

City Council Hearing

March 9, 2021



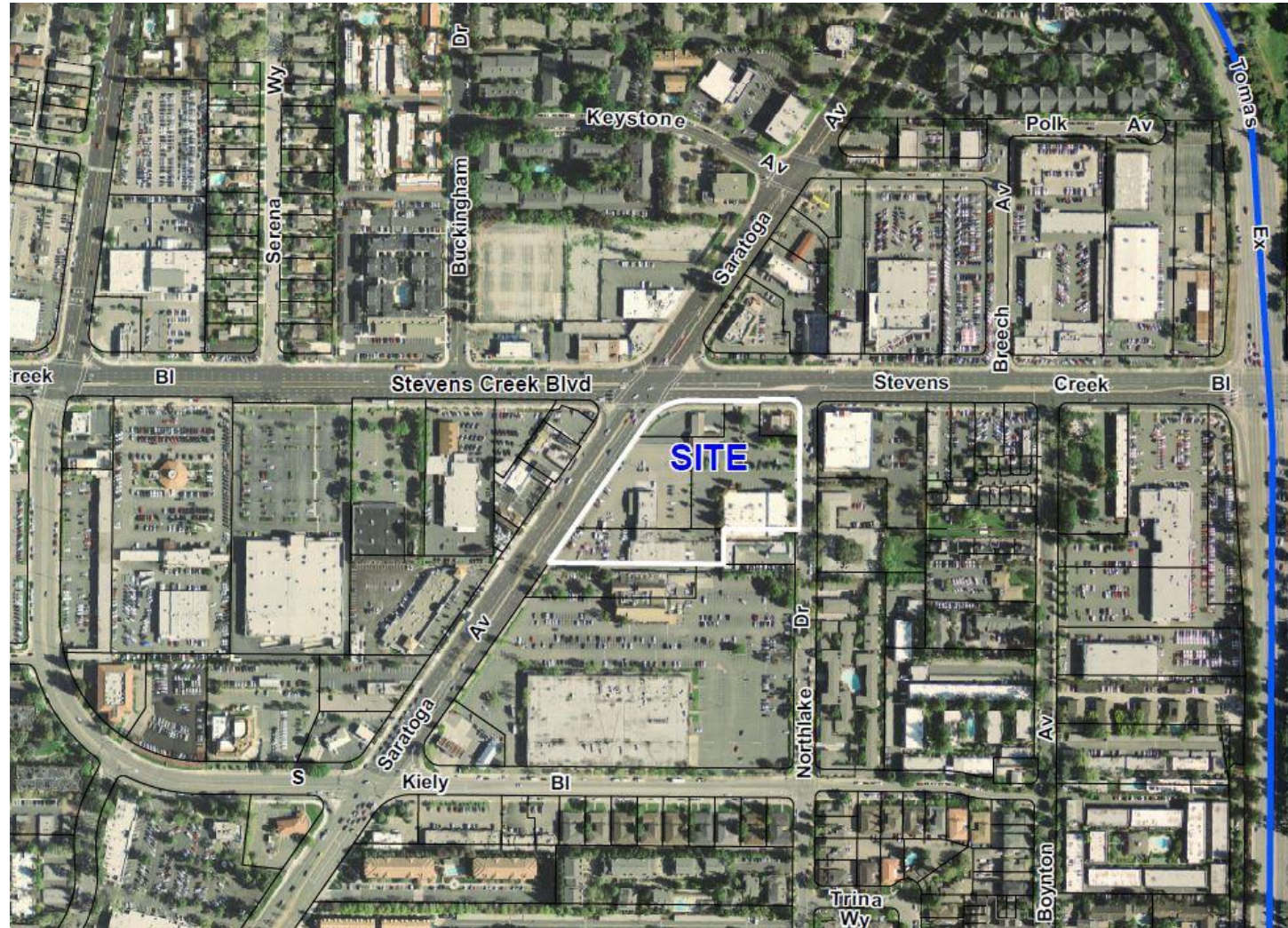
*Planning, Building and
Code Enforcement*

Item 10.3

C19-020, CP19-031 & T19-038 - Conforming Rezoning, Conditional Use Permit and a Vesting Tentative Map on Real Property Located at 3896 Stevens Creek Boulevard.

Presenter: Rosalynn Hughey, Director, PBCE

Project Location & Components



Project Description

Stevens Creek Urban Village Implementation

- Two buildings:
 1. 791,000 SF mixed-use office building
 - 12 stories, 147 feet
 - 10,500 SF ground floor retail space
 2. 122,700 SF health club with late night use
 - 3 stories, 84 feet
 - Ground floor café
 - Rooftop pool and bistro
- Publicly-accessible plaza
- Shared Parking
 - 1,200 spaces
 - 39% parking reduction with Transportation Demand Management Measures



Environmental Impact Report (EIR) & Community Engagement

- Draft EIR prepared for the project; circulated for public review from August 11, 2020 to September 25, 2020
- Mitigation Monitoring and Reporting Program (MMRR) required
 - Air quality, biological resources, hazardous materials, noise and vibration, and transportation
- Joint community and environmental scoping meeting – January 6, 2020
 - Key concerns/issues:
 - Building heights
 - Traffic
 - Parking availability
 - Noise

Planning Commission Recommendation

- February 10, 2020 Planning Commission meeting – voted to recommend that the City Council:
 - Adopt a Resolution **certifying the 3896 Stevens Creek Commercial Project EIR**, and making certain findings concerning significant impacts, mitigation measures, alternatives, and adopting a related Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA);
 - Approve an Ordinance **rezoning** from the CG Commercial General and CN Commercial Neighborhood Zoning Districts to the CP Commercial Pedestrian Zoning District;
 - Adopt a Resolution approving, subject to conditions, a **Vesting Tentative Map** to resubdivide five parcels into two parcels; and
 - Adopt a Resolution approving, subject to conditions, a **Conditional Use Permit and Site Development Permit** to allow the demolition of all existing commercial buildings on site, the removal of 65 trees (41 ordinance-size, 24 non-ordinance-size) and the construction of an approximately 791,000 square foot commercial mixed-use office building and an approximately 122,700 square foot health club with late-night use (4am to 12am) and an approximately 39% parking reduction

3896 Stevens Creek Commercial Project
C19-020, CP19-031 & T19-038 - Conforming
Rezoning, Conditional Use and Site Development
Permits and a Vesting Tentative Map

Q&A / Discussion