

PLANNING DIRECTORS HEARING

May 29, 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. [H18-016](#). Site Development Permit to allow the demolition of two existing structures approximately 4,800 square feet and 1,661 square feet, the construction of a 175-room hotel with a public eating establishment, and the removal of five ordinance-size trees on an approximately 3.6-gross acre site located at northeast corner Hellyer Avenue and Piercy Road (469 Piercy Road) (469 Piercy Road, Owner). Council District: 2. CEQA: Mitigated Negative Declaration for 459 and 469 Piercy Road Hotel Projects.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Mitigated Negative Declaration for 459 and 469 Piercy Road Hotel Projects in accordance with CEQA. **Approve** a Site Development Permit as described above.

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- b. [H18-034](#). Site Development Permit to allow an approximately 499-square foot addition to an existing duplex on an approximately 0.18-gross acre site located at the northeast corner of Ardis Avenue and Moorpark Avenue (3390 & 3392 Moorpark Avenue) (Yuan Yoli Et Al, Owner).

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

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

Council District: 1. CEQA: Exempt pursuant to CEQA Guidelines Section 15301(e) for Existing Facilities.

PROJECT MANAGER, MICHELLE FLORES

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

ACTION: APPROVED

- c. [HA79-001-01 & PDA81-066-01.](#) Site Development Permit Amendment and Planned Development Permit Amendment to allow site improvements and architectural improvements to 6 existing buildings on a 15.32-acre site. The project also includes removing 20 ordinance-sized trees and 8 non-ordinance size trees and planting replacement trees located at the southwest corner of North First Street and Montague Expressway (3099 North First Street) (WH Silicon Valley IV LP, Owner). Council District: 4. CEQA: Exempt pursuant to CEQA Guidelines 15301 & 15304.

PROJECT MANAGER, ANGELA WANG

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

ACTION: APPROVED

- d. [SP18-036.](#) Special Use Permit to allow the expansion of a legal nonconforming single-family residence (Unit 1), by allowing the conversion of 694 square feet of attached vacant space to a residential use, on a 0.14-gross acre site that has a total of two legal nonconforming single-family residences located at the southeast corner of East Taylor Street and North 3rd Street (52 East Taylor Street) (Kim Kyung Hwan and Myung Yul Trustee, 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 Special Use Permit as described above.

ACTION: APPROVED

- e. [SP19-006.](#) Special Use Permit to demolish an existing detached 655-square foot garage and construct an 815-square foot garage on a 0.19-gross acre site located on the north side of Fairview Avenue, approximately 310 feet east of Lincoln Avenue (1067 Fairview Avenue) (Ng Yukshing Antony Trustee, Owner). Council District: 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction.

PROJECT MANAGER, MAIRA BLANCO

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. [H18-037](#). Site Development Permit to allow the development of an approximately 1,315,000-square-foot building (18-story, 690,328 square feet of research and development and office use, up to 8,132 square feet of retail use, and a private pedestrian bridge connecting to existing office buildings to the south); and extended weekday and Saturday construction hours, and a limited number of 24-hour work days on an approximately 2.49-gross-acre site located on the north side of West San Fernando Street, approximately 380 feet westerly of Almaden Boulevard (333 West San Fernando Street) (Adobe Systems Incorporated, Owner). Council District: 3. CEQA: Addendum to the Downtown Strategy 2000 Final Environmental Impact Report and addenda thereto, Downtown Strategy 2040 Final Environmental Impact Report, and Envision San Jose 2040 General Plan Final Environmental Impact Report as supplemented and addenda thereto.

PROJECT MANAGER, JOHN TU

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2000 Final Environmental Impact Report and addenda thereto, Downtown Strategy 2040 Final Environmental Impact Report, and Envision San Jose 2040 General Plan Final Environmental Impact Report as supplemented and addenda thereto in accordance with CEQA. [Approve](#) a Site Development Permit as described above.

ACTION: APPROVED WITH ADDED CONDITIONS

- b. [PD18-045 & PT19-016](#). Planned Development Permit to allow the demolition of a total of 62,435 square feet of commercial buildings (Century 22, Century 23, Flames Restaurant buildings) the construction of three buildings (up to 850,000 of rentable square feet which is approximately 934,750 square feet of gross floor area) for commercial office and an above grade parking garage, and the removal of 79 ordinance-size trees; and a Tentative Map to allow reconfiguration of 3 parcels to 4 parcels on an approximately 13.0-gross acre site located at the northwest corner of Olsen Drive and South Winchester Boulevard (3161 Olsen Drive) (Winchester Investments LLC, Owner). Council District: 1. CEQA: Addendum to the Final Environmental Impact Report for the Santana West Rezoning and the I-280 Winchester/Moorpark Transportation Development Policy.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Addendum to the Final Environmental Impact Report for the Santana West Rezoning and the I-280 Winchester/Moorpark Transportation Development Policy in accordance with CEQA. [Approve](#) a Planned Development Permit and Tentative Map as described above.

ACTION: APPROVED

- c. [SPA17-023-01](#). Special Use Permit Amendment to revise the approved 302 standard residential units to 803 co-living units to a maximum height of 196.5 feet; reduce the ground floor commercial space to approximately 3,800 square feet; reduce the number of underground parking levels to three; and revise the approved architectural design with reduced parking on a 0.77-gross acre site located at the northeast corner of Bassett Street and Terraine Street (199 Bassett Street) (199 Bassett LLC, Owner). Council District: 3. CEQA: Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution No. 78942).

PROJECT MANAGER, ANGELA WANG

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 Amendment as described above.

ACTION: APPROVED WITH ADDED CONDITIONS

- d. [H18-010](#). Site Development Permit to demolish an existing single-family house and commercial building, allow the construction of an approximately 5,650-square foot retail building, and allow the removal of three ordinance size trees, ranging from approximately 38 to 56 inches in circumference, on a 0.38-gross acre site located at the southeast corner of Race Street and Garland Avenue (80 Race Street) (Fred Soltanzad, Owner). Council District: 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(c) for New Construction and Section 15332 for In-Fill Development Projects.

PROJECT MANAGER, MICHELLE FLORES

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

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 10:33 a.m.