

PLANNING DIRECTORS HEARING

June 26, 2019

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:04 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No items

3. CONSENT CALENDAR

- a. **H18-007.** Site Development Permit to allow the demolition of the existing one-story commercial building and construct three (3) one-story commercial buildings totaling approximately 14,100 square feet on an approximately 1.05-gross acre site located at the southwest corner of Lewis Road and Senter Road (2905 Senter Road). (Nguyen Hien Chung, Owner) Council District: 7. CEQA: Mitigated Negative Declaration for 2905 Senter Road Commercial Plaza.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Mitigated Negative Declaration for 2905 Senter Road Commercial Plaza in accordance with CEQA. **Approve** a Site Development Permit as described above.

ACTION: APPROVED

- b. **PD19-005.** Planned Development Permit to allow proposed change in alcoholic beverage service to allow the sales of beer, wine and distilled spirits for off-sale consumption for an existing grocery store (Whole Foods) on an approximately 2.19-gross acre site located on the northwest corner of The Alameda and Stockton Avenue (777 The Alameda) (Alameda/Stockton LLC, Owner). Council District: 6. CEQA: Determination of Consistency with the Whole Foods Market San Jose Project 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>

Staff Recommendation: Consider the Determination of Consistency with the Whole Foods Market San Jose Project Mitigated Negative Declaration in accordance with CEQA. [Approve](#) a Planned Development Permit as described above.

ACTION: APPROVED

- c. [PDA12-019-04](#). Planned Development Permit Amendment to allow the construction of a 115,392- square foot, 5-story hotel with 175 guest rooms, lounge, other amenities and 70 on-site parking spaces on a 1.87-gross acre site located on the north corner of Earthquakes Way and Champions Drive (1125 Coleman Avenue) (Cap Phase 1, LLC c/o Hunter Properties, Owner). Council District: 3. CEQA: Determination of Consistency with the FMC/Coleman Avenue Environmental Impact Report (Resolution No. 71716), the Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), the Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77671), and addenda thereto.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Determination of Consistency with the FMC/Coleman Avenue Environmental Impact Report (Resolution No. 71716), the Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), the Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77671), and addenda thereto in accordance with CEQA. [Approve](#) a Planned Development Permit Amendment as described above.

ACTION: APPROVED

- d. [SP18-031](#). Special Use Permit to allow the conversion of laundry rooms and carports to add 29 residential units and with an alternative parking arrangement (outdoor parking lift) at an existing residential complex on an approximately 3.8-gross acre site located on the north side of Parkmoor Avenue, approximately 450 feet easterly of Menker Avenue (1605 Parkmoor Avenue) (Vista Sack Asscs LP, Owner). Council District: 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15332 for In-fill Development.

PROJECT MANAGER, STEFANIE FARMER

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

ACTION: DEFERRED TO THE JULY 10, 2019 DIRECTOR'S HEARING MEETING

4. PUBLIC HEARING

No items

5. ADJOURNMENT

Meeting adjourned at 9:11 a.m.