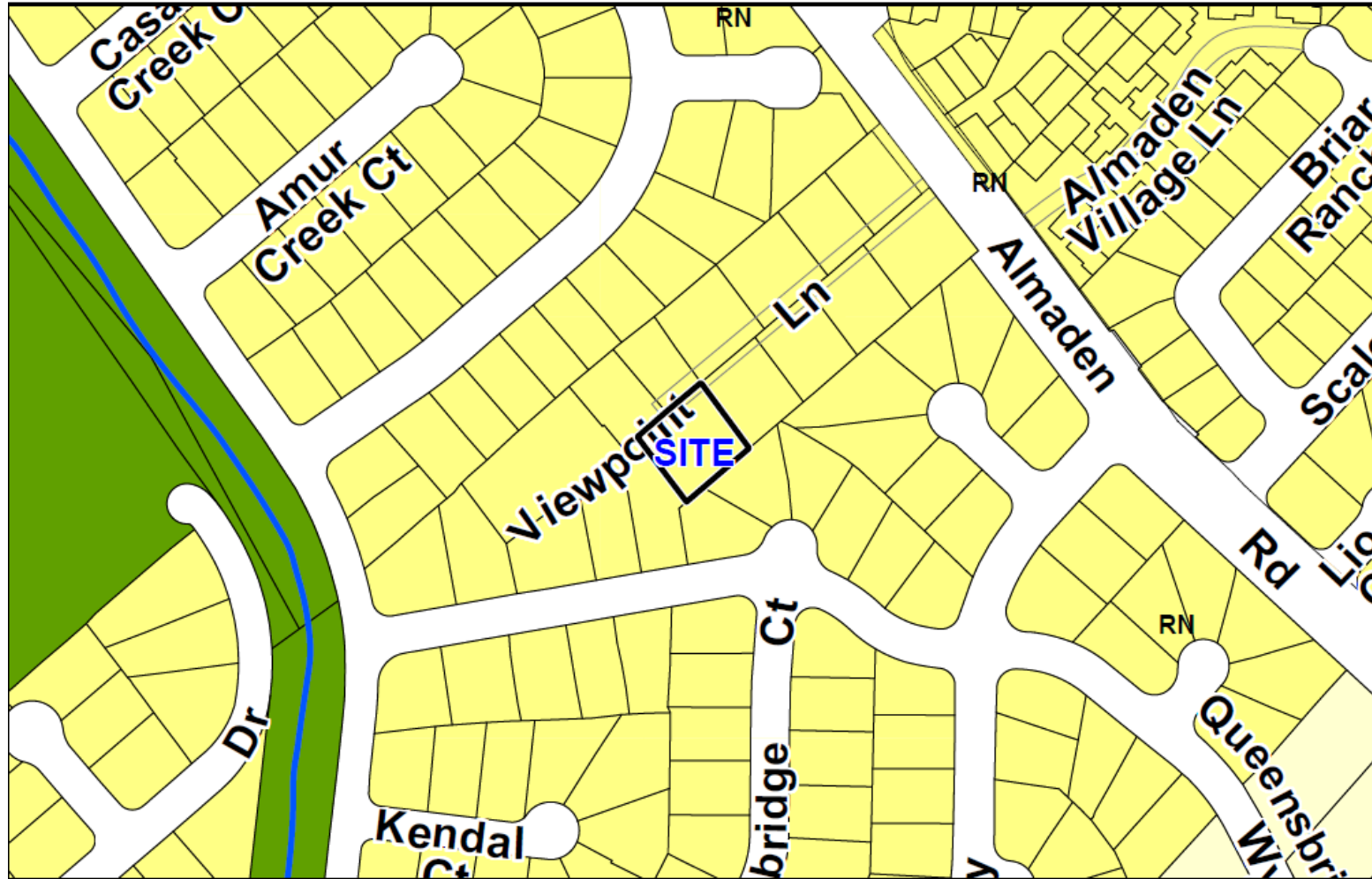


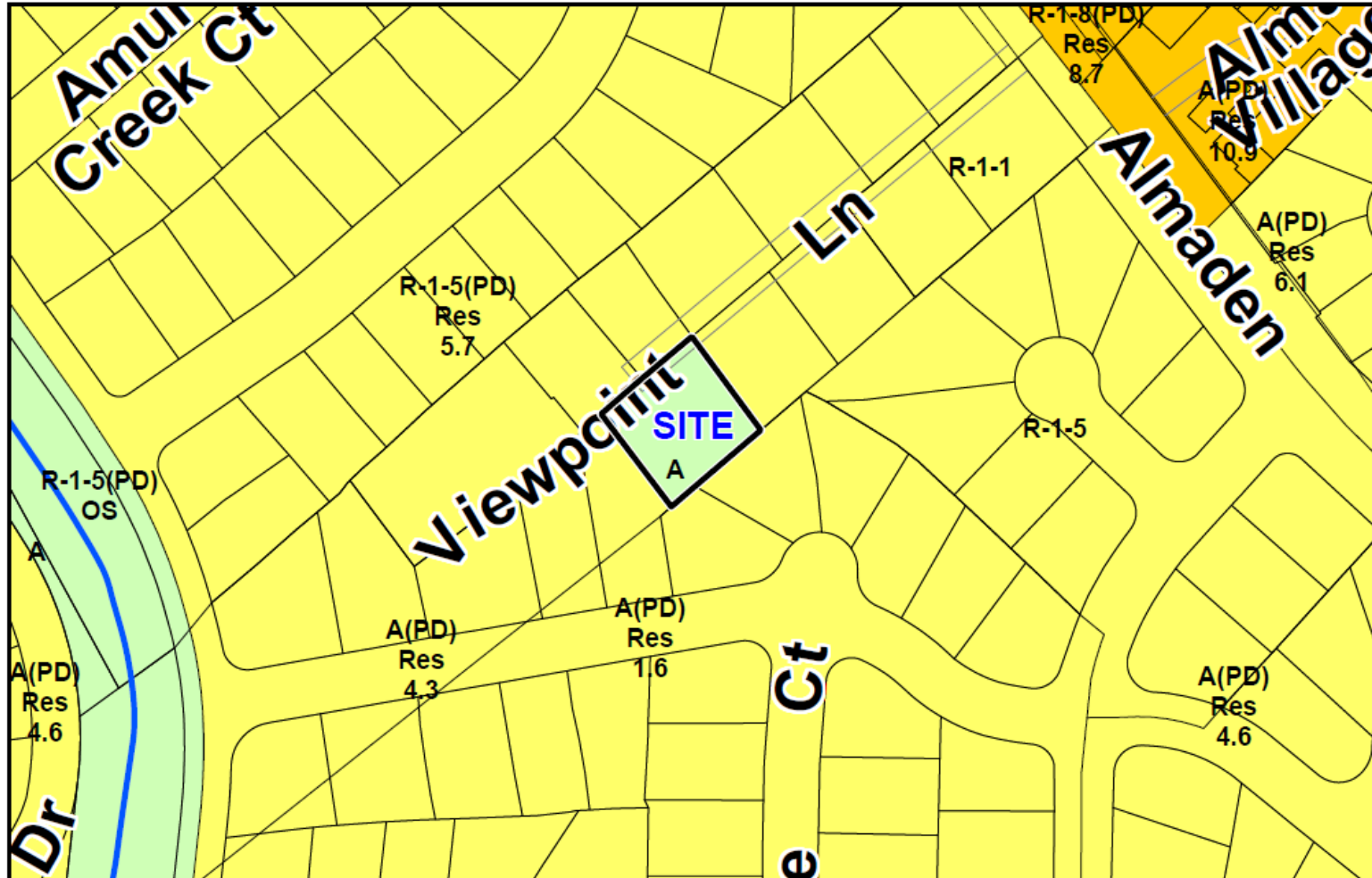
Item 10.1(a)

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

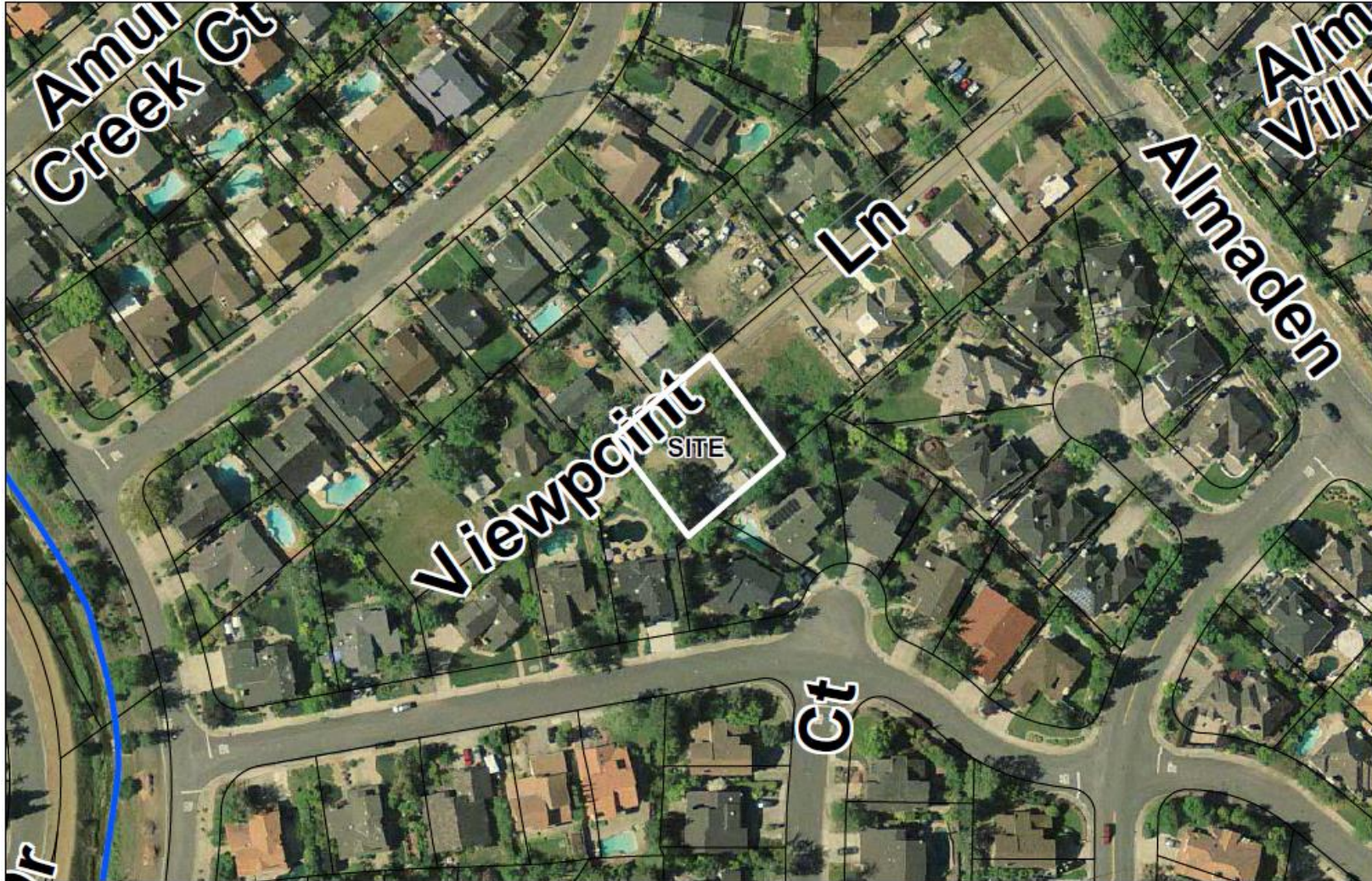
General Plan



Existing Zoning



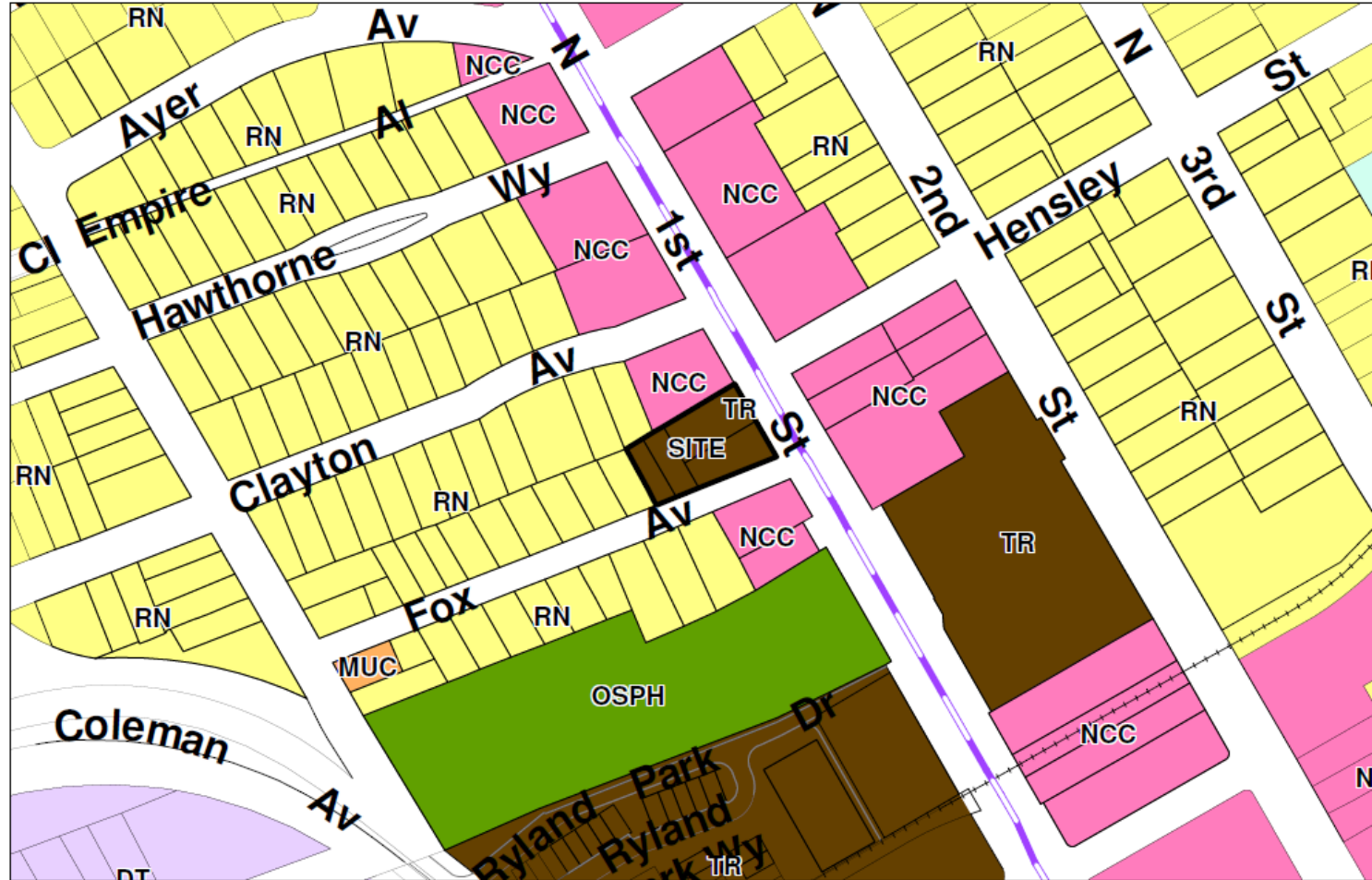
Aerial



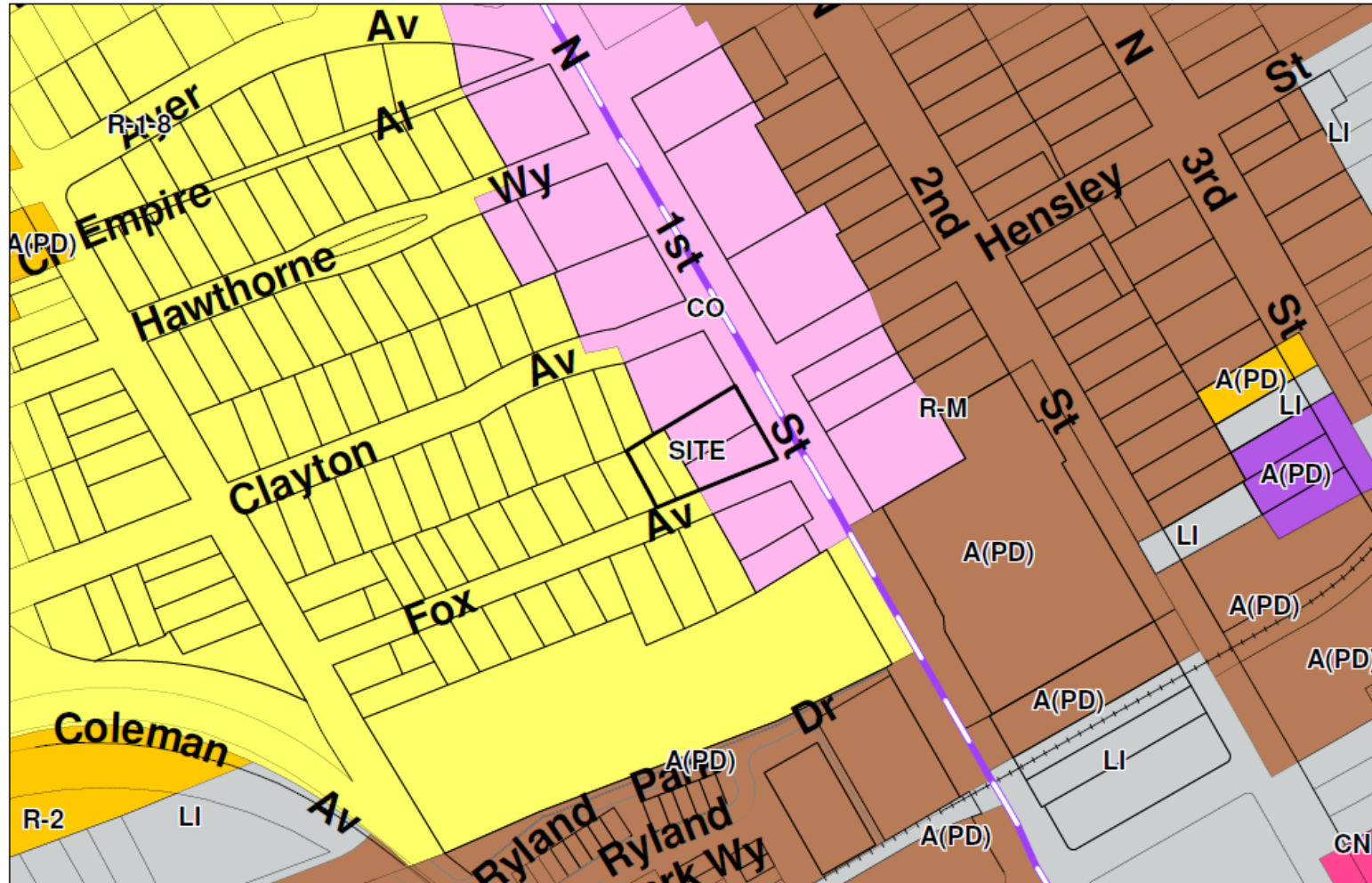
Item 10.1 (b)

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

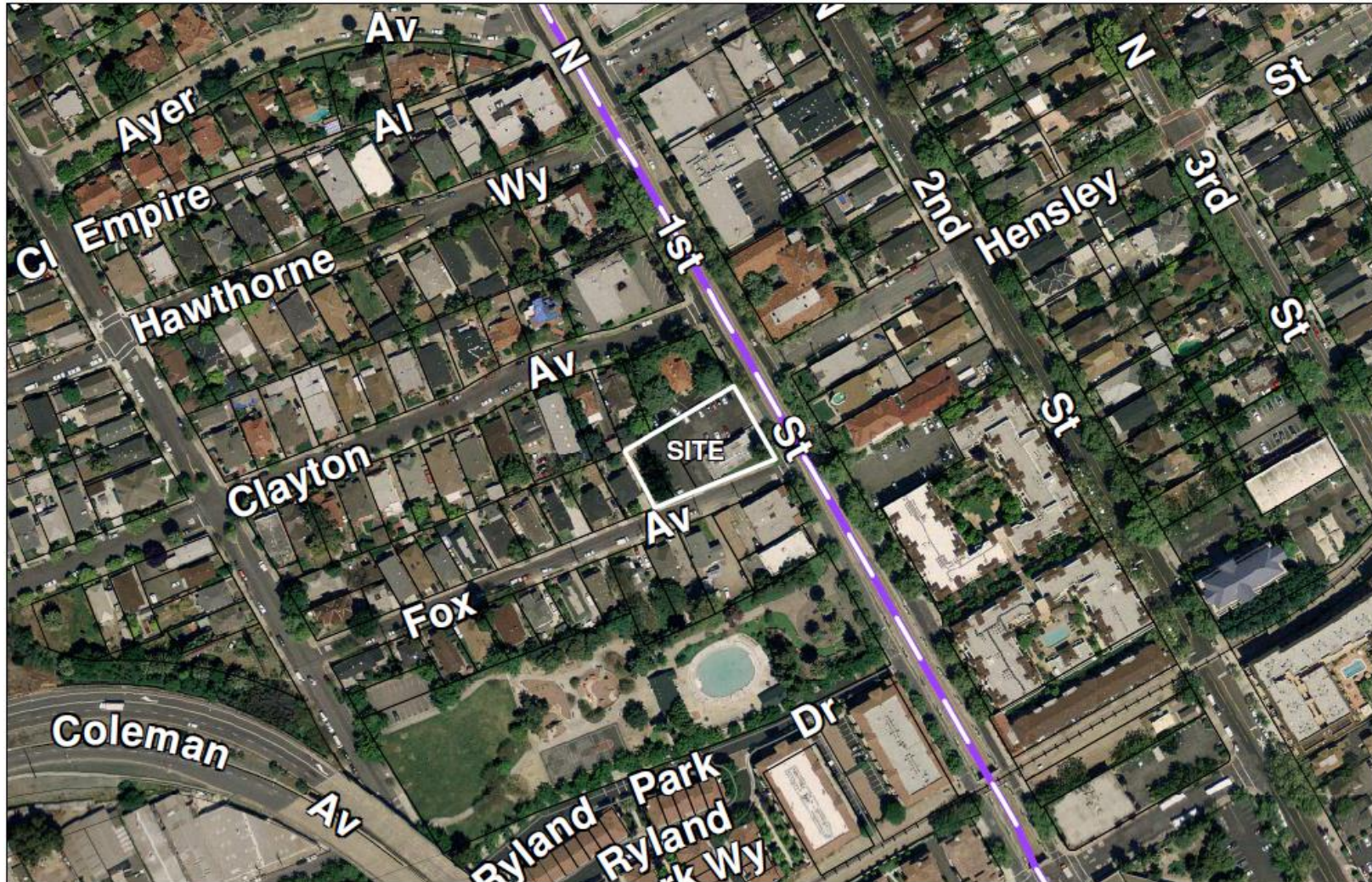
General Plan



Existing Zoning



Aerial



Item 10.2

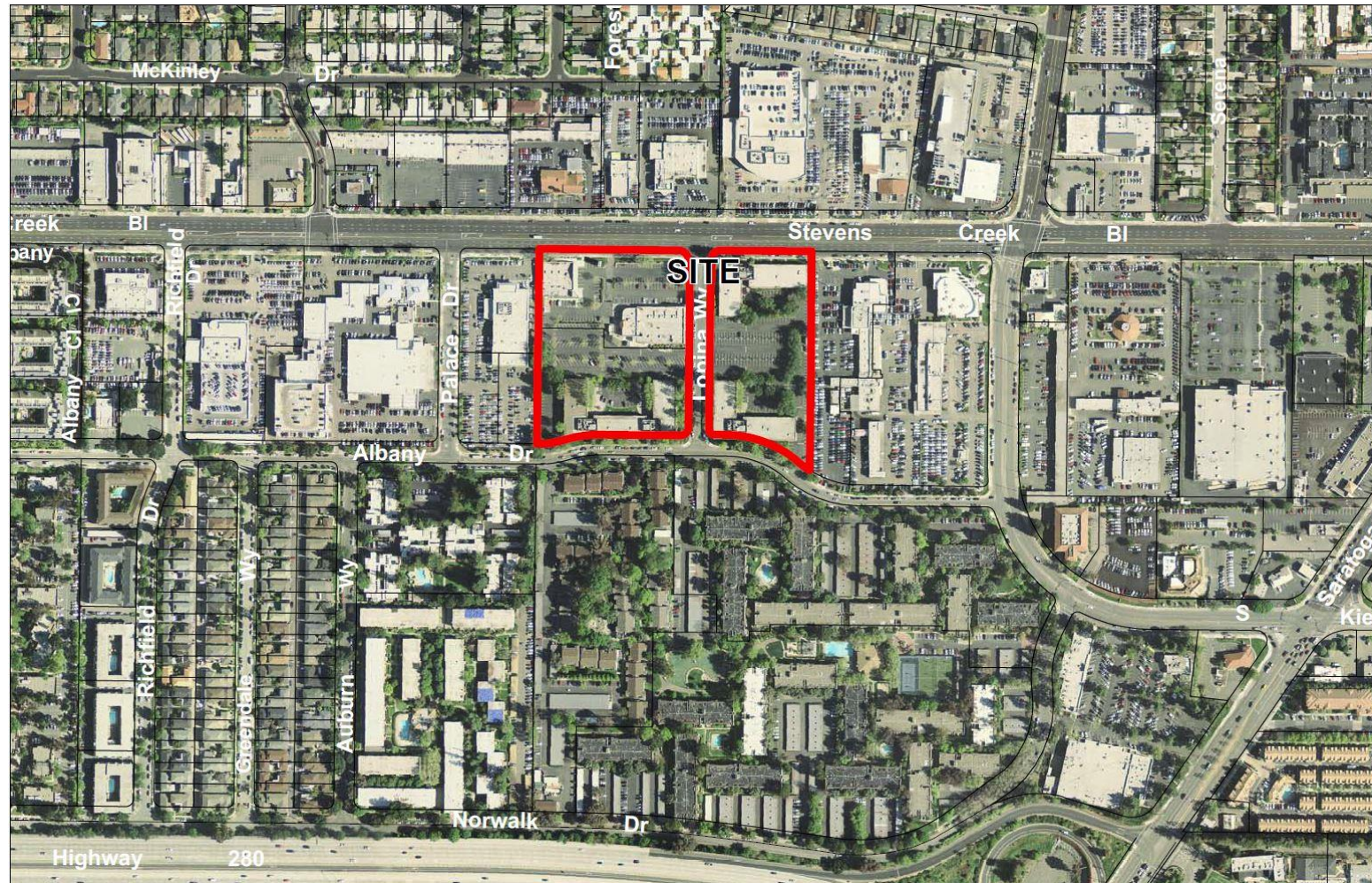
File Nos. PDC16-036, PD17-014, PT17-023

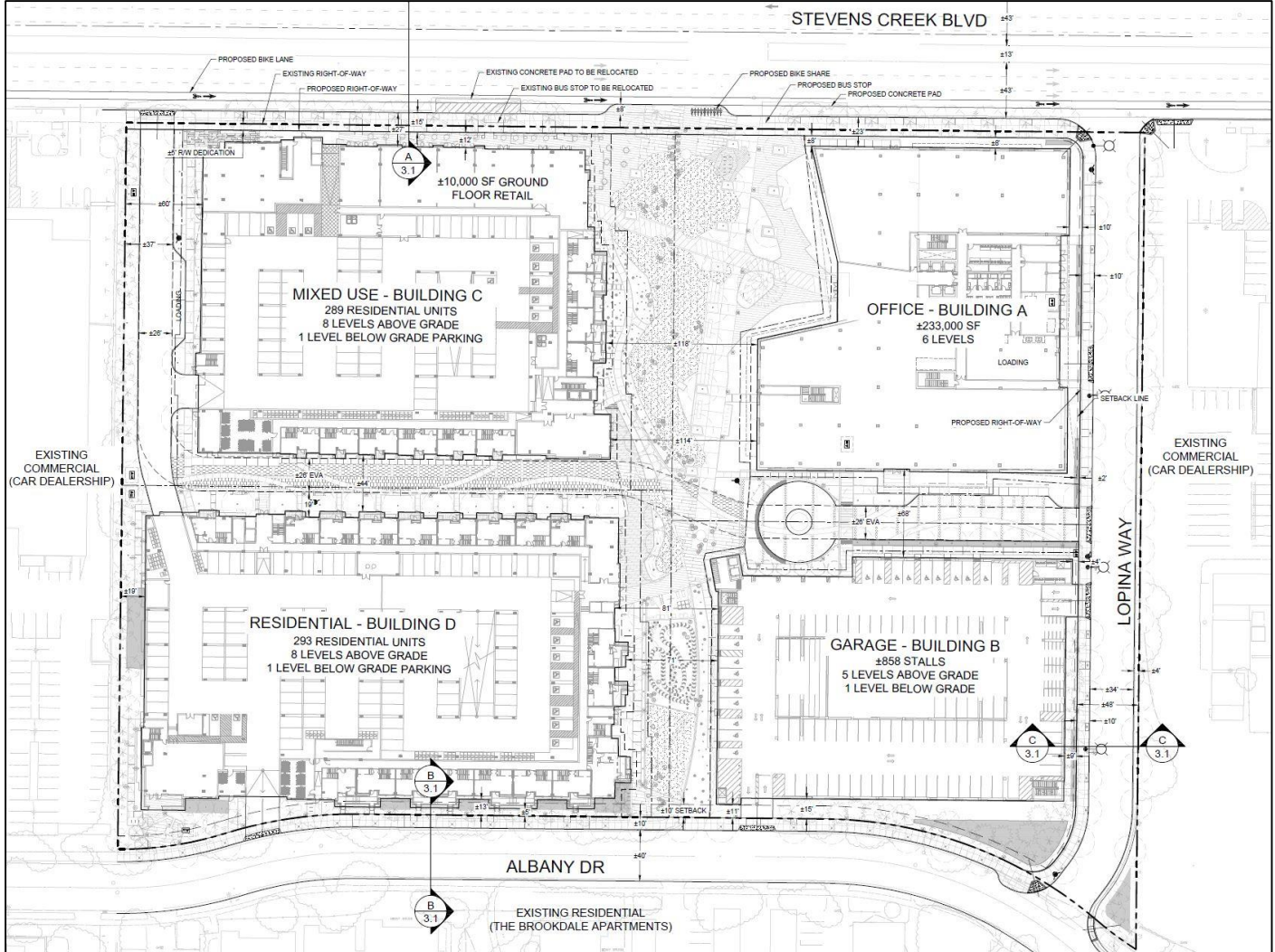
Stevens Creek Promenade/FortBay

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





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