

PLANNING DIRECTORS HEARING

March 13, 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. **T18-033 & H17-020**. Tentative Map to subdivide one parcel into four condominium lots, and Site Development Permit to allow the construction of four attached residential condominium units (townhomes), with tandem parking, on a 0.15-gross acre site in the Martha Gardens Historic Conservation Area and in the R-M Multiple Residence Zoning District located on the west side of South 2nd Street, approximately 175 feet southerly of Margaret Street (735 South 2nd Street). (Andranik and Victorina Karam, Owner). Council District: 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- b. **H17-058**. Site Development Permit to allow the demolition of eight commercial buildings totaling 139,123 square feet, removal of 37 ordinance size trees, and construction of a 223,727-square foot warehouse distribution center on a 10.69-gross acre site located on the east side of McLaughlin Avenue, approximately 370 feet northerly of Story Road (970 McLaughlin Avenue). (Jennings Land Co-Land only Et Al, Owner). Council District: 7. CEQA: 970 McLaughlin Avenue Project Initial Study/Mitigated Negative Declaration.

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

PROJECT MANAGER, PATRICK KELLY

Staff Recommendation: Consider the 970 McLaughlin Avenue Project Initial Study/Mitigated Negative Declaration in accordance with CEQA. Approve a Site Development Permit as described above.

ACTION: APPROVED

- c. [SF18-041](#). Single-Family House Permit to allow a 6,883-square foot residence with a 702-square foot attached garage; an overall height of 31 feet, 3 inches; and an 800-square foot secondary unit on a 2.18-gross acre site, adjacent to a riparian corridor, in the R-1-1 Single-Family Residence Zoning District located on the north side of San Felipe Road, northeast terminus of Silver Creek Road (7010 San Felipe Road). (Villa Developers, LLC, Owner). Council District: 8. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(a) for New Construction of Small Structures

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Single Family House Permit as described above.

ACTION: APPROVED

4. PUBLIC HEARING

- a. [PDA11-002-01](#). Planned Development Permit Amendment to allow Avaya Stadium to maintain its existing design without an exterior skin on an approximately 14.5-gross acre site located at the southwest corner of Newhall Drive and Coleman Avenue (1123 Coleman Avenue). (Earthquakes Stadium LLC, Owner). Council District: 3. CEQA: Determination of Consistency with the Airport West Stadium and Great Oaks Place Project EIR and addenda thereto.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff Recommendation: Consider the Determination of Consistency with the Airport West Stadium and Great Oaks Place Project EIR and addenda thereto in accordance with CEQA. [Approve](#) a Planned Development Permit Amendment as described above.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:33 a.m.