

Item 10.3

Kaiser Permanente Replacement Hospital Project

(File Nos. PDC23-006, PD23-002, H24-008 & ER23-005)

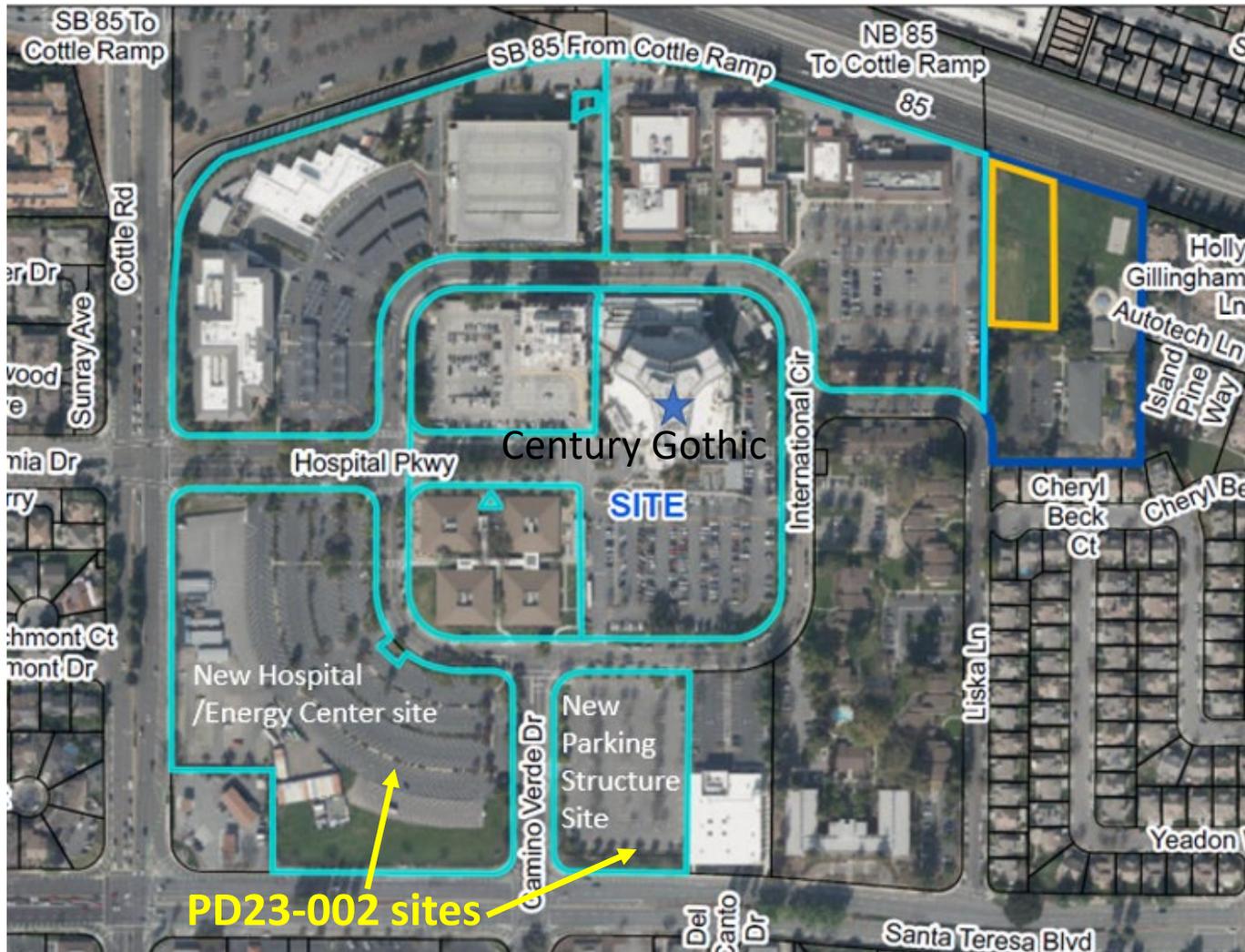
October 8, 2024

Presenter: Christopher Burton, PBCE Director

Project Description and Components

- **Planned Development Zoning** to rezone the 39.2-acre site from the A(PD) Planned Development District to a new A(PD) Planned Development District to increase the development capacity and modify the development standard;
- **Planned Development Permit** to effectuate the Planned Development Rezoning, PDC23-006, to allow the demolition of the existing approximately 250,000-square-foot hospital at 250 Hospital, the removal of temporary structures and 59 trees including 32 ordinance-size trees on an approximately 8.45-acre site located on the northwest corner of Santa Teresa Boulevard and Camino Verde Drive for the construction of a 303-bed, six-story, approximately 685,000-square-foot hospital including a basement, and a new 35,000-square-foot energy center/service yard, and to allow the removal of 56 trees including 14 ordinance-size trees on an approximately 2.46-acre site located on the northeast corner of Santa Teresa Boulevard and Camino Verde Drive for the construction of a five-level, approximately 350,000-square-foot parking structure, and to allow extended construction hours from 6:00 a.m. to 7:00 p.m., Monday to Friday and on Saturdays between 8:00 a.m. and 5:00 p.m., and certain nighttime construction activities such as concrete pours on an as-needed basis during the construction period.
- **Site Development Permit** to allow the removal of 16 trees, including seven ordinance-size trees, for the installation of an approximately 18,543-square-foot temporary construction office trailer complex with necessary site improvements within the 0.9-acre area of a 3.96-acre site located at 6120 Liska Lane to support the hospital construction, and to allow the extended construction hours for installing the trailer complex from 6:00 a.m. to 7:00 p.m., Monday to Friday and 8:00 a.m. to 5:00 p.m. on Saturdays for a three-to-four month period.

Site Location and Project Areas



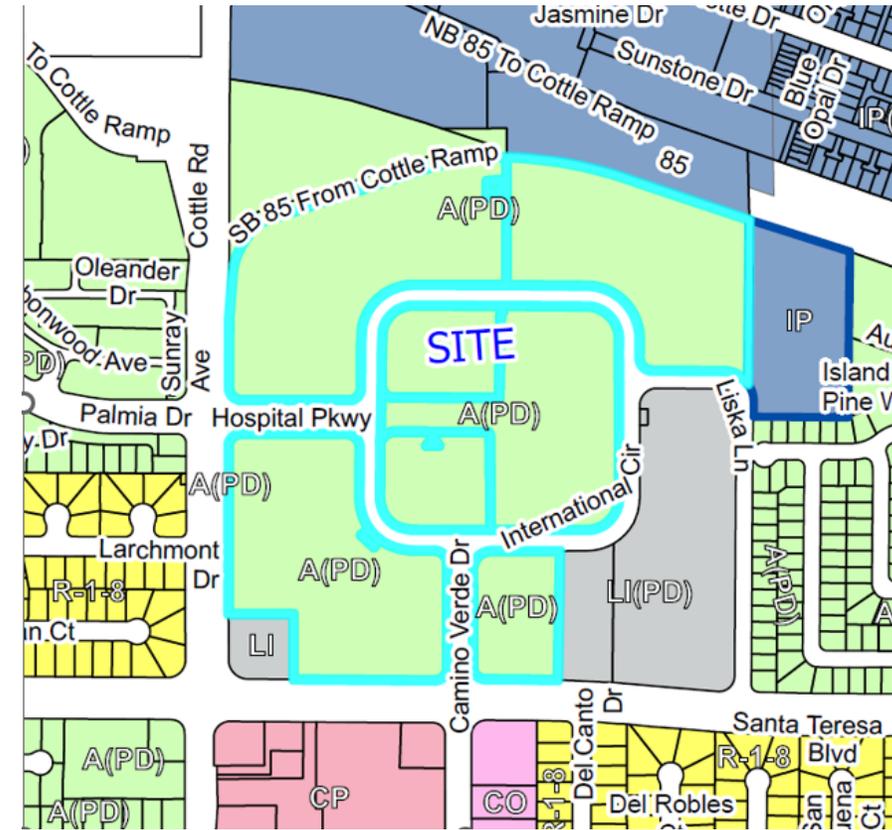
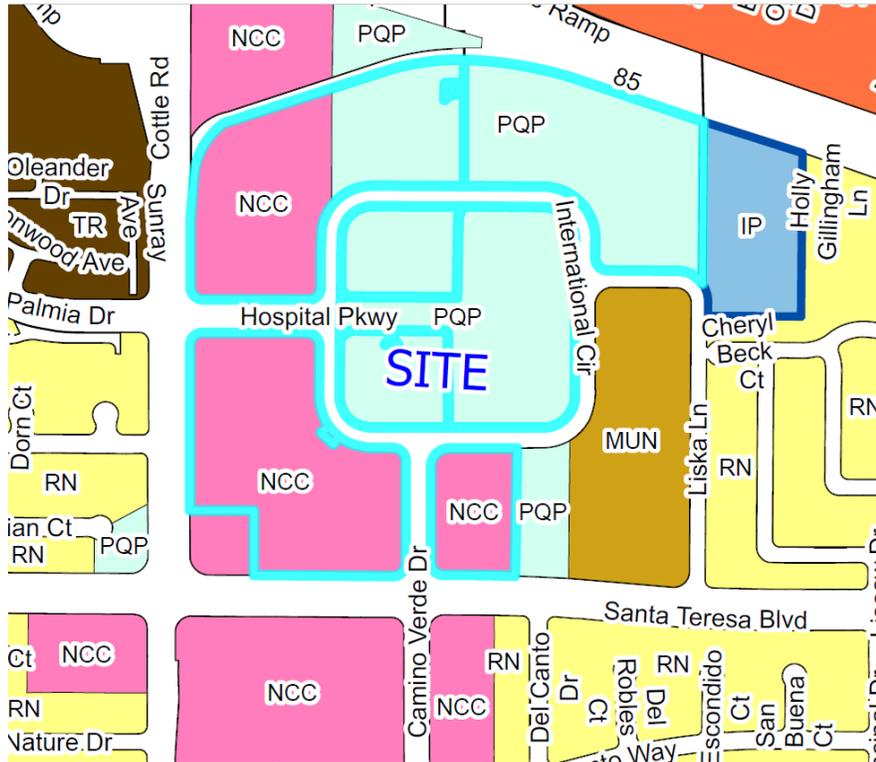
 **Rezoning area (PDC23-006):** the Kaiser Permanente San Jose Medical Center Campus site (+/- 39.2 acres)

Planned Development Permit area (PD23-002):

- Two new construction sites (8.45 acres & 2.46 acres)
- Demolition site (existing hospital)

 **Site Development Permit area (H24-008):** temporary construction office trailer site (+/- 0.9 acres)

General Plan and Zoning Map



General Plan Land Use Designation:

- Kaiser campus site: **PQP & NCC**
- Temporary trailer site: **IP**

Existing Zoning Proposed Zoning

- | | | |
|-------------------------|--------------|------------------|
| Kaiser campus site: | A(PD) | A(PD) |
| Temporary trailer site: | IP | No change |

Project Review

Project Reviewed for Conformance with:

- Envision San José 2040 General Plan
- City Council Policy
- Municipal Code (Tree Removals, Zoning)
- Proposed PD Zoning development standards
- Citywide Design Standards and Guidelines
- California Environmental Quality Act (CEQA)

Public Outreach

- Joint Community and Environmental Scoping Meeting: June 5, 2023
- Development signs:
 - 8 large signs posted on the proposed hospital and parking garage sites
 - 1 standard sign posted on the trailer site
- Notice sent to properties within 1,000 feet of the site

Environmental Review

- An Environmental Impact Report (EIR) was prepared for the project.
- The Draft EIR was circulated for 45 days from February 23, 2024 to April 11, 2024.
- Five (5) Public Comment letters were received on the Draft EIR. Most comments received were from public agencies including Caltrans, Valley Water, PG&E and VTA and requested clarifications to the document text. Comments also included concerns related to the transportation analysis and construction traffic, stormwater runoff, and protections for cultural and tribal cultural resources
- First Amendment to the EIR (Response to Comments) – posted to City’s website on August 29, 2024.
- Based on comments received, no re-circulation of the EIR was necessary.

Staff Recommendation

1. Adopt a resolution certifying the Environmental Impact Report (EIR) for the Kaiser Permanente San José Medical Center (SCH #2023050424), make certain findings concerning significant impacts, mitigation measures, alternatives, and adopt a related Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA);
2. Approve an ordinance rezoning the approximately 39.2-gross-acre site from the A(PD) Planned Development Zoning District to a new A(PD) Planned Development Zoning District;
3. Adopt a resolution approving, subject to conditions, a Planned Development Permit to effectuate the Planned Development Rezoning, PDC23-006, to allow the demolition of the existing approximately 250,000-square-foot hospital at 250 Hospital Parkway (APN 706-05-037), the removal of temporary structures and 59 trees including 32 ordinance-size trees on an approximately 8.45-acre site (APN 706-05-011) located on the northwest corner of Santa Teresa Boulevard and Camino Verde Drive for the construction of a 303-bed, six-story, approximately 685,000-square-foot hospital including a basement, and a new 35,000-square-foot energy center/service yard, and to allow the removal of 56 trees including 14 ordinance-size trees on an approximately 2.46-acre site (APN 706-05-025) located on the northeast corner of Santa Teresa Boulevard and Camino Verde Drive for the construction of a five-level, approximately 350,000-square-foot parking structure, and to allow extended construction hours from 6:00 a.m. to 7:00 p.m., Monday to Friday and on Saturdays between 8:00 a.m. and 5:00 p.m., and certain nighttime construction activities such as concrete pours on an as-needed basis during the construction period.
4. Adopt a resolution approving, subject to conditions, a Site Development Permit to allow the removal of 16 trees including seven ordinance-size trees for the installation of an approximately 18,543-square-foot temporary construction office trailer complex with necessary site improvements within the 0.9-acre area of the 3.96-acre Bright Horizons site to support the hospital construction, and to allow the extended construction hours for installing the trailer complex from 6:00 a.m. to 7:00 p.m., Monday to Friday and 8:00 a.m. to 5:00 p.m. on Saturdays for a three-to-four month period.