

Update on the Flea Market Redevelopment

Berryessa Citizens Advisory Council

June 12, 2023

City of San Jose

Planning Division:

Alec Atienza, Laura Meiners

Office of Economic Development and Cultural Affairs:

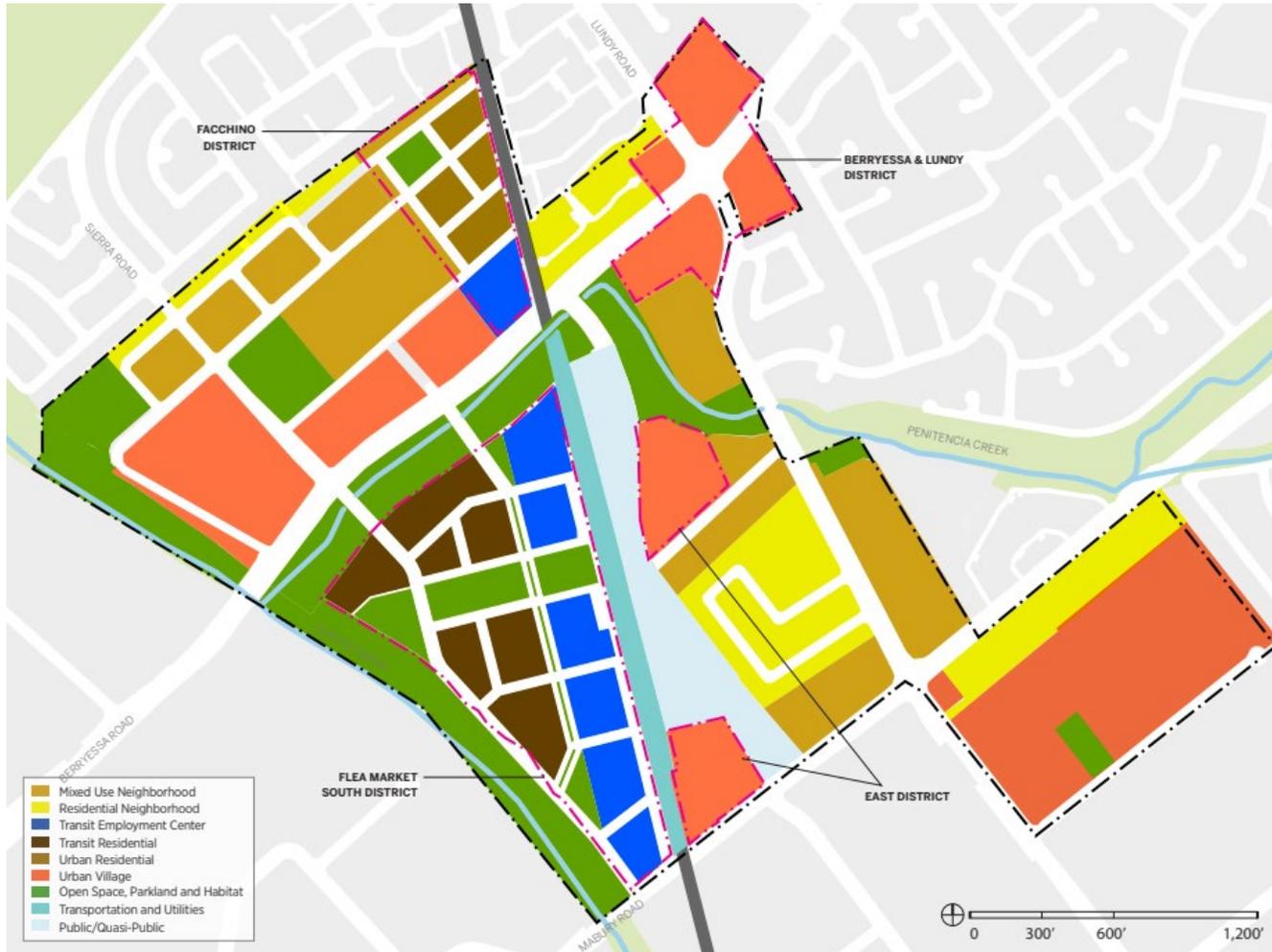
Adolfo Ruelas, Lori Severino

Site Description



- **Site Address:** 1590 Berryessa Road
- **Site Area:** 61.5-gross acres
- **Existing Use:** Berryessa Flea Market and surface parking
- **General Plan Land Use Designation:** Flea Market South District of the Berryessa BART Urban Village Plan, partially within:
 - Transit Employment Center
 - Transit Residential
 - Open Space

Berryessa BART Urban Village Plan



Goals:

- Connectivity and Accessibility
- Foster Alternative Forms of Transportation
- Environmental, Social, and Economic Sustainability
- Open Space Enhancement and Protection
- A Mixed-Use, Mixed-Income Community

Zoning: PDC17-051



Development Review



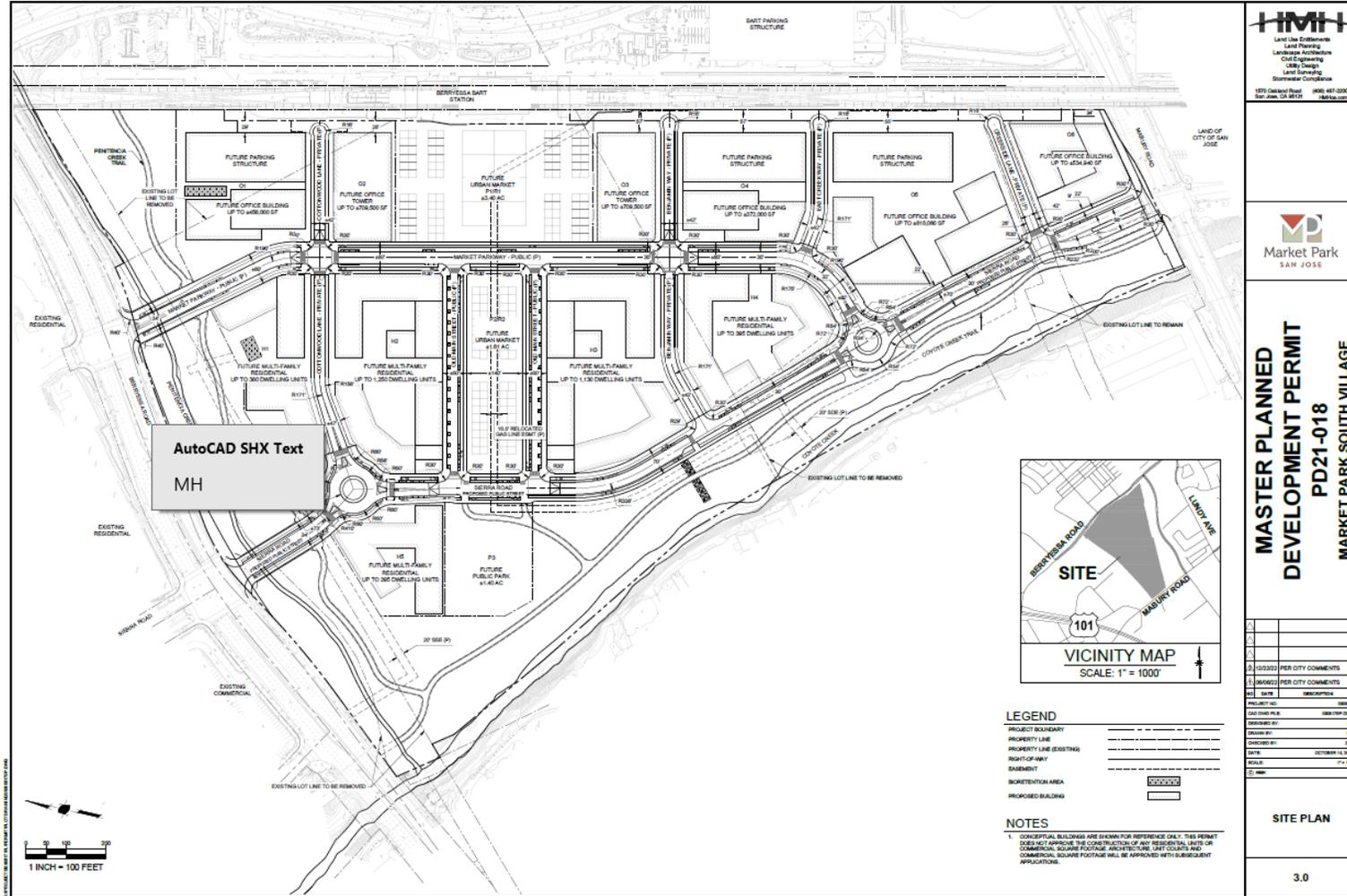
Repeat process for each new Planned Development permit

Applications under Review

Planned Development Permit (File No. PD21-018): establish a site layout, including development blocks, public and private streets, trails, grading and drainage, and utilities (e.g., storm drains, sewer lines, and power lines)

Tentative Map (File No. T21-041): subdivision from 7 lots to 19 lots to enable the sale of parcels to one or more owners and the future development of up to 10 commercial condominiums and up to 3,450 residential on the project site

Site Plan



HMM
Land Use Engineering
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1870 Oakland Road #400 408 487-2000
200 West California Street #1800 408 487-1000

Market Park
SAN JOSE

MASTER PLANNED DEVELOPMENT PERMIT PD21-018
MARKET PARK SOUTH VILLAGE

NO. 1	DATE	DESCRIPTION
1	10/22/2020	PER CITY COMMENTS
2	10/26/2020	PER CITY COMMENTS
3	11/10/2020	PER CITY COMMENTS
4	11/10/2020	PER CITY COMMENTS
5	11/10/2020	PER CITY COMMENTS
6	11/10/2020	PER CITY COMMENTS
7	11/10/2020	PER CITY COMMENTS
8	11/10/2020	PER CITY COMMENTS
9	11/10/2020	PER CITY COMMENTS
10	11/10/2020	PER CITY COMMENTS
11	11/10/2020	PER CITY COMMENTS
12	11/10/2020	PER CITY COMMENTS
13	11/10/2020	PER CITY COMMENTS
14	11/10/2020	PER CITY COMMENTS
15	11/10/2020	PER CITY COMMENTS
16	11/10/2020	PER CITY COMMENTS
17	11/10/2020	PER CITY COMMENTS
18	11/10/2020	PER CITY COMMENTS
19	11/10/2020	PER CITY COMMENTS
20	11/10/2020	PER CITY COMMENTS

SITE PLAN

3.0

Notes about the Applications

- Approval of these applications would **not allow the demolition of any existing structures or construction of new structures**
 - Additional applications needed for this to occur
- Site plan is **consistent with the approved zoning**
 - Same layout and types/amounts of housing, offices, and public space that can be built on the site
- Preparing an “**Addendum** to the Environmental Impact Report” to analyze the potential for new/different impacts
 - To be included in staff report

Thanks!

*Contact
us!*

*Learn
more!*

Development Application

Project Manager: Alec Atienza

Alec.Atienza@sanjoseca.gov

(408) 535-7688

Environmental Review

Project Manager: David Keyon

David.Keyon@sanjoseca.gov

Project website: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/major-development-projects/san-jos-flea-market-southside-rezoning-project>

To view applications: www.sjpermits.org

City Council Direction - June 2021

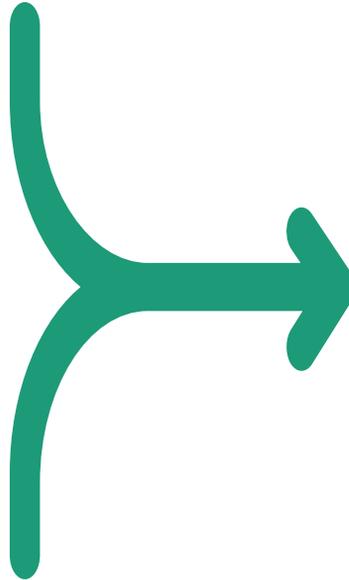
5-acre, on-site Urban Market

Vendor outreach and resources

Vendor Transition Fund

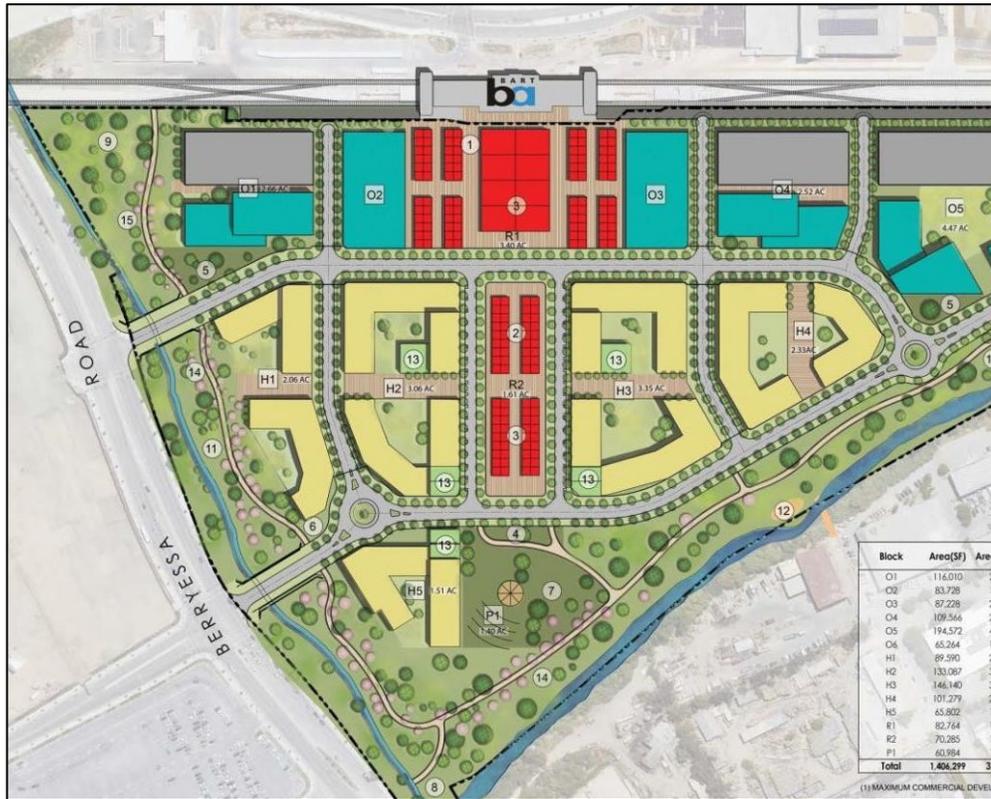
Economic/feasibility studies

Flea Market Advisory Group



Support Berryessa
Flea Market vendors
through the
redevelopment of
the site

Requirements of the Owner – Urban Market



- Designate land for an urban market (no requirement to build it)
- Plan for the urban market area before or at same time as market-rate housing
- Study potential for a multi-level market
- Introduce the City to future owner of 5-acre site before selling it
- Participate in Advisory Group, listen to feedback on design and operations of the urban market concept, consider City studies

One-year Notice

Earliest date that the property owners would issue a 1-year notice of market closure

Earliest date that the market might close

OCTOBER 2023



Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

OCTOBER 2024



Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Vendor Support and Engagement



Learn more!

www.sjeconomy.com/FleaMarketVendors

- Agendas, presentations, reports, and meeting summaries
- Recordings of past virtual meetings
- Resources for vendors

Contact us:

- Email fleamarketsj@sanjoseca.gov
- Call Adolfo at 408-535-8181



Owner and Applicant: John Garcia,
Bumb & Associates

Applicant Representative: Erik
Schoennauer

PD21-018 & T21-041:

Market Park South (Berryessa Flea Market)
Planned Development Permit & Tentative Map