

Item 10.2

PDC18-036, PD21-009, PT21-030 & ER21-113 – Planned Development Rezoning, Planned Development Permit, and Vesting Tentative Map for a Project Site Located at 1655 Berryessa Road

June 13, 2023

Presenter: Chris Burton, Director, PBCE

Site Description



- **Site Address:** 1655 Berryessa Road
- **Site Area:** 13.05 gross acres
- **Existing Use:** Light Industrial
- **General Plan Land Use Designation:** Mixed-Use Neighborhood, Transit Employment Center, and Urban Residential
- **Growth Area:** Berryessa BART Urban Village Plan, Facchino District
- **Zoning District:** LI Light Industrial and A Agricultural Zoning Districts to be rezoned to the R-M(PD) and CP(PD) Planned Development Zoning Districts

Project Description

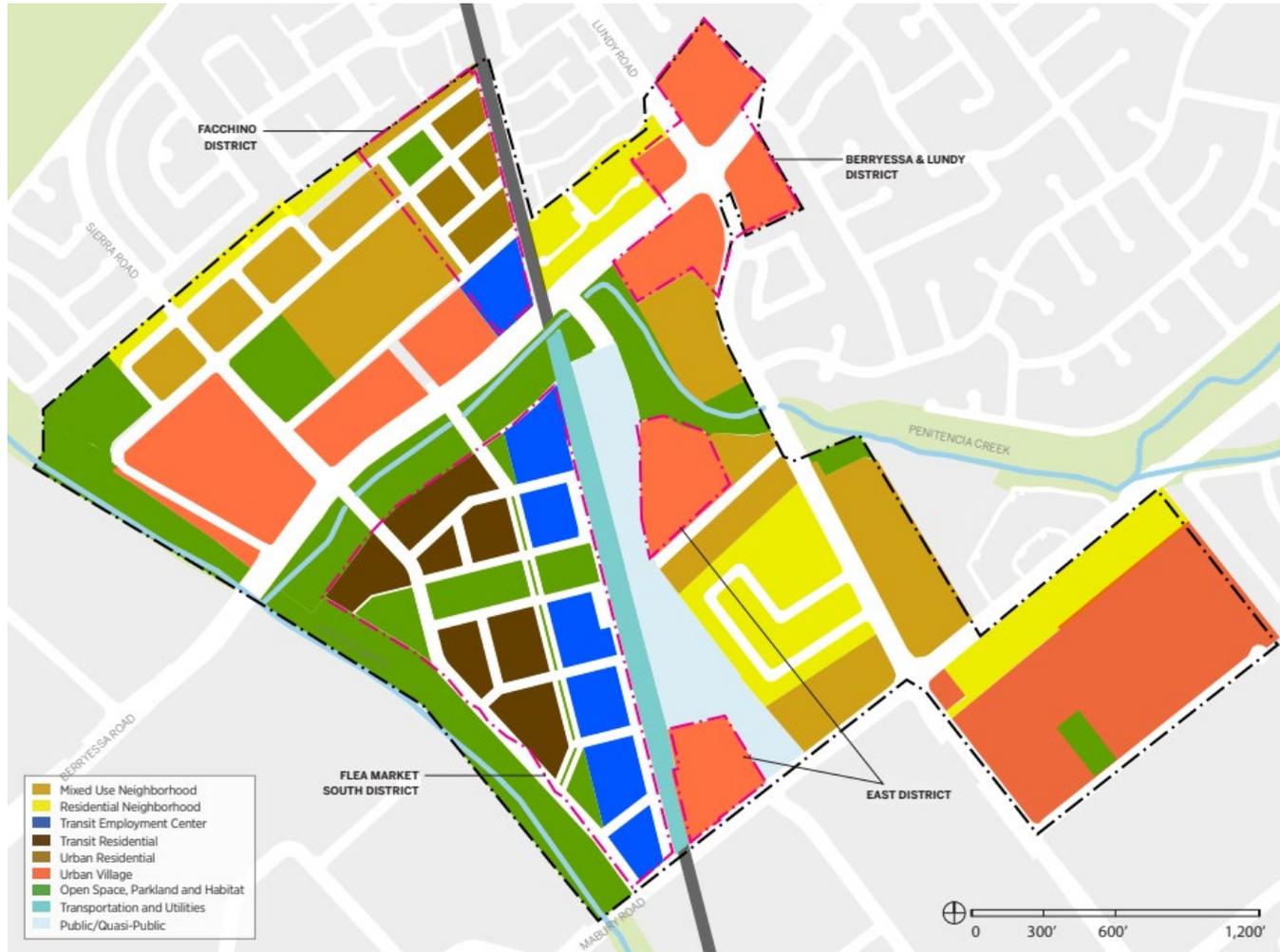


Planned Development Zoning (PDC18-036) to allow a change in zoning from the LI Light Industrial and A Agricultural Zoning Districts to the R-M(PD) and CP(PD) Planned Development Zoning Districts.

Planned Development Permit (PD21-009) to establish a Master Plan for a general site layout, public and private street layout, grading and drainage patterns, and utility layout to allow the future construction of up to 455,000-square feet of commercial space, an approximately 0.9-gross-acre park, and up to 850 residential units, including on-site affordable units, and construction of the first phase (Blocks A, B, and C, including 24 detached single-family homes and 24 attached townhome units), including the demolition of an existing light industrial facility (9,740 square feet) and surface parking lot, and the removal of 47 ordinance-size trees and 56 non-ordinance trees (124 replacement trees).

Vesting Tentative Map (PT21-030) to merge three parcels into one and subdivide into thirty-two lots and up to 590 condominium units on an approximately 13.05-gross acre site.

Project Review



Project Reviewed for Conformance with:

- Envision San José 2040 General Plan
- Berryessa BART Urban Village Plan
- Municipal Code
- Citywide Design Standards and Guidelines
- Single-Family Design Guidelines
- City Council Policy 6-30: Public Outreach
- California Environmental Quality Act (CEQA)

Environmental Review

- Draft Environmental Impact Report (EIR) – circulated for 45 days from August 11, 2022, to September 28, 2022.
- EIR identified relevant mitigation measures for potential impacts to air quality, nesting birds, subsurface archaeological resources, hazards and hazardous materials from past use of site, and construction related noise and vibration. The mitigation measures are included in the Mitigation Monitoring and Reporting Program (MMRP).
- Approximately 60 Public Comments received on Draft EIR. Comments included concerns related to air quality during construction and operation, health risk, wetlands, noise, growth inducement, and land use.
- First Amendment to the EIR (Response to Comments) – posted to City’s website on April 26, 2023. Based on comments received, no re-circulation of EIR is necessary.

Staff Recommendations

1. Adopt a resolution certifying the Environmental Impact Report prepared for the Berryessa Road Mixed-Use Development (SCH No. 2021070467), and make certain findings concerning mitigation measures and alternatives, and adopting a mitigation monitoring and reporting program, all in accordance with the California Environmental Quality Act (CEQA), as amended; and
2. Approve an ordinance rezoning the Project Site from the LI Light Industrial and A Agricultural Zoning Districts to the R-M(PD) and CP(PD) Planned Development Zoning Districts; and
3. Adopt a resolution approving, subject to conditions, a Vesting Tentative Map to merge three parcels into one and subdivide up to thirty-two lots and up to 590 condominium units on the Project Site; and
4. Adopt a resolution approving, subject to conditions, a Planned Development Permit to establish a Master Plan for a general site layout, public and private street layout, grading and drainage patterns, and utility layout to allow the future construction of up to 455,000-square feet of commercial space, an approximately 0.9-gross-acre park, and up to 850 residential units, including on-site affordable units, and construction of the first phase (Blocks A, B, and C, including 24 detached single-family homes and 24 attached townhome units), including the demolition of an existing light industrial facility (9,740 square feet) and surface parking lot, and the removal of 47 ordinance-size trees and 56 non-ordinance trees (124 replacement trees) on the Project Site.

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Q&A / Discussion