

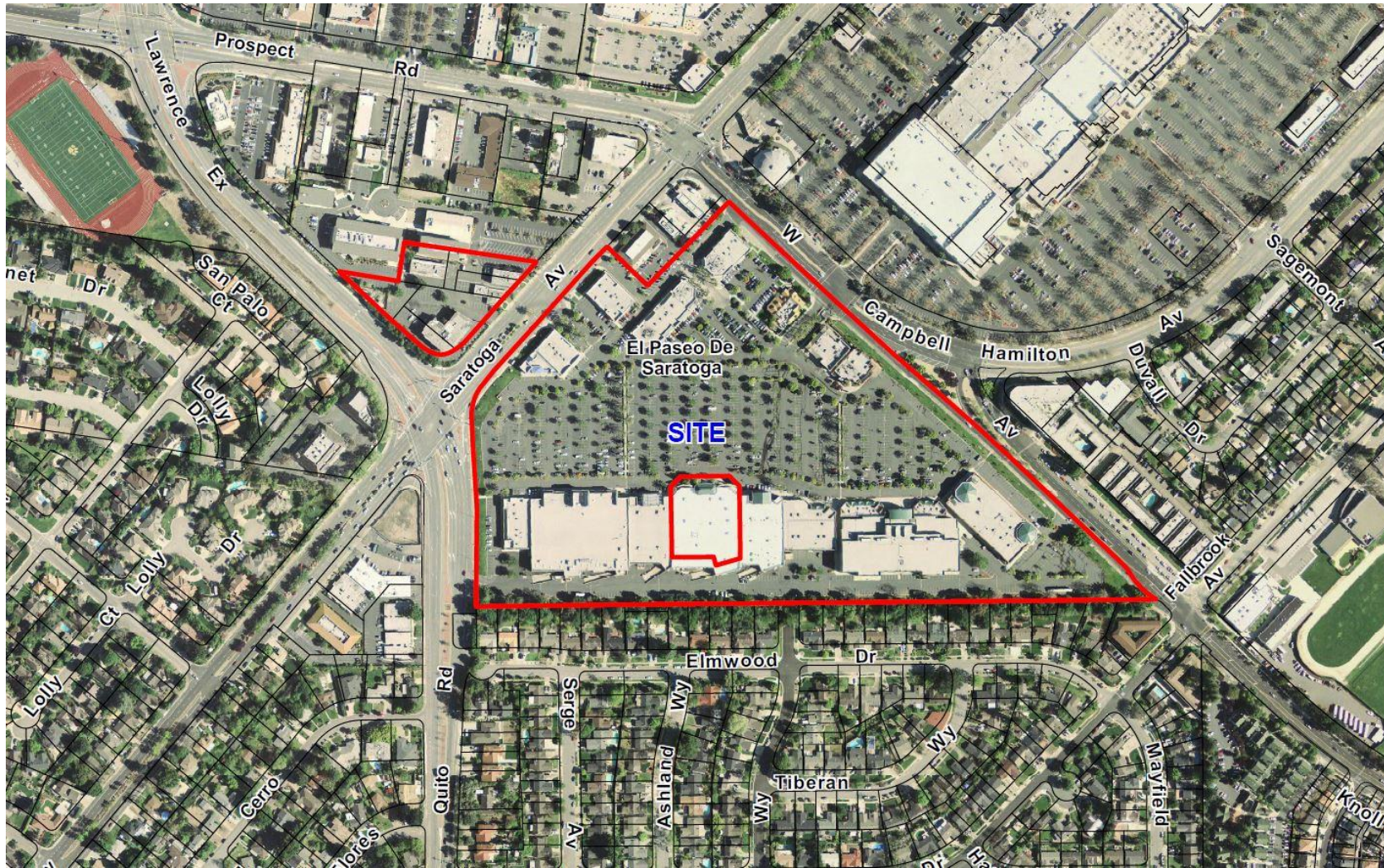
# Item 10.2

**El Paseo and 1777 Saratoga Signature Project  
(File Nos. PDC19-049 & PD20-006)**

Presenters: Chris Burton, Director, PBCE & Robert Manford, Deputy Director, PBCE

# Project Location

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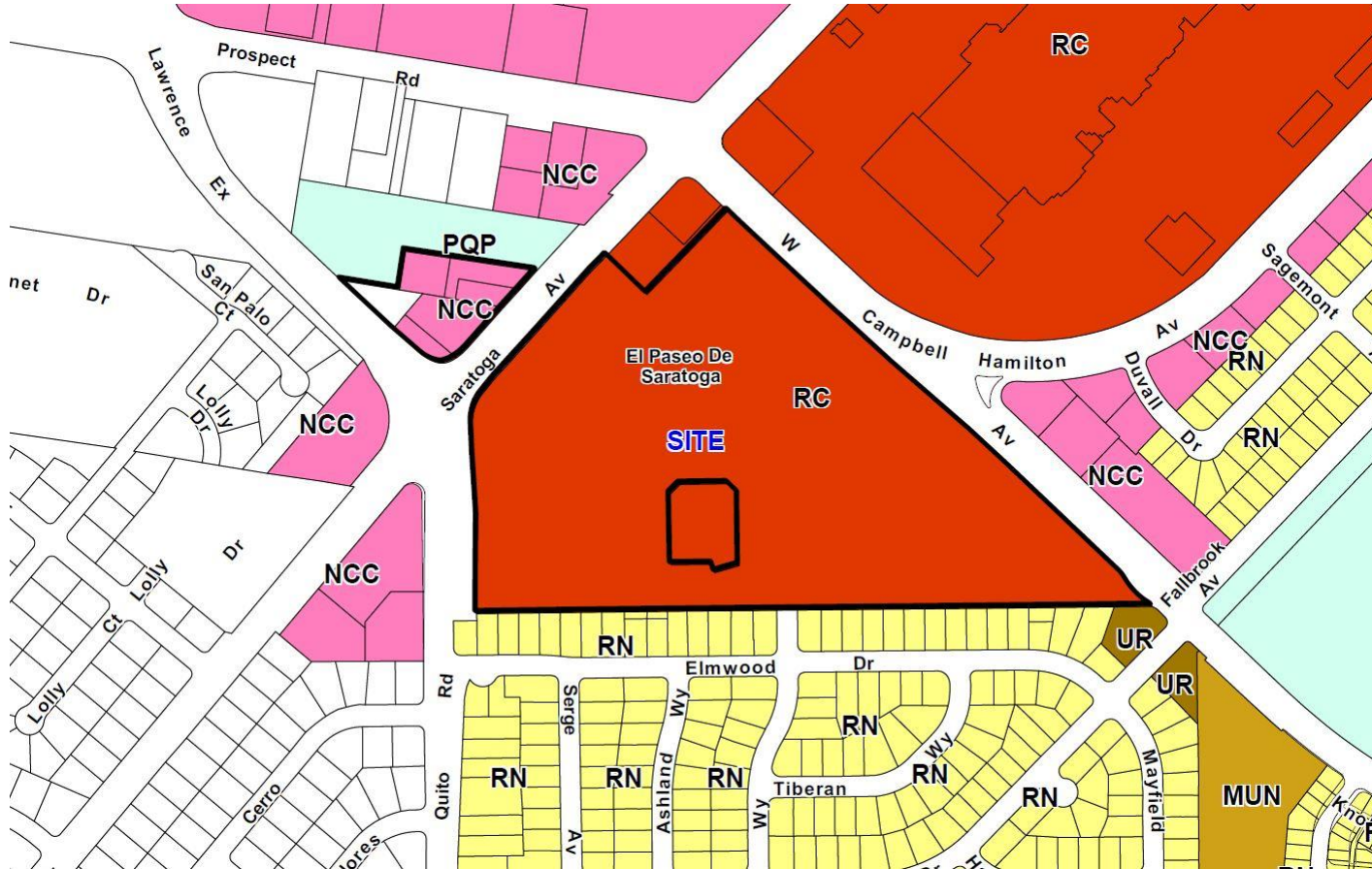


# Project Components

- Rezoning from CG and CP to CG(PD) Planned Development Zoning District
- Demolition of approximately 126,345 square feet of existing commercial space and removal of 120 trees
- Construction of four mixed use buildings:
  - 994 residential units
  - 165,949 square feet of commercial space
  - 3.5 acres of publicly accessible open space (1.1-acre public park)
  - CUP and PCN for Off-Sale Alcohol at a future grocery store
  - Construction outside hours of 7:00 am to 7:00 pm



# Project Review



- Project Reviewed for Conformance with:
  - Envision San Jose 2040 General Plan (Signature Project Policy)
  - Municipal Zoning Code
  - Residential Design Guidelines
  - City Council Policy 6-30: Public Outreach
  - California Environmental Quality Act (CEQA)

# Environmental Review

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- Draft Environmental Impact Report (DEIR) – circulated for 45 days, from October 15, 2021 to November 29, 2021
  - Two project options (Education Mixed-Use Option and Non-Education Mixed-Use Option) analyzed.
  - No Significant and Unavoidable impacts (under both options).
  - Less than significant impacts with mitigation measures incorporated to: Air Quality, Biological Resources, Hazardous Materials, Noise, and Transportation/Traffic.
  - 70+ comments received.
- First Amendment to the DEIR (Response to Comments) – posted to City's website on May 6, 2022; errata posted on May 13, 2022.
- No re-circulation of DEIR necessary.



# Staff Recommendation

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Recommend that the City Council take the following actions:

1. Adopt a Resolution certifying the 1312 El Paseo and 1777 Saratoga Avenue Mixed-Use Village Project Environmental Impact Report, and adopt a related Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act.
2. Approve an Ordinance rezoning an approximately 10.76-gross acre site from the CG and CP Zoning Districts to a CG(PD) Planned Development Zoning District.
3. Adopt a Resolution approving a Planned Development Permit to allow the demolition of approximately 126,345 square feet of existing commercial buildings, the removal of 120 trees (20 ordinance-size, 100 non-ordinance-size) for the construction of four mixed-use buildings consisting of 994 residential units and 165,949 square feet of commercial space, extended construction hours (15-hour concrete pours between 6:00 am to 9:00 pm daily over a 15-day period), and a Conditional Use Permit and Determination of Public Convenience or Necessity to allow off-sale alcohol (Type 21 ABC License) at a future grocery store in an approximately 40,000-square foot tenant space on an approximately 10.76-gross acre site.

Q&A / Discussion

# Public Outreach

- Two formally noticed community meetings held via Zoom.
  - October 5, 2020
  - January 20, 2022
- Applicant has held over 40 meetings with neighbors and stakeholders throughout the planning process.
- Project Webpage was created for the project and updated regularly as new information was received.



# Building Information

Project Information	Building 1 (El Paseo)	Building 2 (El Paseo)	Building 3 (el Paseo)	Building 4 (Saratoga)
Commercial Square Footage	64,176 sf	29,699 sf	66,838 sf	5,236 sf
Residential Units	267 units	273 units	206 units	248 units
Maximum Height	127 feet, 6 inches	99 feet	130 feet	132 feet
Maximum No. of Stories	11 stories	9 stories	11 stories	12 stories

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