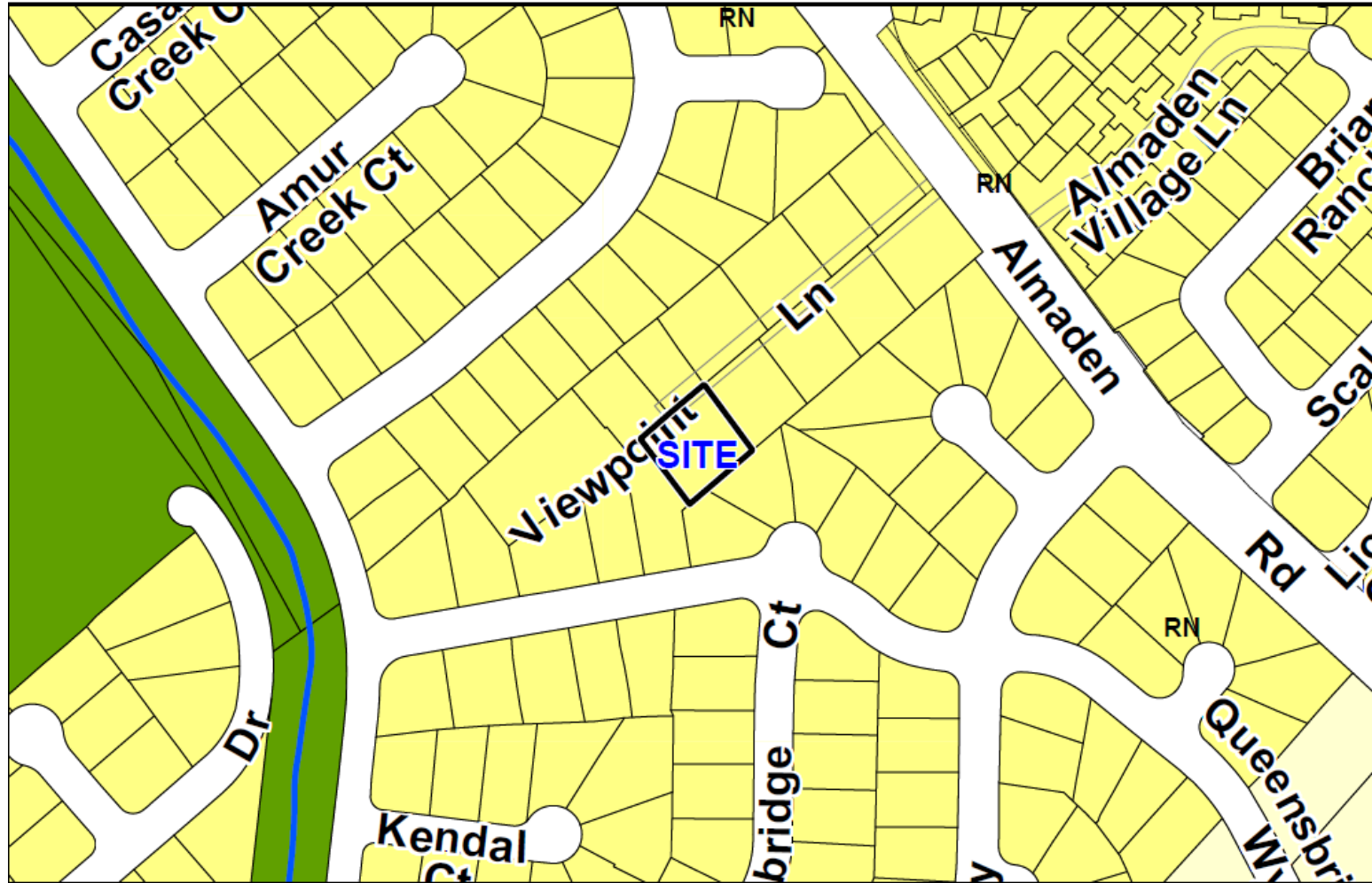


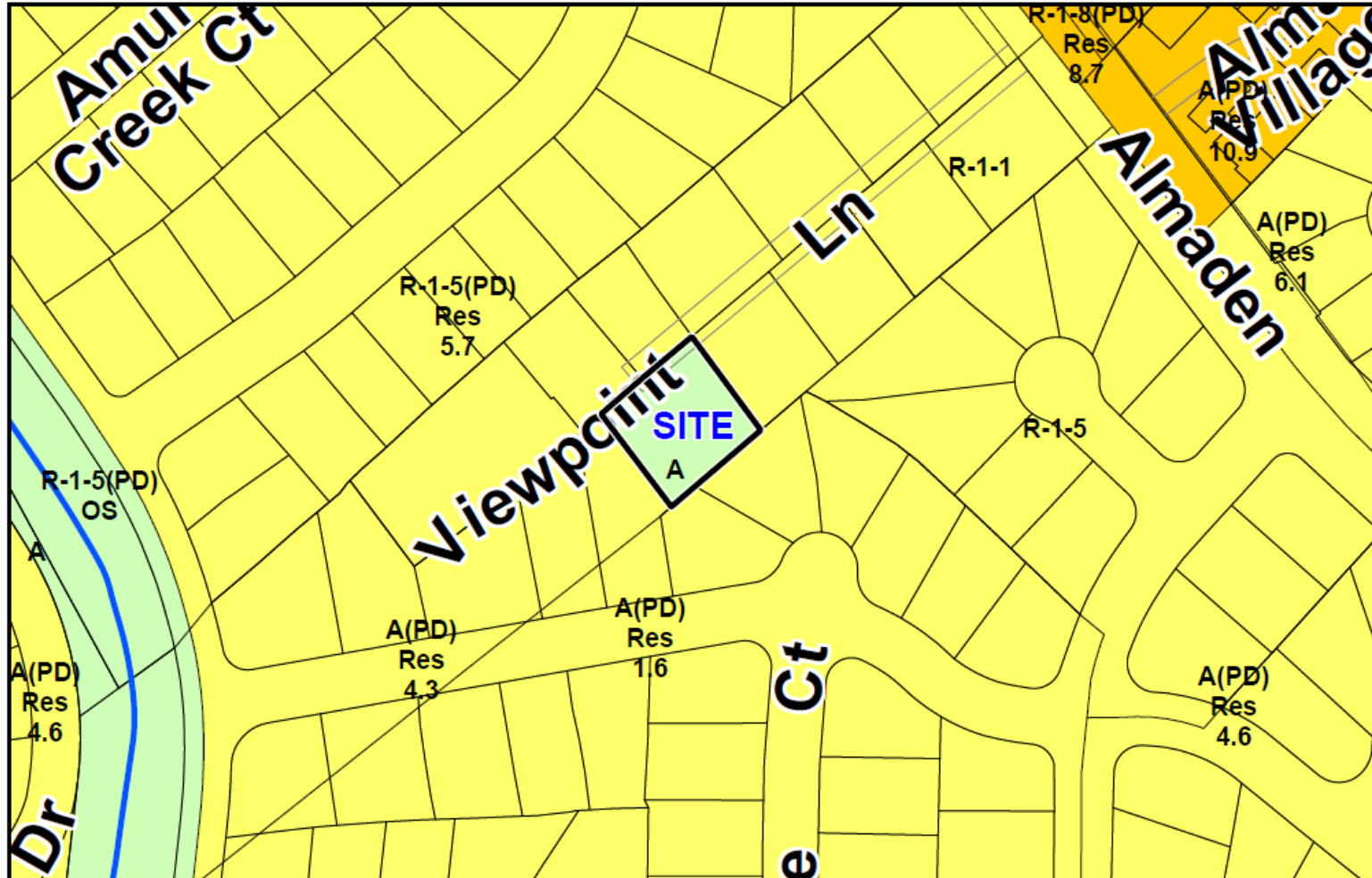
Item 10.1 (a)

C18-020: Conforming Rezoning for Real Property located at 10080 Viewpoint Lane.

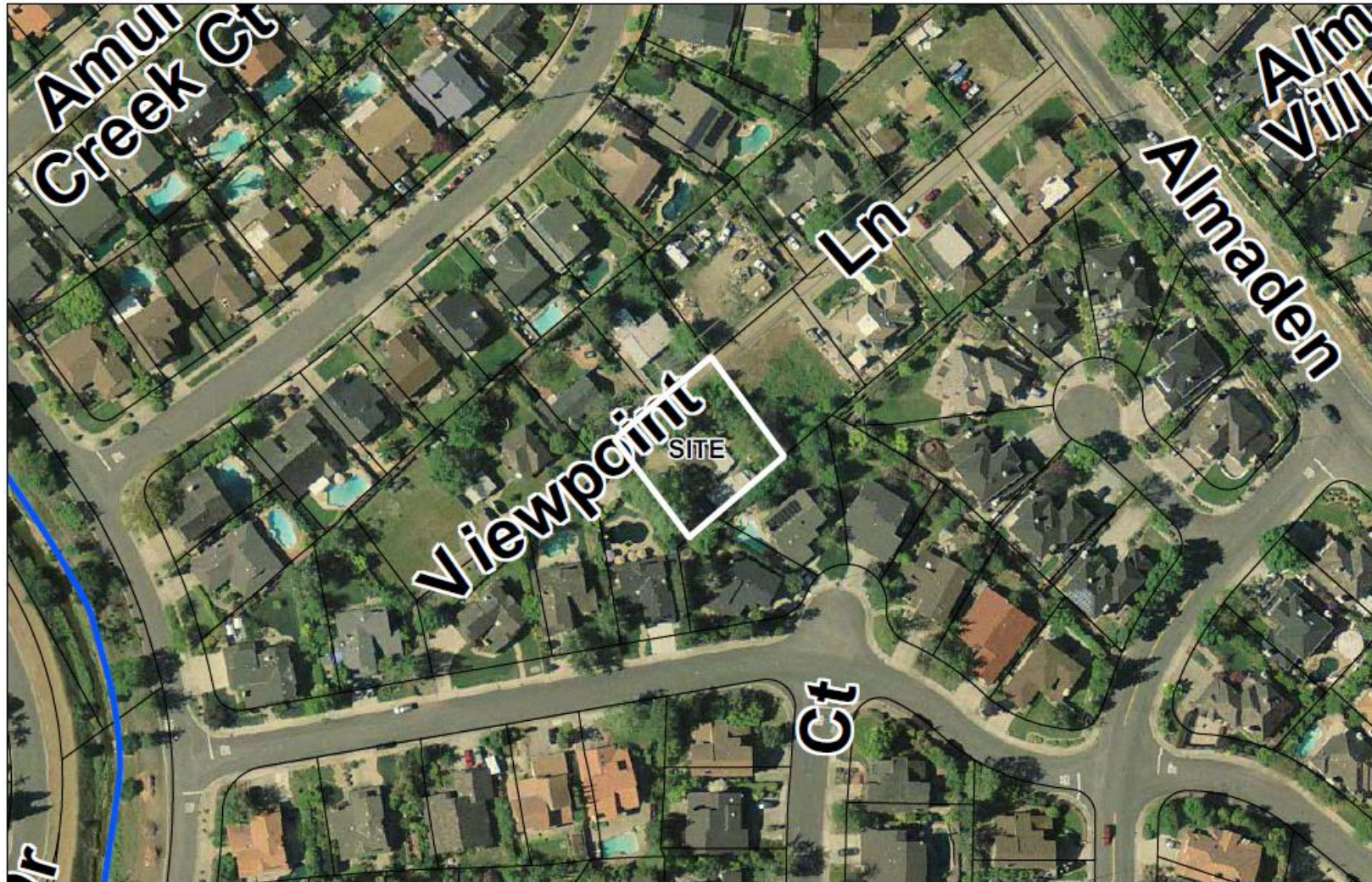
General Plan



Existing Zoning



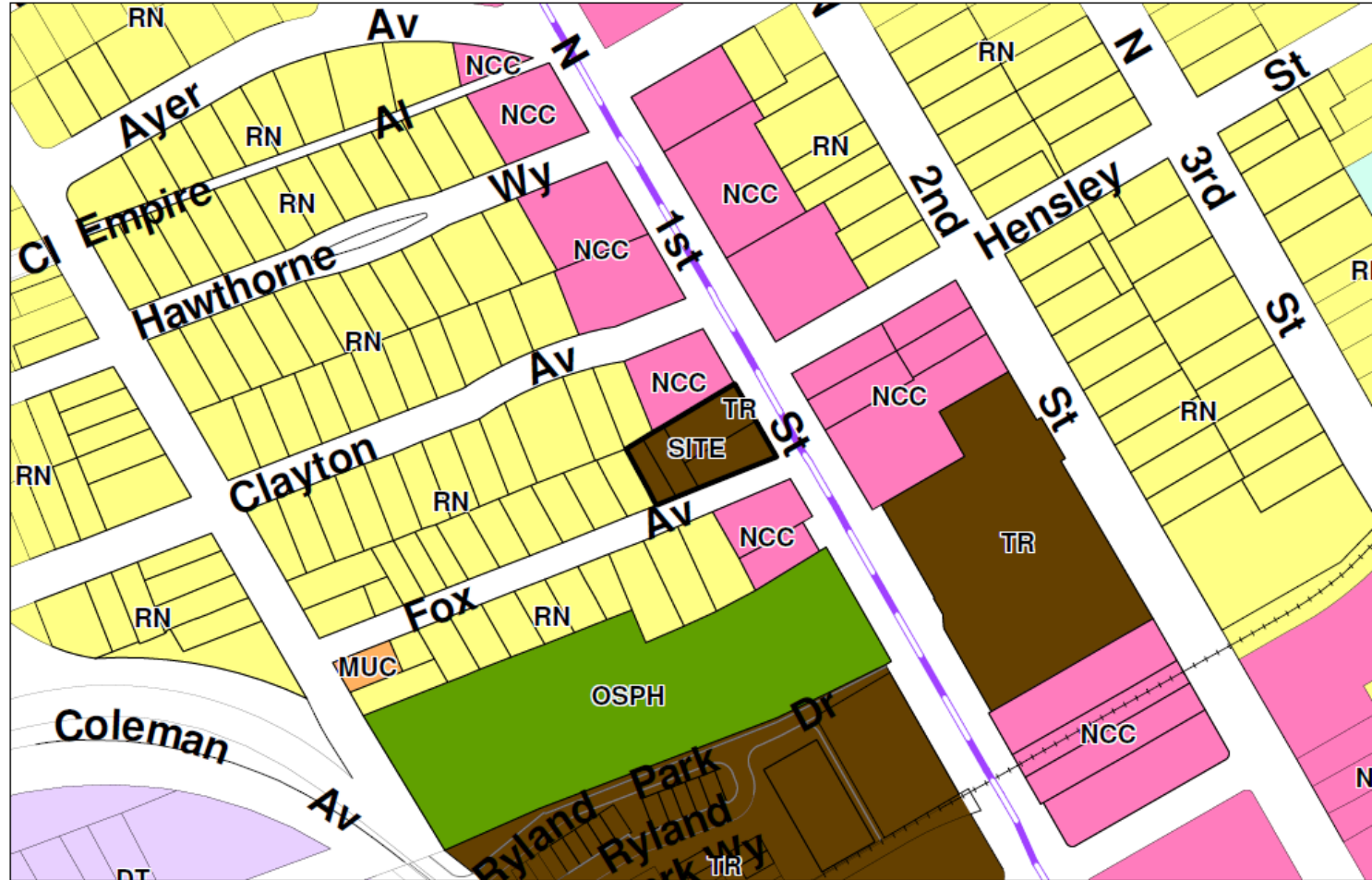
Aerial



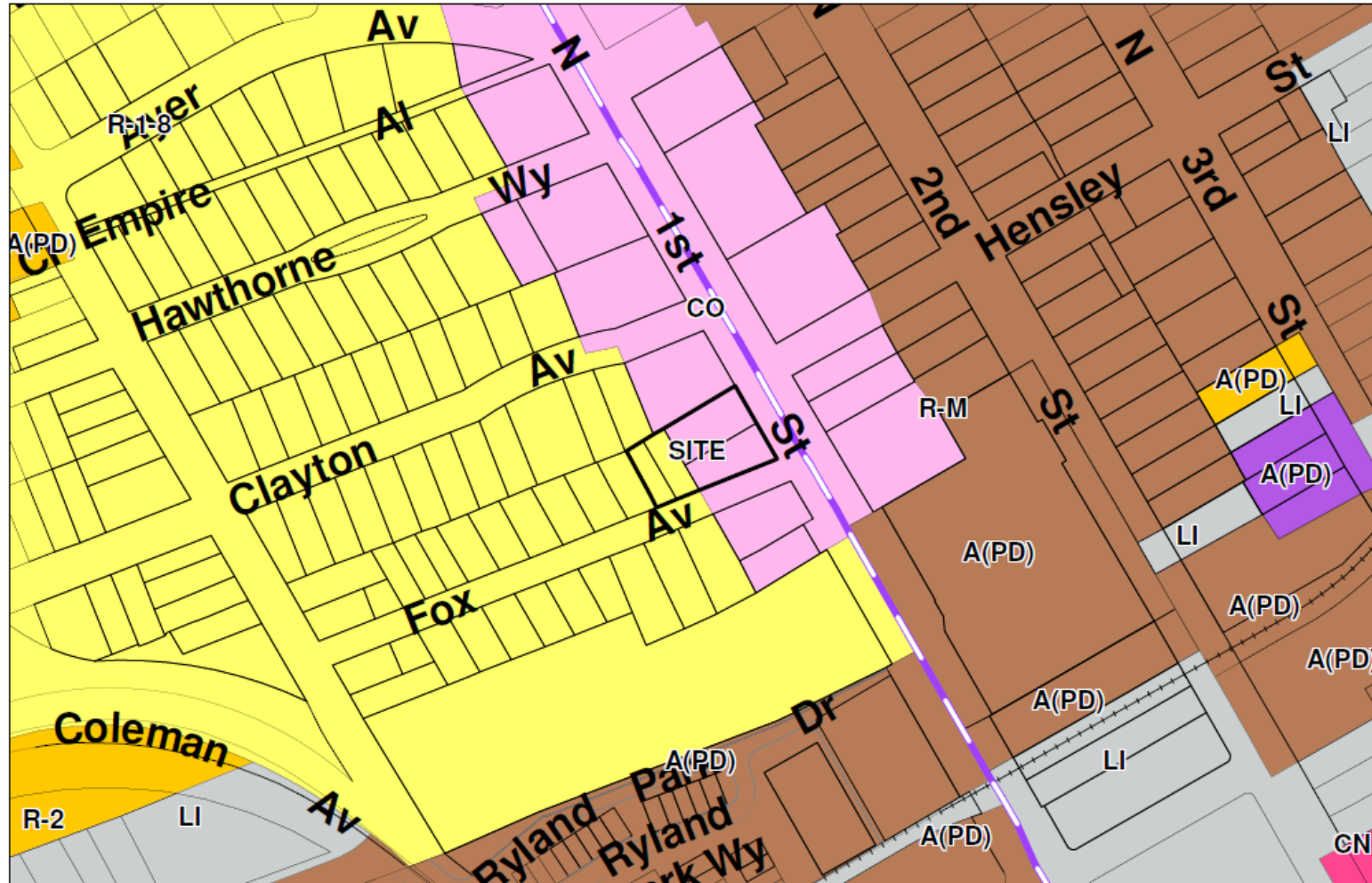
Item 10.1 (b)

C18-035: Conforming Rezoning for Real Property located at the Northwest corner of Fox Avenue and North First Street.

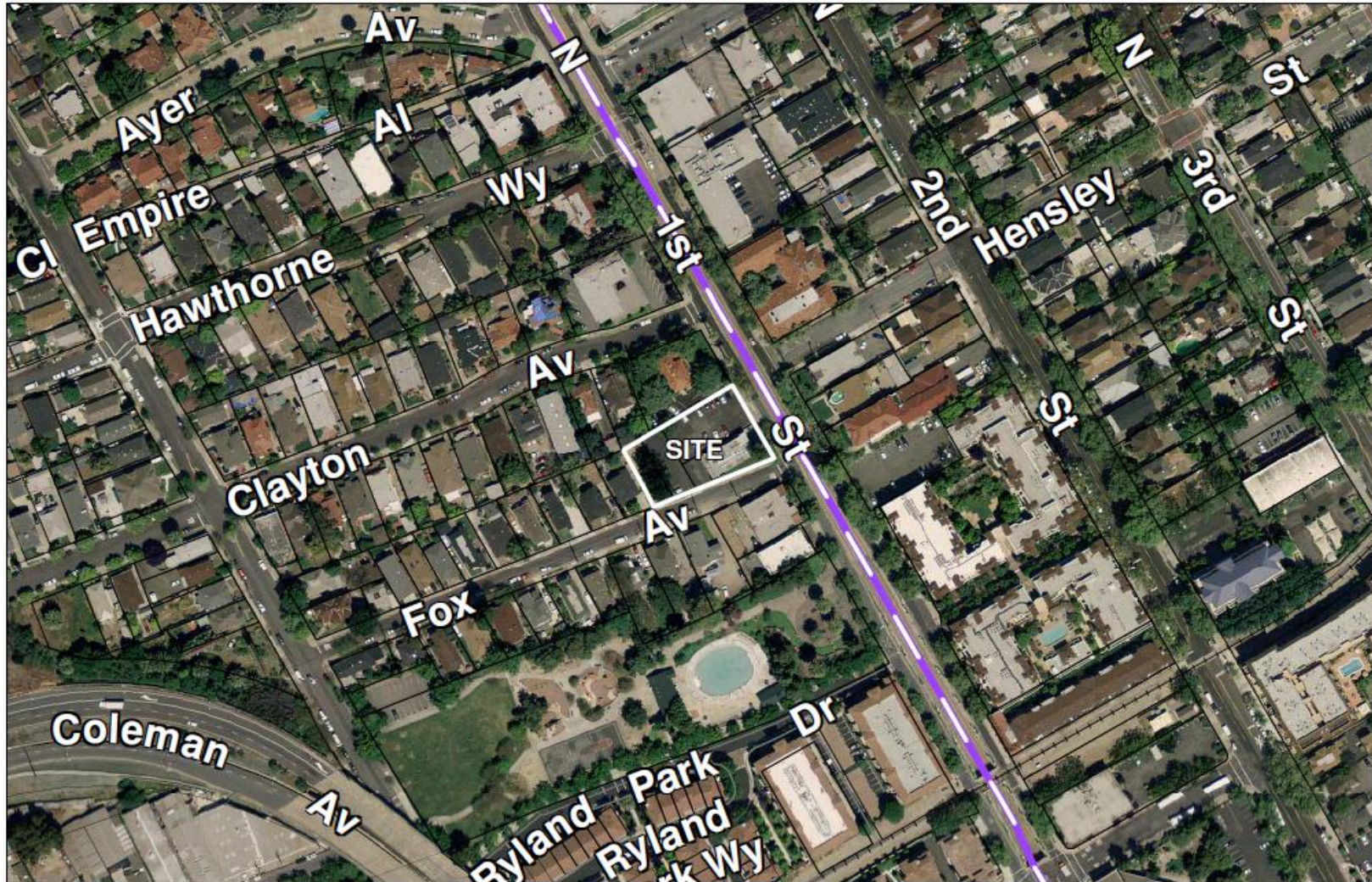
General Plan



Existing Zoning



Aerial



Item 10.2

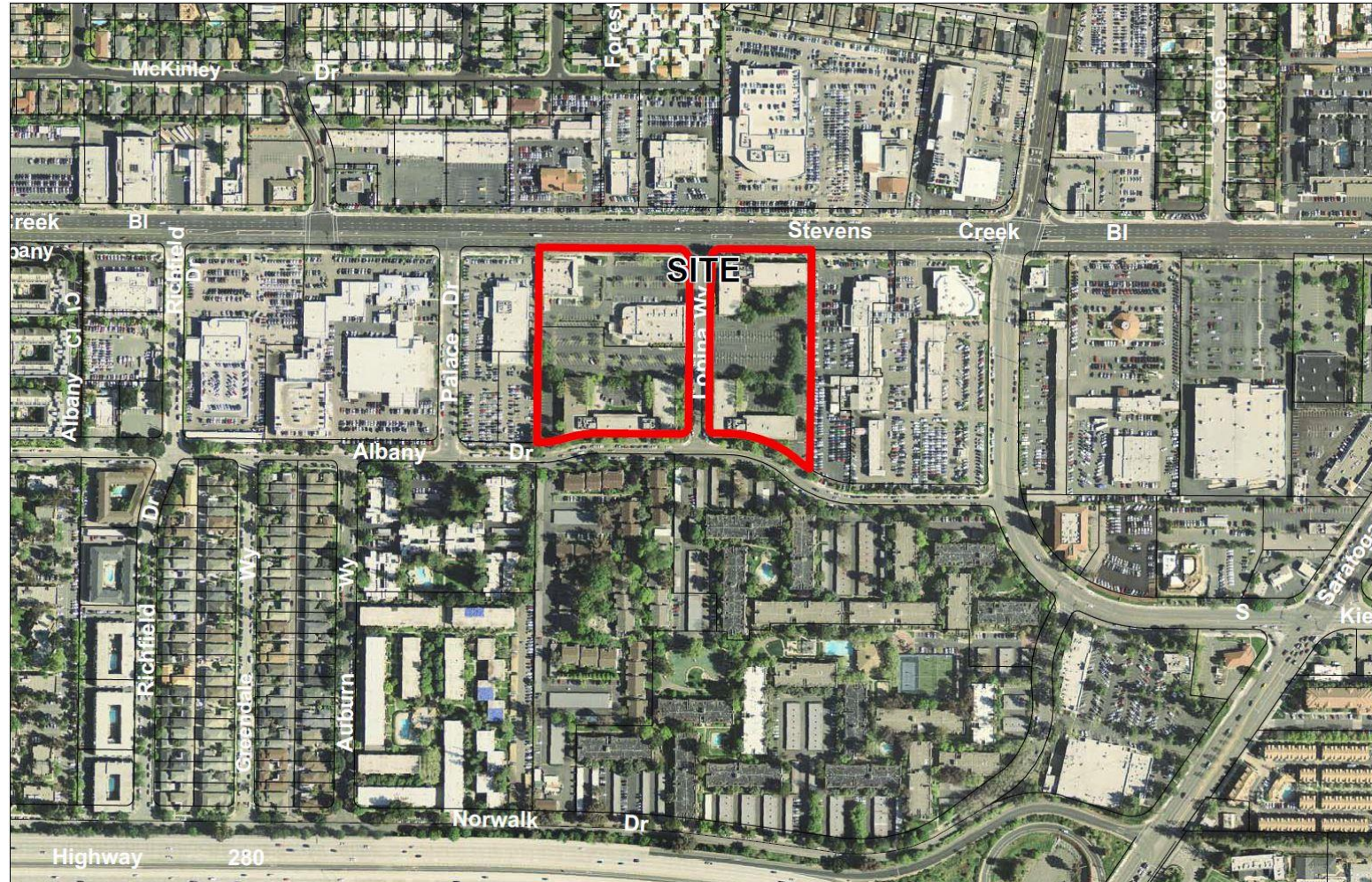
File Nos. PDC16-036, PD17-014, PT17-023

Stevens Creek Promenade/FortBay

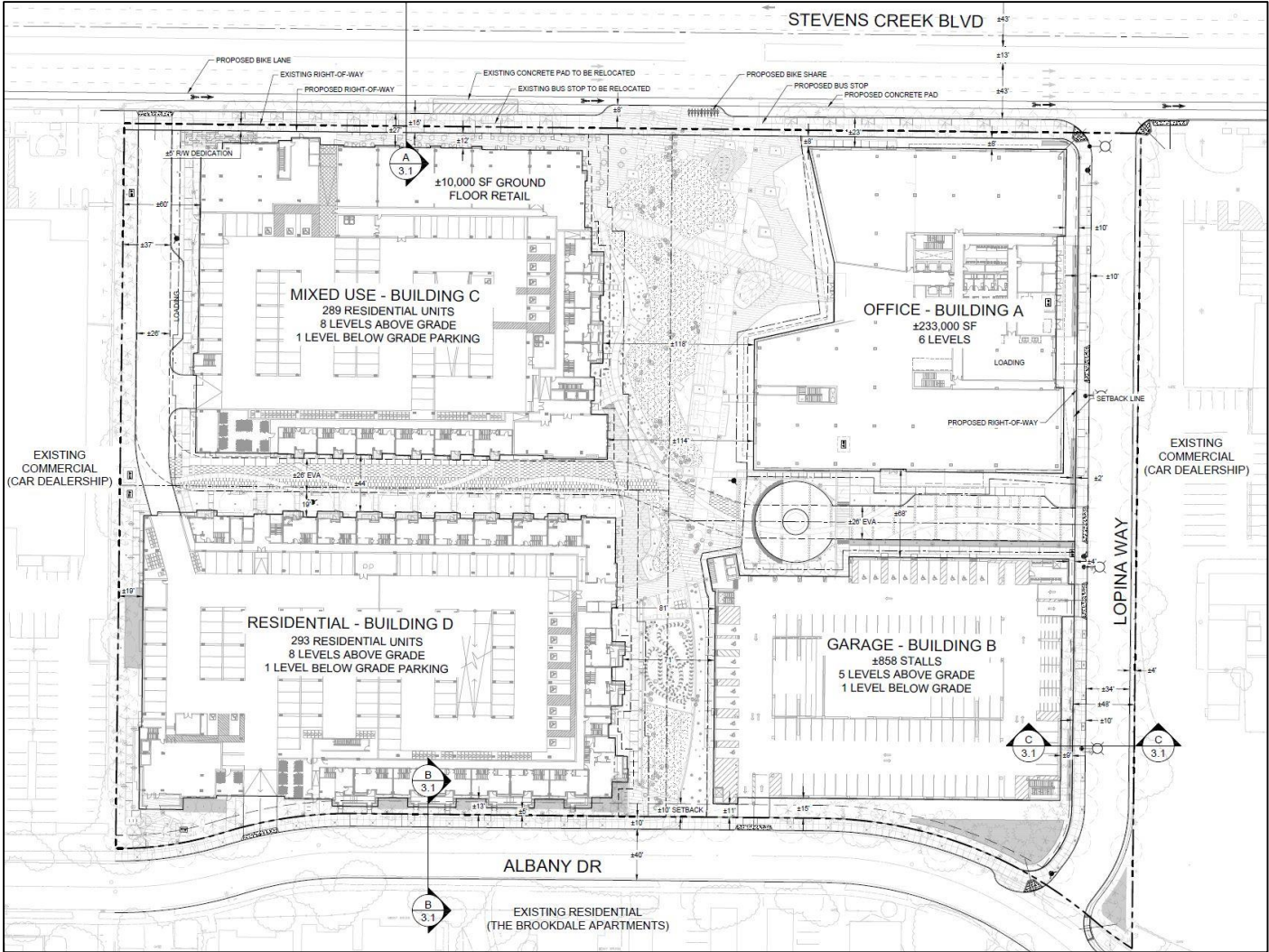
Project Description

- Rezoning from CG Commercial General to CP(PD) Commercial Pedestrian Planned Development Zoning District
- Planned Development Permit to demolish five existing buildings, to remove 68 ordinance sized trees, and to construct four buildings: 6-story office building, 6-story parking garage, 8-story mixed use building, and 8-story residential building
- Vesting Tentative Map for the subdivision of three existing parcels into four parcels and seven common parcels
- Vacation and relocation of a public street, Lopina Way

Site Location



Site Plan



Project Renderings



California Environmental Quality Act (CEQA)

Environmental Impact Report (EIR) evaluated alternatives to the project, evaluated project impacts, and identified mitigation, where feasible.

- Circulated for Public Review: August 31 – October 15, 2018
- 11 comments received
- Response to Comments and Text Amendments (First Amendment) posted January 4, 2019
- Supplemental Memo: Errata to EIR and responses to 1/16/19 letter from Adams, Broadwell, Joseph, and Cardozo

Community Outreach

- March 13, 2017: Community Meeting #1 and Environmental Impact Report Scoping Meeting
- March 26, 2018: Community Meeting #2
- Noticing radius at 1,000 feet for all meetings
- Project website

Summary

- Consistent with City Policies
- Provides office development/jobs
- Provides affordable homes
- Provides 1.3 acres of privately-owned and maintained but publicly accessible open space
- Provides transportation improvements

Recommendation

Staff recommends that the City Council to take all of the four following actions, as recommended by the Planning Commission:

1. Adopt a resolution certifying the 4300 Stevens Creek Boulevard Mixed-Use Project Environmental Impact Report and making certain findings concerning significant impacts, mitigation measures, alternatives, and adopting a Statement of Overriding Considerations and Mitigation, Monitoring and Reporting Program, all in accordance with the California Environmental Quality, Act, as amended (CEQA);
2. Adopt an ordinance of the City of San José rezoning (File No. PDC16-036) an approximately 10-gross acre site generally located on the south side of Stevens Creek Boulevard, roughly between Kiely Boulevard and Palace Drive (4300–4360 Stevens Creek Boulevard; APNs: 294-40-009, 296-38-014, and 296-38-013) from the CG Commercial General Zoning District to the CP(PD) Planned Development Zoning District;

Recommendation

3. Adopt a resolution approving a Vesting Tentative Map (File No. PT17-023), subject to conditions, to allow the subdivision of three existing parcels into four parcels and seven common parcels; with three added Conditions of Approval related FAA review, the privately-owned and maintained, but publicly accessible open space, and the offsetting transportation improvements; and one modified Condition of Approval related to the fair share contribution towards the VTA Voluntary Mitigation Program;

Recommendation

4. Adopt a resolution approving a resolution approving a Planned Development Permit (File No. PD17-014), subject to conditions, to allow the demolition of five buildings totaling approximately 105,980 square feet, and the removal of 68 ordinance size trees and to construct a six-story approximately 233,000 square foot office building, a six-story parking garage, an eight story mixed-use building containing approximately 10,000 square feet of ground floor commercial and up to 289 residential units, and an eight-story residential building containing up to 293 residential units, and approximately 88 affordable residential units dispersed throughout the mixed-use and residential building; with four added Conditions of Approval related to FAA review; the privately owned and maintained, but publicly accessible open space; the storefront modification; and the offsetting transportation improvements; and one modified Condition of Approval related to the fair share contribution towards the VTA Voluntary Mitigation Program.

DISCUSSION