

CITY OF SAN JOSÉ, CALIFORNIA  
Department of Planning, Building and Code Enforcement  
801 North First Street, Room 400  
San José, California 95110-1795

Hearing Date/Agenda Number  
H.L.C. 3-2-05 Item No. 5.a.

File Number  
PDC03-071

Application Type  
Planned Development Rezoning

Council District  
6

Planning Area  
Central

Assessor's Parcel Number(s)  
264-15-005, 264-15-037, & 264-11-085

## STAFF REPORT

### Historic Landmarks Commission

#### PROJECT DESCRIPTION

Completed by: Erin Morris

Location: north side of Auzerais Avenue between Sunol Street and Los Gatos Creek, and south side of Auzerais west of Los Gatos Creek

Gross Acreage: 14.67 AC (12.47 AC north of Auzerais, 2.2 AC south of Auzerais)

Net Acreage: 11.62 AC (9.32 AC north of Auzerais)

Net Density: 40 DU/AC

Existing Zoning: HI Heavy Industrial

Existing Use: Vacant industrial buildings and surface parking

Proposed Zoning: A(PD) Planned Development

Proposed Use: Up to 390 single-family attached residences and a 2.2 acre future public park

#### GENERAL PLAN

Land Use/Transportation Diagram Designation  
Transit Corridor Mixed Use (40-100 DU/AC) and Public Park and Open Space

Project Conformance:  
 Yes  No  
 See Analysis and Recommendations

#### SURROUNDING LAND USES AND ZONING

North: Old San Carlos Street and Industrial

LI Light Industrial

East: Los Gatos Creek

LI Light Industrial

South: Industrial

HI Heavy Industrial

West: Industrial and Commercial

HI Heavy Industrial

#### ENVIRONMENTAL STATUS

Environmental Impact Report Pending  
 Negative Declaration circulated on  
 Negative Declaration adopted on

Exempt  
 Environmental Review Incomplete

#### FILE HISTORY

Annexation Title: Gardiner and Sunol No\_5-B

Date: 3-16-1911 & 5-29-1958

#### PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Approval  
 Approval with Conditions  
 Denial  
 Uphold Director's Decision

Date: \_\_\_\_\_

Approved by: \_\_\_\_\_

Action  
 Recommendation

Provide Comments

DEVELOPER

OWNER

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KB Home  
 Attn: Denise Cunningham  
 6700 Koll Center Parkway, Suite 200  
 Pleasanton, CA 94566

Del Monte Corporation  
 Attn: Ray Volan  
 P.O. Box 3575  
 San Francisco, CA 94119

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**PUBLIC AGENCY COMMENTS RECEIVED**

Completed by: ELM

**Department of Public Works**

N/A

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**Other Departments and Agencies**

N/A

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**GENERAL CORRESPONDENCE**

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Economic Analysis of Adaptive Reuse Alternatives for Del Monte Plan #3, KB Home

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**ANALYSIS AND RECOMMENDATIONS**

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**BACKGROUND**

The developer, KB Home, is requesting a Planned Development Rezoning from HI Heavy Industrial to A (PD) Planned Development to allow the development of up to 390 single-family attached residences and a public park on a 14.67 gross-acre site. The project density is 40 dwelling units per acre, based on the net area of the site proposed for residential development.

**Site Location and Description**

The 14.67 gross acre site is comprised of two areas. The northern area of the site is approximately 12.47 acres in size and is bounded by Old San Carlos Street to the north, Los Gatos Creek to the east, the Union Pacific Railroad right-of-way and the Vasona Corridor Light Rail line to the west, and Auzerais Avenue to the south. The southern area of the site is approximately 2.2 acres in size and is located south of Auzerais Avenue, immediately adjacent to and west of Los Gatos Creek. Industrial and commercial uses surround the site to the north, west, and south; Los Gatos Creek is the eastern boundary of the site.

**Project Description**

The rezoning proposes to demolish all of the existing cannery structures on the site to develop up to 390 single-family attached residential units. The existing Del Monte Plant #3 water tower will remain on the site. The project would dedicate 2.1 acres of land for public park use in the southern area of the site. A Draft Environmental Impact Report (EIR) was circulated for the project, November 23, 2004 through January 6, 2005. The EIR and subject Planned Development Rezoning request will be considered by the Planning Commission on March 9, 2005 and by the City Council on April 5, 2005.

The proposed project would result in the loss of historic structures. The site appears eligible for listing in the National Register of Historic Places (NHRP) as part of a non-contiguous historic district pertaining to the food processing and canning industries of the Santa Clara Valley. In addition, the historic (pre-1948) section of the complex (Warehouse Nos. 2, 3, 4 and 20) appear to be eligible as a City Landmark and for the NRHP under Criterion C (Architecture).

## **ENVIRONMENTAL REVIEW**

The Draft Environmental Impact Report (EIR) prepared for the proposed rezoning identifies significant impacts that can be mitigated to an acceptable level in the areas of air quality, noise and vibration, biological resources, and hydrology and water quality. The Draft EIR identifies that the project will result in significant unmitigated impacts to cultural resources and significant, unavoidable cumulative impacts to transportation. The Draft EIR concludes that this project, together with reasonably foreseeable projects, will result in significant unmitigated cumulative impacts to historic resources.

Prior to consideration of the subject Planned Development Rezoning, the Planning Commission will need to find the Environmental Impact Report complete and in conformance with the California Environmental Quality Act. In order approve the proposed project, the City Council will need to make a finding that there are no feasible project alternatives that would meet the project objectives and avoid the project's significant impacts. A copy of the applicant's economic analysis of reuse alternatives is attached. The Council will also need to adopt a finding of overriding considerations explaining the benefits of the project that warrant approval despite the significant unavoidable impacts. The Final EIR, which includes responses to comments provided by the Historic Landmarks Commission, is scheduled to begin circulation on February 25, 2005.

## **GENERAL PLAN CONFORMANCE**

The subject site is within the Midtown Specific Plan area. The northern portion of the site is designated *Transit Corridor Residential* (40-100 DU/AC) on the General Plan Land Use/Transportation Diagram. The proposed rezoning to allow development of up to 390 residential units conforms to the designated density for the site in that the project proposes a minimum density of 40 units to the acre. The southern portion of the site is designated Public Park and Open Space; the proposal to dedicate approximately 2.2 acres of land for future public park is consistent with the designation.

The Historic, Archaeological and Cultural Resources Goals and Policies of the General Plan call for consideration of preservation in the development review process. Alternatives for historic building preservation, along with the General Plan Discretionary Alternative Use Policy for Structures of Historical or Architectural Merit are discussed in the Draft EIR and will be analyzed further in the project staff report under preparation for the Planning Commission and City Council.

## **PUBLIC OUTREACH**

Notices of the public hearing before the Planning Commission and City Council will be published, posted on the City of San Jose web site and distributed to the owners and tenants of all properties located within 1,000 feet of the project site. Additionally, copies of the Draft

Environmental Impact Report have been available for public review in both the Dr. Martin Luther King Jr. Library and the Biblioteca Latinoamericana Branch Library.

Community meetings were held on April 7, 2004 and August 16, 2004 at the Fire Training Center on Montgomery Street. Topics and issues discussed at that meetings included the following: traffic, urban design (interface between the new residential units and Auzerais Avenue), riparian corridor protection, and the timing for the development of the public park. The project was also presented to the Historic Landmarks Commission on April 7, 2004 under the City Council Policy on the Preservation of Historic Landmarks.

## **RECOMMENDATION**

Planning staff recommends that the Landmarks Commission provide comments on the proposed rezoning to be forwarded to the Planning Commission and City Council.

### Attachments

cc: Gerry De Young, Ruth and Going, PO Box 26460, San Jose, CA 95150-6460