

PLANNING DIRECTORS HEARING

February 27, 2019

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

- a. [H18-050](#). Site Development Permit to allow an 805-square foot two-story addition to an existing 2,025-square foot two-story duplex, for a total of 2,830 square feet, on a 0.15-gross acre site, located on the east side of North 2nd Street, approximately 210 feet northerly of East Taylor Street (724-726 North Second Street). (Liu William W Trustee & Et Al, Owner). Council District: 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Site Development Permit as described above.

ACTION: APPROVED

- b. [PDA92-019-01](#). Planned Development Permit Amendment to allow an 854-square foot office addition to the main entry of an existing 3-story, 180-unit Single Room Occupancy (SRO) Residential Hotel building and exterior modifications on a 0.88-acre site located at northwest corner of Curtner Avenue and Canoas Garden Avenue (701 Curtner Avenue) (Curtner Studios LP, Owner). Council District: 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15301(e) for Existing Facilities.

PROJECT MANAGER, ANGELA WANG

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<http://sanjoseca.gov/index.aspx?NID=1763>

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Planned Development Permit Amendment as described above.

ACTION: APPROVED

- c. [SP18-016](#). Special Use Permit to allow the demolition of a commercial building and the construction of a 22-story mixed-use building consisting of 374 residential units and approximately 35,712 square feet of retail space, with an alternative parking arrangement (parking stackers) and to utilize transportation demand management measures to reduce parking requirements by 31 percent on a 0.57-gross acre site located at west side of South 1st Street, approximately 130 feet southerly of East Santa Clara Street (27 South 1st Street). (Black Sea Gallery Devel LLC, Owner). Council District: 3. CEQA: Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution No. 78942).

PROJECT MANAGER, PATRICK KELLY

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution No. 78942) in accordance with CEQA. [Approve](#) a Special Use Permit as described above.

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED WITH ADDED PERMIT CONDITION

- d. [T18-003](#). Tentative Map to subdivide one (1) lot into four (4) lots for residential lots and one (1) lot for a private street on a 1.00-gross acre site located on the north side of Norwood Avenue, approximately 110 feet westerly of Norcross Drive (3539 Norwood Avenue) (Hernandez Ramon & Maria E Trustee, Owner). Council District: 8. CEQA: Exempt per CEQA Guidelines Section 15332 for In-fill Development.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Tentative Map as described above.

ACTION: APPROVED

4. PUBLIC HEARING

- a. [SP18-048](#). Special Use Permit to allow the demolition of residential structures and the removal of one ordinance-size trees for the construction of a hotel with approximately 105 guest rooms and an alternative parking arrangement (valet parking) on an approximately 0.3-gross acre site located at southwest corner of South Baywood Avenue and Hemlock Avenue (375 South Baywood Avenue). (Yisrael 26 LLC, Owner). Council District: 6. CEQA: Baywood Hotel Project Mitigated Negative Declaration.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff Recommendation: [Approve](#) the Baywood Hotel Project Mitigated Negative Declaration in accordance with CEQA. [Approve](#) a Special Use Permit as described above.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:55 a.m.