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Memorandum

TO: CITY COUNCIL

FROM: Mayor Chuck Reed
Councilmember Kansen Chu

SUBJECT: PDC03-108
(FLEA MARKET REZONING)

DATE: August 10, 2007

APPROVED:

Chuck Reed

DATE:

8/10/07

Kansen Chu

8/10/07

RECOMMENDATION

Approve Item 11.5 on the August 14, 2007 City Council Agenda relating to the rezoning of real property located on both sides of Berryessa Road, between the Union Pacific Railroad right-of-way to the east, the Coyote Creek on the west, and north of Mabury Road (which is better known as the Berryessa Flea Market Site). The proposed rezoning will allow up to 2,818 residential units and up to 365,622 square feet of commercial/industrial uses on an approximately 120 gross acre site.

The following conditions of approval are recommended:

- (a) The Flea Market is to continue to operate for another 2.5 years from approval of this project;
- (b) The applicant is advised to continue to pursue an appropriate site for relocation of the Flea Market, including working with City staff regarding sites and transition services for vendors;
- (c) At least 80% of the net residential acres north of Berryessa Road will be required to be under construction prior to construction of any residential units south of Berryessa Road;
- (d) The Director of Planning, Building and Code Enforcement should include conditions to ensure the development of single family homes in the area north of Berryessa Road at the earliest phases of the proposed development;
- (e) The project will be fully responsible for funding and constructing all of its traffic mitigations, including improvements to Hwy 101/Oakland Road Interchange and contributing an amount not to exceed \$150,000 for improvements associated with Commercial Street between Berryessa Road and Oakland Road;
- (f) The school site shall not be located directly adjacent to or across from the proposed commercial/retail site;
- (g) The applicant will provide regular updates to the City and vendors about the status of the proposed development on the Flea Market site;
- (h) The applicant is encouraged to pursue the development of affordable housing;
- (i) The applicant is required to use Leadership in Energy and Environmental Design (LEED) practices to achieve credits sufficient for a LEED Silver certification; and
- (j) The applicant is required to use recycled water for public landscaping purposes.