Item 10.4

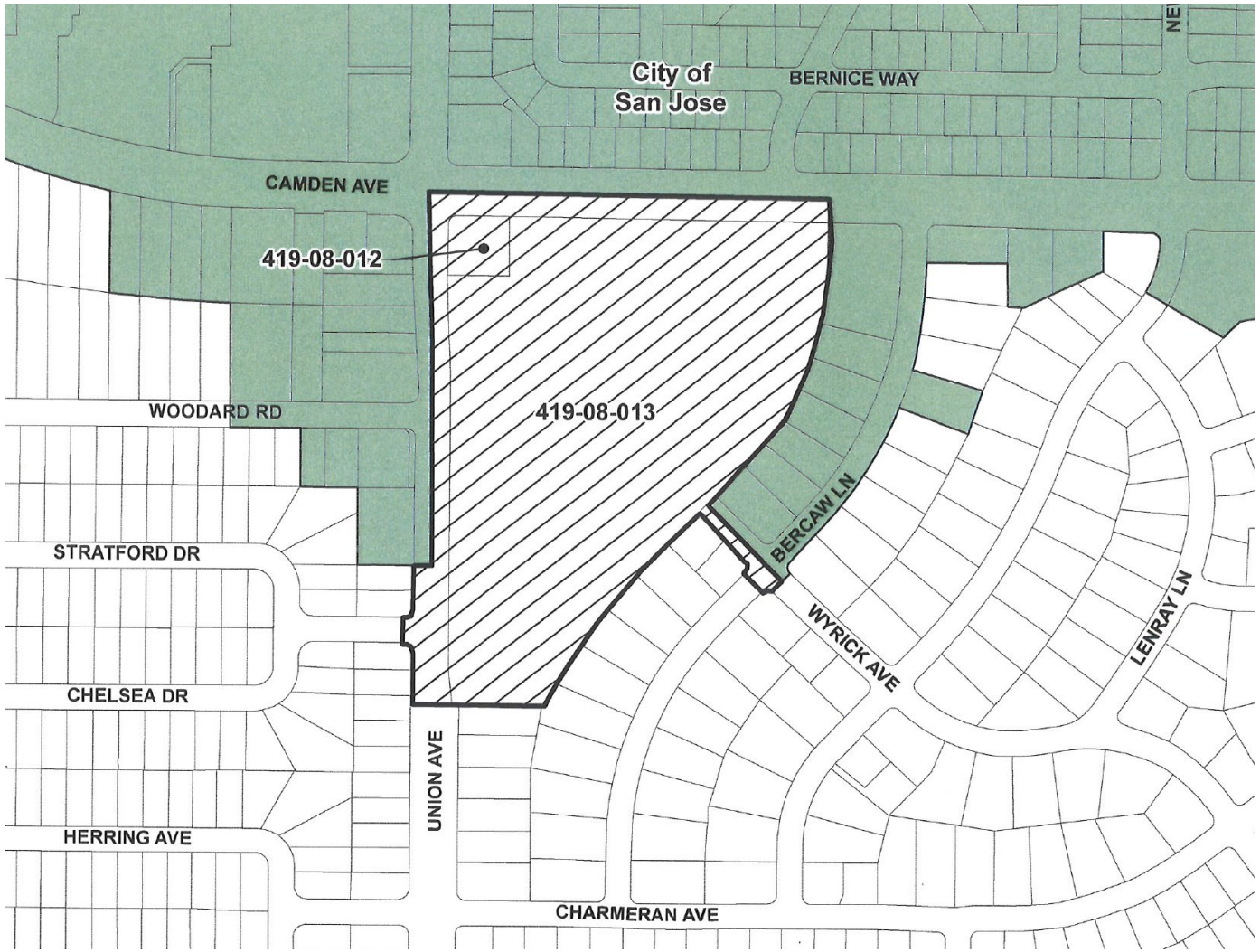
Cambrian No. 37 & PDC17-040 & ER20-189 – Annexation and Planned Development Zoning for Property Located at 14200 Union Avenue

Presenter: Christopher Burton, Director PBCE

Hearing Process

- City Council Hearing 8/9/22
  - Approve the Environmental Impact Report
  - Approve the Pre-Zoning (PDC17-040)
  - Initiate the Annexation (Cambrian 37)
- City Council Hearing 9/13/22 – Order the Annexation
- Coordinate with LAFCO to certify the Annexation
- Hearing to approve the Planned Development Permit (PD20-007) and Tentative Map (PT21-007) on file

Cambrian No. 37 Annexation



- Annexation of two unincorporated parcels and portions of Camden Avenue and Union Avenue from the County of Santa Clara into the City of San José
- Site Area: 19.92 acres

PDC17-040 Pre-Zoning

- **Project Description**: Planned Development Prezoning to CP(PD) Planned Development Zoning District to allow a mixed-use project with up to 428 dwelling units and up to 350,000 square feet of commercial space, including a hotel, assisted living, and ground floor retail, with a minimum of 4.0 acres of privately owned publicly-accessible open space (POPOS) and associated parking, landscaping, and site amenities
- **Site Address**: 14200 & 14420 Union Avenue
- **Site Area**: 18.13 acres

Conceptual Site Layout

- **General Plan Land Use Designation**: Neighborhood Community Commercial (NCC) and the Camden Avenue/Hillsdale Avenue Urban Village Plan Area
- **Zoning District:** Currently unincorporated – to be zoned to CP(PD) Planned Development Zoning District

Environmental Review

- Draft Environmental Impact Report (DEIR) – circulated from November 12, 2021 to January 3, 2022
  - 36 comment letters received
  - No Significant and Unavoidable impacts
  - Less than significant impacts with mitigation measures incorporated to: Construction Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Construction/Operational Noise and Vibration
- First Amendment to the DEIR (Responses to Comments) – posted to City's website on July 1, 2022
  - No recirculation of DEIR necessary

Staff Recommendations

1. Adopt a resolution certifying the Environmental Impact Report (EIR) for the Cambrian Park Mixed-Use Village Project (SCH #2018022034), 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.
2. Approve an ordinance pre-zoning an approximately 18.13-gross acre site in Santa Clara County unincorporated territory designated as Cambrian No. 37 into the CP(PD) Planned Development Zoning District.
3. Adopt a resolution initiating proceedings and scheduling September 13, 2022, for City Council consideration of the reorganization of territory designated as Cambrian No. 37, which involves the annexation to the City of San José of approximately 19.92-gross acres of land from Santa Clara County unincorporated territory and the detachment of the same from the appropriate special districts.

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Q&A / Discussion

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