

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. 06/01/05 Item 5.c.

File Number
PDC05-014

Application Type
Planned Development Rezoning

Council District SNI
3 NA

Planning Area
Central

Assessor's Parcel Number(s)
249-68-001

STAFF REPORT

PROJECT DESCRIPTION

Completed by: Lesley Xavier

Location: Northeast corner of Berryessa Road and Oakland Road

Gross Acreage: 9.6

Net Acreage: 7.6

Net Density: 26.6 DU/AC

Existing Zoning: LI Light Industrial

Existing Uses: Modern Ice & Cold Storage

Proposed Zoning: A(PD) Planned Development

Proposed Use: 202 Single-family attached residential units on 7.6 acres and a 1.3 acre public park

GENERAL PLAN

Completed by: LX

Existing Land Use/Transportation Diagram Designations

High Density Residential (25-50 DU/AC)

Project Conformance:

Yes No

See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

Completed by: LX

North: Highway 101

NA

East: Highway 101, Single-Family Residences; Apartments

Highway 101; CP Commercial Pedestrian;
R-2 Two-Family Residence

South: Single-family and Duplex Residences

R-2 Two-Family Residence

West: Bar and industrial uses

LI Light Industrial

ENVIRONMENTAL STATUS

Completed by: LX

Environmental Impact Report found complete

Negative Declaration circulated on May 16, 2005

Negative Declaration adopted on

Exempt

Environmental Review Incomplete

FILE HISTORY

Completed by: LX

Annexation Title: Orchard No_2

Date: 01/02/1942

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

Recommend Approval

Date _____

Approved by: _____

Recommend Approval with Conditions

Recommend Denial

CURRENT OWNER	DEVELOPER	ARCHITECT
Modern Ice & Cold Storage Co 950 Oakland Road San Jose, CA 95112	Taylor Woodrow Homes, Inc. 2300 Camino Ramon San Ramon, CA 94583	KTGY Group, Inc. 17992 Mitchell South Irvine, CA 92614

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: LX

None.

Other Departments and Agencies

None.

GENERAL CORRESPONDENCE

Historic Report and Evaluation

ANALYSIS AND RECOMMENDATIONS**BACKGROUND**

The applicant, Taylor Woodrow Homes, is proposing a Planned Development Rezoning on a 9.6 gross acre site located at the northeast corner of Berryessa Road and Oakland Road, to allow the development of up to 202 single-family attached residential units on 7.6 acres and a public park on 1.3 acres. The subject site is surrounded by Highway 101 to the north and east, single-family residences and apartments to the east, single-family and two-family residences to the south, and a bar and industrial uses to the west.

The proposed rezoning would allow for the demolition of all of the existing Modern Ice & Cold Storage structures on the site and the construction of 202 single-family attached residences and a 1.3-acre public park.. The demolition of the cold storage facility is discussed in more detail below in the “Historic Resources Description” section of this report.

ENVIRONMENTAL REVIEW

An Initial Study was prepared for this project and the Director of Planning, Building, and Code Enforcement circulated a Mitigated Negative Declaration for public review on May 16, 2005, which ends its circulation period on June 6, 2005. The primary issues that were addressed in the environmental review included the project’s potential impacts on, cultural/historic resources, hazardous materials, and traffic generated from the new residential units. The project includes mitigation measures that will reduce any potentially significant project impacts to a less-than-significant level. A more comprehensive accounting of the environmental mitigation measures required as part of this project can be found in the project’s Mitigated Negative Declaration. The full text of the Initial Study is available online at:

<http://www.sanjoseca.gov/planning/eir/MND.htm>

GENERAL PLAN CONFORMANCE

The proposed project conforms to the *San Jose 2020 General Plan Land Use/Transportation Diagram* designation for the site of High Density Residential (25-50 DU/AC). The High Density Residential (25-50 DU/AC) land use designation is typified by three-to four-story apartments or condominiums over parking. This

density is planned primarily near the Downtown Core Area, near commercial centers with ready access to freeways and/or expressways and in the vicinity of the rail stations within the Transit-Oriented Development Corridors Special Strategy Area. The proposed project has ready access to Highway 101 and is three-to four-stories in height with private garages on the ground floor and the living space above.

HISTORIC RESOURCES DESCRIPTION

A historic report, entitled “Historical Report and Evaluation for the Proposed Redevelopment of Modern Ice & Cold Storage Company, 950 Oakland Road, San Jose California,” has been completed by Bonnie Bamburg of Urban Programmers. The Historic Report, which includes the State of California Department of Parks & Recreation evaluation forms, and associated City of San Jose tally sheets, is attached to this report for your review and comment.

The Historic Report evaluates the site according to specific criteria for eligibility for the National and California Registers, and for City Landmark Designation. In addition, the San Jose Historic Landmarks Commission has established a process by which historic resources are evaluated for significance. A numerical evaluation system has been devised under which points are awarded under various categories relating to key attributes such as architecture, history/association, environmental/context, and integrity. The tallies needed to qualify for various levels of historic significance follow:

0-32	Non-significant
33-66	Structure of Merit
67-134	Candidate City Landmark

The Modern Ice & Cold Storage Company is an operating cold storage plant started by the Giacomazzi brothers in 1941. The complex includes nine buildings and several sheds. Building No. 1 (1941) is a rectangular warehouse building with the original truss system, barrel vault roof, and loading docks. Buildings No. 3 and 4 (c.1952) are also warehouse buildings with barrel vault roofs, industrial steel windows, and the “Modern Ice and Cold Storage” neon sign (c. 1958).

The Historic Report concluded that while the Modern Ice & Cold Storage Company is the last controlled temperature warehouse facility capable of providing frozen storage in the Santa Clara Valley and the site is significant at the local level as a Structure of Merit for its association with the ancillary industry of warehousing in manufacturing and local food/agricultural product themes, it is not eligible for the National Register of Historic Places, the California Register of Historical Resources, or as a City Landmark, due to the lack of association with significant people, events, or construction practices, and a loss of integrity.

Historic Preservation

The primary issue for the Historic Landmarks Commission regarding this project is historic preservation. The project proposes the demolition of all of the structures on the site. The site as a whole is eligible for designation as a Structure of Merit.

While the project does not propose to demolish structures that have been determined to be Historic Resources under CEQA, it does propose to demolish structures that qualify for the Historic Resources Inventory as Structures of Merit. Therefore, included in the proposed project are measures to address the loss of the site that is eligible to be categorized as a "Structure of Merit". The proposed measures below will lessen the loss of local

history and preserve historical information.

- Under the direction of the curator at History San Jose, the site would be professionally recorded in video format, and if possible incorporate interviews of the Giacomazzi family members to describe the historic and current operations.
- History San Jose shall be allowed to evaluate and remove any equipment or items that are no longer saleable for continued use or important to the Giacomazzi family, that may be appropriate for interpretive or research purposes.
- To maintain the connection with the historical past, new development on the site should provide historically connected names for streets, buildings or parks and/or an interpretive display area.

COMMUNITY OUTREACH

The project was presented at a Community Meeting on April 21, 2005 in order to discuss the proposed project and solicit feedback from the community. Those in attendance were generally supportive of the proposed project; however there were some specific concerns, which included additional traffic on the neighborhood streets and the need for traffic calming measures in the neighborhood. This Staff Report has been available on the Planning Divisions web site, and staff has been available to discuss the project with interested members of the public.

RECOMMENDATION

Planning staff recommends that the Historic Landmarks Commission make recommendations to the Planning Commission and City Council regarding the information and conclusions contained in the Historic Report and the historic issues of the proposed rezoning.

Attachments: Maps, Historic Report

Pbce001/Implementation/Planning Files/ Zonings/ 2005/PDC05-014.HLC SR