

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Christopher Burton

SUBJECT: SEE BELOW

DATE: November 15, 2023

Approved



Date

11/20/23

INFORMATION

**SUBJECT: CALIFORNIA ENVIRONMENTAL QUALITY ACT MITIGATION
MONITORING AND REPORTING PROGRAM SEMI-ANNUAL STATUS
REPORT**

BACKGROUND

The purpose of this semi-annual report is to provide an update on the mitigation compliance program and conformance to the California Environmental Quality Act (CEQA) requirements for mitigation monitoring under CEQA Guidelines Section 15097. Specifically, this report highlights the ongoing projects and key accomplishments achieved during the last reporting period.

This is the 28th progress report on the status of the implementation and improvements to the City's Mitigation Monitoring and Reporting Program (MMRP). CEQA requires that the City include feasible mitigation measures to reduce or eliminate potentially significant environmental impacts as part of the City's approval of projects, including land use approvals and other actions taken by the City Council or other decision-making bodies. These mitigation measures are identified through environmental analyses prepared for individual projects in the form of Mitigated Negative Declarations or Environmental Impact Reports under CEQA. At the time of approval, the City is required to make findings as to how each project will specifically avoid or substantially reduce its potentially significant environmental effects through either modification to the project, or the incorporation of environmental mitigation measures described in the project's Mitigated Negative Declaration or Environmental Impact Report. CEQA mandates that the City adopt and implement a MMRP for individual projects. Mitigation measures are required to be fully enforceable through permit conditions, agreements, or other measures with an expectation that there will be consequences to the project for non-compliance. The timing for mitigation measure implementation and compliance is mostly prior to the issuance of the grading permit. However, under certain circumstances, there are some mitigation measures that may be required to be implemented post-occupancy with required ongoing measures during project operations.

Over the past few years, staff has been working to improve the City's MMRP implementation to better conform to the requirements of CEQA and to further the City's goals for stewardship of the natural environment. The Transportation and Environment Committee has been an active participant in this process, reviewing staff progress and making recommendations periodically.

ANALYSIS

This part of the report focuses on mitigation compliance for projects during the grading permitting process as the timing for most compliance is triggered with grading. The Department of Planning, Building, and Code Enforcement Environmental Review team leads the review of required mitigation compliance associated with projects that include approval of grading permits. Planning, Building, and Code Enforcement efforts are coordinated with applicants, the Department of Public Works, the Environmental Services Department, and other City departments, as applicable.

Mitigation Monitoring Report Card

Approved Projects

In the reporting period from April 2023 through September 2023, four projects completed the mitigation compliance requirements in accordance with their MMRP adopted as part of the entitlement review under CEQA, and two projects completed mitigation monitoring under the National Environmental Policy Act. The current reporting period's completed project list is summarized in **Attachment A** of this report with the project name, project description, completed mitigation requirements, and review completion dates.

The number of projects completing mitigation compliance during this reporting period is the same as the last reporting period but less than the previous reporting periods. Six¹ projects completed mitigation compliance pursuant to CEQA and the National Environmental Policy Act in the last reporting period ending in March 2023, while eight projects completed mitigation compliance review in each of the two prior reporting periods (October 2021 – March 2022 and April – September 2022). The approved projects include mitigation monitoring pursuant to CEQA and the National Environmental Policy Act.

Projects that completed mitigation compliance review in this reporting period include a 21-unit single-family housing project, a Buddhist Temple, a multifamily residential project, the relocation of a historic resource, and the National Environmental Policy Act mitigation compliance for two 100% affordable housing projects totaling 232 units. Typical mitigation compliance requirements for these projects include demonstration of compliance with measures

¹ The May 1, 2023 MMRP Semi-Annual Report to the Transportation and Environment Committee covering the reporting period from October 2022 through March 2023 did not account for three additional mitigation compliance reviews completed in March 2023, bringing the total number of reviews completed in the prior reporting period to six.

HONORABLE MAYOR AND CITY COUNCIL

November 15, 2023

Subject: California Environmental Quality Act Mitigation Monitoring and Reporting Program Semi-Annual Status Report

Page 3

to reduce construction air quality, preconstruction bird surveys, archaeological resources management, confirmation of approved site management plans for residual soil contamination, and compliance with construction noise and vibration mitigation.

Projects Under Review

The Environmental Review team is currently reviewing 62 projects for compliance with the adopted MMRPs. This includes 33 projects that have been inactive since the last reporting period and five new projects since the end of the last reporting period in March 2023. Projects under review also include portions of phased projects, such as Downtown West, Avenues – The World School, and Cityview Plaza. **Attachment B** of this report lists these projects by project name, project description, grading permit description, and pending mitigation requirements.

Since the start of the current reporting period in March 2023, an additional seven projects started the MMRP compliance review process, and two completed their reviews. This is a decrease from the 10 new projects submitted in the last reporting period from October 2022 through March 2023 and the 22 new projects submitted in the prior reporting period from April to September 2022.

EVALUATION AND FOLLOW-UP

In the next reporting period, a memorandum to the City Council will provide updates on the monitoring activity between October 2023 and March 2024. The next memorandum is scheduled for May 2024.

COORDINATION

Planning, Building, and Code Enforcement staff coordinated the preparation of this status memorandum with the Department of Public Works.

/s/

CHRISTOPHER BURTON

Director, Planning, Building, and Code

Enforcement

The principal author of this memorandum is David Keyon, Principal Planner. For questions, please contact david.keyon@sanjoseca.gov or (408) 535-7898.

HONORABLE MAYOR AND CITY COUNCIL

November 15, 2023

Subject: California Environmental Quality Act Mitigation Monitoring and Reporting Program Semi-Annual Status Report

Page 4

ATTACHMENTS:

Attachment A: Approved Mitigation Compliance for Grading Permits - April 2023 to September 2023.

Attachment B: On-going Mitigation Compliance for Grading Permits under Review as of October 2023.

ATTACHMENT A: Approved Mitigation Compliance for Grading Permits - April to September 2023

Grading Permit No.	Planning Permit	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required	Planner	Compliance Review Complete
CEQA and NEPA Mitigation Reviews Completed April - September 2023							
3-25710	PDC21-011/ER21-135 (CEQA)	Cambrianna Housing	Planned Development Zoning from R-1-8 to R-1-8(PD) to allow 21 single family homes, including 4 affordable units, and 14 ADUs on an approximately 2.74-gross acre site.	Grading and Drainage for 21 SFD	Air quality (construction), biological resources (nesting migratory birds), noise (construction), vibration.	Cort Hitchens	Completed 9/25/2023
3-22069	SP20-024 (CEQA)	Ruby Avenue Temple (WKKK Temple)	Rezone from the R-1-5 to the PQP District, (SP20-024) to allow the removal of 20 ordinance-size trees for the construction of an approximately 13,902-square foot church/religious assembly use (Wat Khmer Buddhist Temple) with an alternative parking arrangement on an approximately 1.86-gross acre site.	ROUGH GRADING AND DRAINAGE FOR 2 PRIVATE STREETS AND 7 SFD	Air quality (construction), biological (nesting birds), Hazards (soils), Noise (construction and vibration) (Complete on 9/22/2023 - moved to tab A completed on 10/11/2023)	Cort Hitchens	Completed 9/22/2023
3-24467	H21-015 (CEQA)	905 N Capitol Ave Residential Project	The project proposes the removal of 56 trees and the demolition of an existing single-family residence located on the northern 2.12-acre parcel. The project would construct 345 multi-family residential units and 3,000 square feet of office space in a seven-story, mixed-use building with underground parking on the 2.12-acre northern parcel, and the project would construct and subdivide the 1.35-acre southern parcel with 32 for-sale townhomes with two-car garages.	No description in AMANDA.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archeological and tribal cultural resources), hazards (soils), noise and vibration (construction).	Nhu Nguyen	Completed 5/24/2023
3-11676	PD20-003 (CEQA)	1472 Lick Avenue	Planned Development Permit to allow the demolition of a 11,400 square foot building and construction of a mixed-use development consisting of 569 residential units (Option A) or 555 residential units (Option B) within three buildings, up to 3,000 square feet of child day care or commercial space and the removal of 64 ordinance sized trees and 58 Non-Ordinance sized trees on a 6.96 gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR MIXED USE DEVELOPMENT AT 1197 LICK AVENUE ON A 6.97 GROSS ACRE SITE.	Air quality (construction), biological resources (nesting birds), cultural resources (archaeological), hazardous materials (soils), noise and vibration (construction).	Reema Mahamood	Completed 5/26/2023
3-25821	H21-002 (NEPA)	551 Keyes Street	SB 35 Ministerial Permit for the construction of a 100% affordable rental project consisting of a six story building with 78 residential units, 4,398 square feet of related service and office area, 69 parking spaces and the removal of 6 ordinance and 8 non-ordinance sized trees on a 0.65-gross acre site.	TO ALLOW INSTALLATION OF 4 RETAINING WALLS, 1 STORM DRAIN PUMP, SHORING, GRADING, DRAINAGE AND STORMWATER TREATMENT FOR SUPPORTIVE HOUSING DEVELOPMENT AT 551 KEYES AVENUE ON A 0.65 GROSS ACRE SITE.	Biological resources (nesting birds).	Reema Mahamood	Completed 5/24/2023
3-18353	H20-030 (NEPA)	777 W. San Carlos Street	SB 35 Streamlined Ministerial Permit to allow the demolition of 13,575 square feet of vacant buildings and construction of a 100% affordable rental project consisting of 154 residential units, a 2,500 square foot Child Care Center, an 82-space parking garage and the removal of two ordinance size and 14 non-ordinance size trees, with a State Density Bonus for 27 additional dwelling units including two Density Bonus Incentives for side and rear-yard setback, on a 1.22 gross- acre site.	TO ALLOW FOR GRADING, DRAINAGE, AND INSTALLATION OF STORMWATER TREATMENT (SELF-RETAINING LANDSCAPING, SELF-TREATING LANDSCAPING, AND MEDIA FILTER) FOR A HOUSING PROJECT ON A 1.21 GROSS ACRE SITE.	Air quality (construction), biological resources (nesting birds), cultural resources (historic), hazardous materials (soils), and noise (construction).	Reema Mahamood	Completed 6/8/2023
Mitigation Compliance not Captured in Prior Reporting Period							
3-11800	H21-042 (CEQA)	140 Reed Street	Site Development Permit to allow site improvements to a relocated multi-family building and allow extended construction hours (Saturdays 8:00 am to 4:00 pm) on an approximately 0.12-gross acre site.	To grade for the installation of an existing (raised) four plex.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (historic), hazardous materials (soils), and noise (construction).	Maira Blanco	Completed 3/23/2023
3-18583	PD18-043 (CEQA)	253 Race Street - Bellarmino Phase	Planned Development Permit to allow the demolition of 13 structures and the construction of 206 affordable housing units within two buildings (a 116-unit M-F apartment building, and a 90-unit Senior Housing building), 2,000 square feet of commercial retail and the removal of 5 ordinance size trees and 30 non-ordinance size trees to be built in phases on 2.3 gross acre site.	TO ALLOW GRADING, DRAINAGE, AND STORMWATER CONTROL INSTALLATION FOR A 116 UNIT MFA ON A 1.4 GROSS ACRE SITE.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (ARTP), hazardous materials (soils testing results), and noise (construction).	Reema Mahamood	Completed 3/20/2023
3-06657	CP20-017 (NEPA)	1860 Alum Rock Avenue	SB 35 Streamlined Ministerial Permit to demolish two commercial structures of 5,760 square feet and construct a 5-story 100% affordable housing development with 60 units and 3,190 square feet of commercial space, with a State Density Bonus Request for three Incentives and three Waivers, and the removal of one ordinance-size and three non-ordinance size trees on an approximately 0.66 gross acre site.	TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, AND STORMWATER TREATMENT CONTROL MEASURES FOR THE PROPOSED FIVE STORY AFFORDABLE HOUSING (SB35) PROJECT ON A 0.66 GROSS ACRE SITE.	Biological resources (nesting birds), cultural resources (archaeological), and hazardous materials (soils).	Reema Mahamood	Completed 3/15/2023.

ATTACHMENT B: On-going Mitigation Compliance for Grading Permits under Review as of March 2023

Grading Permit No.	Planning Permit	Project Name	Project Description	Grading Permit Description	Mitigation Measures Required and Notes
Projects under review from prior reporting period					
3-24241	SP18-012	W. San Carlos Hyatt	Special Use Permit to allow the demolition of existing buildings, and the construction of a six-story, 105-room hotel with an automated stacker parking system on 0.39-gross acre site.	No description in AMANDA.	Biological resources and hazardous materials. Inactive since last status report in September 2021.
3-25164	CP19-021	2375 Bascom Avenue	Construction of a 83-unit, 3-story, 72,870-square foot Residential Care Facility on a 1.23 gross acre site.	Construction of a 83-unit, 3-story, 72,870-square foot Residential Care Facility on a 1.23 gross acre site	Air quality (construction), biological resources (nesting birds), cultural (preliminary investigation and treatment plan), hazardous materials, noise and vibration (construction), and transportation. Inactive since last status report in September 2021.
3-06679	HA14-009-02, H14-009	Parkview Towers	Site Development Permit Amendment to allow one 19-story high rise tower with 154 units, one 12-story high rise tower with 62 units, 5 townhouses, up to 18,000 square feet of commercial, and rehabilitation of a vacant church through Historic Preservation Permit with all amenities and below grade parking and Saturday construction hours from 8:00 a.m. to 5:00 p.m. and up to six occurrences of 24-hour construction staging and concrete pouring on a 1.52 gross acre site, AND Site Development Permit to allow an 19- story, 220 residential unit and 18,537 square feet of commercial use on 1.52 gross acre site.	Grading and Drainage Permit	Cultural resources (historic), noise/vibration (construction). Inactive since last status report in March 2022.
3-01327	H16-010	Stevens Creek Boutique Hotel	Site Development Permit to allow the demolition of an existing gas station and the development an 10-story, 173,043-square foot hotel with 175 guest rooms, public eating establishment, and Transportation Demand Management (TDM) measures to reduce parking requirements on a 0.5-gross-acre site.	Grading for the total site	Air quality, biological resources (migratory birds), hazardous materials, and noise/vibration. Inactive since last status report in March 2022.
3-24020	PDC15-018	Japantown CCA Building	Planned Development Zoning from R-M Residential Zoning to A(PD) Planned Development Zoning District to allow up to 600 residential units, up to 25,000 square feet of commercial space, and a private community center with indoor theatre (San Jose Taiko) on 5.25-gross-acre site	Grading for a 60,000-sf building	Biological resources, cultural resources (archaeological resources). Inactive since last status report in March 2022.
3-18629	PDC12-018	Tract No. 10473	A Planned Development Rezoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow for the development of up to 10 single-family detached homes and open space on the 7.95 gross acre site.	Grading for 10 single family homes	Biological resources, cultural resources (archeological resources), hazardous materials (soil), noise. Inactive since last status report in March 2022.

3-05444	H17-057, HP17-007	Hotel Clariana	Site Development Permit to allow the construction of a six-story 46,290-square foot addition to an existing 44-room five story hotel (Hotel Clariana), including 63 hotel rooms (three larger guest suites), for a total of 107 rooms, with 1,525-square foot public eating establishment, a 1,106-square foot pool and spa and a 1,058-square foot fitness space on the ground floor, on a 0.41 gross acre site in Downtown.	Grading permit to allow the construction of a six-story 46,290-square foot addition to an existing 44-room five story hotel (Hotel Clariana), including 63 hotel rooms (three larger guest suites), for a total of 107 rooms, with 1,525-square foot public eating establishment, a 1,106-square foot pool and spa and a 1,058-square foot fitness space on the ground floor, on a 0.41 gross acre site in Downtown.	Air quality and cultural resources (archaeological resources and historic). Cultural resources submitted 2020, nit dep paid, just waiting on AQ. On hold due to new Planning Application for change to project (HA17-059-01) approved at Director's Hearing on 10/5/22.
3-14721	H20-018	Oakland Road Industrial Project	Site Development Permit to construct one approximately 25,000-square foot research and development building and one approximately 15,000-square foot building and the removal of 22 ordinance sized trees and 8 non-ordinance sized trees on an approximately 2.0-gross acre site.	Grading permit for the construction of one 25,000-square foot research and development building and a building pad for one 15,000-square foot building, stormwater conveyance, retaining walls, and stormwater treatment facilities on an approximately 2.0-gross acre site.	Biological resources, hazardous materials, and transportation. Inactive since last status report in March 2022.
3-13123	H16-004	Lincoln St Building	Site Development Permit to allow the removal of four non-ordinance sized trees and the construction of an approximately 9,400 square feet building and utilization of uniform parking spaces on a vacant 0.50 gross acre site.	GRADING PERMIT FOR CONSTRUCTION OF ~9400 SF BUILDING AND PARKING SPACES.	Biological resources (pre-construction bird surveys, trees), hazardous materials (soil). Inactive since last status report in March 2022.
3-13430	PD11-032	Solaia	A Planned Development Permit to allow up to one single-family detached, and 37 single-family attached residences and associated site improvements, including the removal of existing site improvements and ordinance size trees, on a 4.67-gross-acre site.	Grading for the construction of up to one single-family detached, 37 single-family attached residences and associated site improvements	Biological resources (nesting migratory birds), hazardous materials (asbestos). Inactive since last status report in March 2022.
3-06800	PDC16-013, PD 16-034, PT16-055	Shilla Stay Hotel @Top Golf	Planned Development Rezoning from the CIC Combined Industrial Commercial and R-M Multiple Residence Residential Zoning Districts to the CIC(PD) Planned Development Zoning District to allow up approximately 110,000 square feet of commercial/retail space, a 200 room hotel, approximately 72,000 square feet of indoor/outdoor recreation and entertainment use (Topgolf) and late night use, on approximately 39.9 gross acres.	MASS EXCAVATION to allow the construction of a 200-room, approximately 110,000- square foot hotel, and an approximately 15,400-square foot retail building, on an approximately 3.5-gross acre site. (Four Stories)	Air Quality, cultural resources (archeological), and hazardous materials. Inactive since last status report in September 2021.
3-24083	PD17-024	1508 Murphy Avenue	Planned Development Permit to allow the demolition of an existing single-family residence, removal of four ordinance-size trees, and allow the construction of up to five single-family detached residences on an approximately 0.45-gross acre site.	Grading for Five (5) Residential Condominium Units on an approximately 1.45 gross acre site at the SE/C of Murphy Avenue and Ringwood Avenue.	Biological resources, hazardous materials (soil). Inactive since last status report in September 2021.
3-05700	SP17-001	Junction Road AT&T Field Operations Center	Special Use Permit to allow a new 27,719 square foot field operations center for AT&T in the LI Zoning District on 2.906 gross acre site	Grading permit to allow a new 27,719 square foot field operations center for AT&T in the LI Zoning District on 2.906 gross acre site	Biological resources, cultural resources (archeological resources), hazardous materials. Inactive since last status report in September 2021.

3-18583	PD18-043, PDC17-019	Race and Grand Senior/Affordable Housing	Planned Development Permit to allow the demolition of 13 structures and the construction of 206 affordable housing units within two buildings (a 116-unit M-F apartment building, and a 90-unit Senior Housing building), 2,000 square feet of commercial retail and the removal of 5 ordinance size trees and 30 non-ordinance size trees to be built in phases on 2.3 gross acre site.	2 separate grading permits. One for, "to grade for a 90-unit Senior Housing building" and another for, "to grade for a 116-unit M-F apartment building, "	Air quality, biological resources, cultural resources (archeological resources), hazardous materials, and noise. Active review. Applicant is splitting construction into two separate phases. First phase is Bellarmine. Waiting for submittal of materials from applicant, last correspondence 8/17/2022.
3-09763	SP18-059	McEvoy & Dupont Apartments	Special Use Permit to allow the demolition of two industrial buildings, removal of three (3) ordinance-sized trees, for the construction a 100% affordable housing (excluding the manager's units) project with up to 365 multi-family residential units with an alternative parking arrangement, back-up generator, and up to 12.5-foot tall retaining wall on an approximately 1.13-gross acre site. A State Density Bonus to allow a 29% increase in density and waivers to increase the building height; reduce the required setbacks along McEvoy Street, Dupont Street, and the West San Carlos Street bridge, and reduce the amount of required motorcycle parking.	Grading and Drainage and Stormwater for McEvoy & Dupont Apartments	Air quality (construction), biological resources (nesting migratory birds), cultural resources, and hazardous materials. Inactive since last status report in September 2021.
3-18353	H20-030 (NEPA)	777 West San Carlos Affordable Housing Project	New Grading permit submitted on 03/02/2022. for H20-030 project PREVIOUSLY: Planned Development Zoning to rezone from the RM(PD) Planned Development Zoning District to the RM(PD) Planned Development Zoning District to allow an approximately 7-story mixed-use development with up to 149 multi-family residential units and approximately 2,990 square feet of commercial space, on an approximately 1.3-gross-acre site.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES.	Air quality (construction), biological resources (nesting migratory birds, hazards and hazardous materials (soil contamination, asbestos and lead), cultural resources (archeological), noise (construction). Inactive since last status report in September 2021.
3-01262	PDC17-056; PD17-027	Avalon Bay at 700 Saratoga Ave	Planned Development Permit (File NO. PDC17-027) to allow the demolition of existing parking garages, sports courts, pool, and amenity building, removal of up to 133 ordinance size tree, and allow the construction of a mixed-used development including up to 302 residential units and 17,800 square feet of retail/commercial space and extended construction hours on an approximately 20.08-gross acre site.	GRADING FOR OAKWOOD APARTMENT EXPANSION.	Air quality (construction), biological resources (nesting migratory birds), hazardous materials (soil contamination), and noise (construction). Inactive since last status report in March 2022.
3-18213	PDC07-018	Lands of Paz/Carol Drive	Planned Development Rezoning to allow the demolition of one (1) existing single-family detached residence and the development of two (2) new single-family detached residences on a 1.67-gross-acre site.	Grading and retaining wall.	Air quality (construction), hazardous materials (asbestos), and noise (construction). Inactive since last status report in March 2022.
3-22121	H16-019	R & D Facility--PC	Site Development Permit to allow the development of an approximately 37,596-square-foot research and development facility on a vacant 2.45-gross-acre site.	Grading & Drainage Permit.	Biological resources (nesting migratory birds). Inactive since last status report in March 2022.
3-06202	H18-053	1420 Old Bayshore Warehouse	A Site Development Permit to allow the demolition of the existing buildings and the construction of an approximately 69,192-square foot warehouse on an approximately 3.8-gross acre site.	GRADING AND DRAINAGE AND STORMWATER TO ALLOW THE DEMO OF EXISTING AND CONSTRUCTION OF A 69K WAREHOUSE ON A 3.8 GROSS ACRE SITE AT 1420 OLD BAYSHORE.	Cultural resources and hazardous materials. Inactive since last status report in March 2022.

3-24347	H18-038	Almaden Corner Hotel	Site Development Permit to construct a 19-story hotel with 272 guest rooms, including approximately 1,200 square feet of ancillary commercial space, with an off-site parking arrangement on 0.21-gross acre site	TO ALLOW GRADING, SHORING, RETAINING STRUCTURES, STORM DRAINAGE INSTALLATION, AND STORMWATER TREATMENT CONTROL MEASURES FOR THE PROPOSED 19-STORY HOTEL ON A 0.20 .	Air quality, biological resources, cultural resources (archeological and historic), and noise/vibration. Inactive since last status report in March 2022.
3-03524	CP18-034	Oakland Road Hotel Carwash	Conditional Use Permit to allow the demolition of all buildings and structures including a single-family house, truck wash, print shop, tire shop, shed, structures including billboards, fencing, canopies, tank, and wall (except the wall along the westerly property line) on site, the removal of eight ordinance-size trees for the construction of an approximately 64,735-square foot 116 room hotel and an approximately 2,880-square foot car wash on an approximately 2.66-gross acre site.	TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, & STORMWATER TREATMENT CONTROL MEASURES FOR A NEW HOTEL AND DRIVE THROUGH CAR WASH ON AN APPROXIMATELY 2.66 GROSS ACRE SITE.	Air quality, biological resources, hazardous materials, and noise. Inactive since last status report in March 2022.
3-16268	SP16-021	Greyhound Tower	Special Use Permit to allow the construction of 781 residential units with 20,000 square feet of ground floor retail in two (2) high rise towers with 23 to 24 stories including four (4) levels of below-grade parking on a 1.63 gross acre.	Demolition permit.	Air quality, cultural resources (historic), and hazardous materials. Inactive since last status report in March 2022.
3-25743	H21-006	Rue Ferrari Warehouse	Site Development Permit to allow the demolition of two existing buildings totaling approximately 286,330 square feet and the construction of an approximately 302,775 square foot industrial building on an approximately 17.38-gross acre site.	To grade for a 302,775 square foot industrial building on an approximately 17.38-gross acre site.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archaeology), transportation (VMT). Inactive since last status report in March 2022.
3-05107	H21-011	650 Kings Road	Site Development Permit to allow the demolition of four existing buildings totaling approximately 135,044 square feet and the construction of an approximately 225,280-square-foot industrial warehouse building with 119 vehicle parking spaces, 13 bicycle parking spaces, and 47 trailer parking spaces on an approximately 10.71-gross acre site and the removal of 122 ordinance-sized trees and 41 non-ordinance-sized trees.	To allow grading for a 225,000 square foot industrial warehouse building on approximately 10.71-gross acre site.	Air quality (construction), biological resources, hazardous materials. Inactive since last status report in March 2022.
3-05792	H20-001	Algarve- 1135 E Santa Clara (NEPA)	AB 2162 Streamlined Ministerial Permit to allow the demolition of an existing commercial building and the construction of a 91-unit residential development, with 59 units reserved for permanent supportive housing, with a State Density Bonus Request for two incentives (reduction in commercial requirement, City's Parking Incentive) and one waiver (open space requirement), located on a 0.40 gross acre site.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES.	Flood Insurance (NEPA), hazards and hazardous materials, cultural resources (archeological), noise (construction), biological resources (nesting migratory birds). Inactive since last status report in March 2022.

3-24364	SP19-064 (formerly CP19-006)*	961 Meridian Project	Special Use Permit to allow the demolition of existing residential and accessory structures, and allow the construction of a six-story mixed-use building consisting of 1,780 square feet of ground-floor retail and 233 affordable units (excluding 2 market rate manager's units), and incentives under the State Density Bonus Law to reduce the required front setback along Meridian Avenue from 10 feet to 7 feet, and reduce the amount of required vehicle parking by half, and the removal of 28 ordinance-sized trees and 13 non-ordinance-sized trees, on a 2.09 gross acre site.	PERMIT TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, AND C3 TREATMENT MEASURES FOR THE CONSTRUCTION OF A RESIDENTIAL BUILDING ON A 2.09 GROSS ACRE SITE.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archeological resources and historic), hazardous materials, noise (also needs NEPA mitigation compliance). Mitigation compliance in progress. Last communication from applicant was 3/28/2022.
3-06073	H21-035	Pipe Trades Training Center Storage Project	Site Development Permit to allow the construction of an approximately 5,040-square-foot metal storage building at trade training center on an approximately 7.4-gross acre site	Allow the construction of an approximately 5,040-square-foot metal storage building on at trade training center on an approximately 7.4-gross acre site	Hazardous materials (soil contamination). Phase II results show contaminants above commercial/industrial screening levels.
3-06121	SPA20-019-01	486 W. San Carlos - TMBR	Special Use Permit Amendment to allow an increase to the unit count to 272 units and an increase in active use space to 13,263 square feet from previously approved Special Use Permit (File No. SP20-019 for an eight-story multifamily residential building with 3,315 square feet of active use space and 184 residential units), including 14 units (5% of total) affordable to very low-income households, with changes to the Density Bonus Application to remove the building height incentive and add a parking incentive, without any changes to the approved building envelope or building height.	RETIRED FOR A NEW 184 UNIT APARTMENT, 8-STORY, 174677 SQ.FT RESIDENTIAL, 19474 SQ.FT CORRIDOR, 1705 SQ. FT. AMENITY AND LEASING	Air quality (construction), biological resources (nesting birds), hazards, and noise/ vibration (construction). Under review. Note: active again since approval of Special Use Permit Amendment SPA20-019-01.
3-00828	H17-023	AC Hotel on 5696 Stevens Creek	The proposed project to include the demolition of the existing gas station and the construction of a new 6 story hotel with 132 rooms, three levels of underground parking, a full-service restaurant and associated landscaping on an approximately 0.415-gross acre site.	Grading and Drainage Permit for the proposed project on the southeast corner of Stevens Creek Boulevard and Stern Avenue	Biological resources (nesting migratory birds) and hazardous materials (soil contamination). Inactive
3-06800	PD19-031	Alviso Hotel	Planned Development Permit to allow the construction of an approximately 112,463-square foot, 5-story hotel consisting of 214 rooms and an approximately 74,836-square foot four-story parking garage on an approximately 6.20-gross acre site (ALVISO HOTEL)	GRADING PERMIT FOR THE CONSTRUCTION OF A 215 ROOM HOTEL ON A X GROSS ACRE SITE. REMINDER TO COLLECT LIQUEFACTION REVIEW FEE.	Biological resources (special status plant species, nesting migratory birds, burrowing owls, riparian habitat, wetlands, wildlife corridors, cultural resources (archeological), hazards and hazardous materials (soil contamination)). Approved by City Council on appeal 8/9/22, under litigation. HA fees have been calculated, invoice generated and forwarded to applicant (

3-25727	CP20-016	1728 Rogers Avenue	Conditional Use Permit to allow the demolition of approximately 460 square feet and the addition of approximately 14,000 square feet of wholesale retail establishment and 6,050 square feet of warehouse uses, with total addition of 20,050 square feet, to an existing 71,608-square foot "Granite Expo" warehouse building with new showroom and combined project total of 91,658 square feet, including associated modifications to parking and landscaping and removal of three ordinance-sized trees, on an approximately 4.12 gross acre site in the HI Heavy Industrial Zoning District	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR THE ADDITION OF APPROXIMATELY 14,000 SF OF WHOLESALE RETAIL AND 6,050 SF OF WAREHOUSE USE ON AN APPROXIMATELY 4.12 GROSS ACRE SITE.	Biological resources (nesting migratory birds), hazards and hazardous materials (soil contamination). No movement since August 2022
3-24196	PDC19-049	Paseo de Saratoga	Planned Development Rezoning from the Commercial General zoning district and the Commercial Pedestrian zoning district to a Planned Development zoning district for up to 994 residential units and up to 165,949 square feet of commercial space on an approximately 10.6-gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR MIXED USE HOUSING DEVELOPMENT AT 1312 EL PASEO DE SARATOGA AND 1777 SARATOGA AVENUE ON A 10.6 GROSS ACRE SITE.	Air Quality, Biological Resources, Hazardous Materials, Noise, and Transportation/Traffic. Project approved by City Council 6/14/22, under litigation.
3-09394	H17-025	696 Blossom Hill Road	Site Development permit to remove five trees (two ordinance size and three non-ordinance size) on a vacant parcel and to construct a 23,649-square foot, two story commercial building with retail on the ground floor and office on the second floor and fourteen new parking spaces on a 0.5-acre lot located near the Sunrise Plaza Shopping Center on the southeast corner of Blossom Hill Road and Cahalan Avenue.	GRADING EXEMPTION PERMIT FOR DEMO OF GAS STATION ON SE/C OF BLOSSOM HILL/CAHALAN.	Biological resources (nesting migratory birds), cultural resources (archeological resources). Inactive since October 2022
3-18939	PDA16-025-03	641 N. Capitol Ave	Planned Development Permit Amendment to expand a previously approved but unbuilt self-storage facility from four to five stories and increase the square footage from 76,000 square feet to 111,000 square feet on an approximately 0.73-gross acre site.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES INCLUDING _____ FOR _____ ON A 0.73 GROSS ACRE SITE.	Noise (construction), air quality (construction), hydrology (Flood Plain), and biological resources (nesting migratory birds).
3-16370	PDA13-49-03	Bay 101 Hotel	Planned Development Permit Amendment to allow the construction of an approximately 94,199-square foot, 171-room four-story hotel, with a 20 percent parking reduction for proximity to transit, on an approximately 2.9-gross acre site.	No description in AMANDA.	Hydrology, cultural resources (archeological), biological resources (nesting migratory birds), hazards and hazardous materials, noise (construction), air quality (construction), and geology.
3-18215	PDA12-013-02	Ohlone Block A	Planned Development Permit Amendment to allow the removal of 48 trees (34 ordinance-size, 14 non ordinance-size) decrease the height of a previously approved mixed-use residential tower from 14 stories to 12 stories, increase the podium apartment from four stories to six stories, and allow an alternative parking arrangement (puzzle lift) on an approximately 2.17-gross acre site. The project includes two development options:	TO ALLOW GRADING AND DRAINAGE FOR THE PROPOSED 263 APARTMENT UNITS AND UP TO 13,000 SF OF RETAIL SPACE ON AN APPROXIMATELY 2.169-GROSS ACRE SITE	Biological Resources (Bird Nesting, Bats), Hydrology and Geology (Erosion Control Plan), Cultural Resources, Hazards and Hazardous Materials, TDM Plan. Inactive since June 2022

3-24467	H21-015	905 N Capitol Ave Residential Project	The project proposes the removal of 56 trees and the demolition of an existing single-family residence located on the northern 2.12-acre parcel. The project would construct 345 multi-family residential units and 3,000 square feet of office space in a seven-story, mixed-use building with underground parking on the 2.12-acre northern parcel, and the project would construct and subdivide the 1.35-acre southern parcel with 32 for-sale townhomes with two-car garages.	No description in AMANDA.	Completed: Air quality (construction), biological resources (nesting migratory birds), hazardous materials (soil contamination), noise (construction). Last Update: 3/22/23, need updated Cultural Resources Monitoring Plan (cultural resources (archeological))prior to groundwork/grading permit.
3-08223	C18-022/CP18-029	SJBH Construction Phase II	Conditional Use Permit to allow expansion of up to 59,365 square feet for an existing behavioral hospital in two phases (Phases I and II) and addition of up to 88 beds for a total of up to 168 patient beds, and associated site circulation, parking and landscape improvements on a 6.9-gross acre site	No description in AMANDA.	Biological resources (nesting migratory birds and hazardous materials (soil contamination)).
3-25710	PDC21-011/ER21-135	Cambrianna Housing	Planned Development Zoning from R-1-8 to R-1-8(PD) to allow 21 single family homes, including 4 affordable units, and 14 ADUs on an approximately 2.74-gross acre site.	Grading and Drainage for 21 SFD	Air quality (construction), biological resources (nesting migratory birds), noise (construction), vibration.
3-22035	PDA10-021-03	Rosemar PD Permit	Planned Development Permit Amendment, to amend File No. PD10-021, to allow the construction of three single-family detached homes on three remaining lots.	INSTALLATION OF STORMWATER FACILITIES FOR 3 LOTS ON ROSEMAR AVENUE.	Geology, hazards and hazardous materials, soil contamination), noise.
3-14392	H21-022	455 Piercy Warehouse	Site Development Permit to construct an approximately 121,580-square foot industrial warehouse and distribution center on an approximately 14.26-gross acre site.	No description in AMANDA.	Air quality (construction), biological resources (serpentine habitat, burrowing owls, nesting migratory birds), tribal cultural resources, hazards and hazardous materials (soil contamination, naturally occurring asbestos), transportation (VMT).
3-25821	H21-002	551 Keyes Affordable Housing (NEPA)	SB 35 Ministerial Permit for the construction of a 100% affordable rental project consisting of a six story building with 78 residential units, 4,398 square feet of related service and office area, 69 parking spaces and the removal of 6 ordinance and 8 non-ordinance sized trees on a 0.65-gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR SUPPORTIVE HOUSING DEVELOPMENT AT 551 KEYES AVENUE ON A 0.65 GROSS ACRE SITE.	Biological resources (nesting migratory birds).
3-01806	SP18-058	1436 State Street Industrial	Site Development Permit to allow the reconfiguration of an existing vacant building to warehouse and incidental office use, the addition of an outdoor materials storage pad and propane tank, and the addition of an indoor asphalt sealant tank and trash enclosure, for a new corporation yard	No description in AMANDA.	Air quality (construction), hazardous materials (soil contamination).
3-25940	H21-047	5977 Silver Creek Warehouse	Site Development Permit to allow the removal of two ordinance-sized trees and two non-ordinance-sized trees, and the construction of a 281,873-square foot industrial building including 271,873 square feet of warehouse and 10,000 square feet of office on a 15.1-acre site.	TO GRADING FOR A NEW INDUSTRIAL BUILDING ON A 15.12 GROSS ACRE SITE	Biological resources (nesting migratory birds), GHG emissions, transportation (VMT).

3-25825	H21-004	2350 S. Bascom Affordable Housing (NEPA)	SB 35 Ministerial Permit for 6 story mixed-use, multifamily project consisting of 123 units and 1,437 square feet of ground floor commercial on an approximately 0.96-gross acre site.	TO ALLOW FOR GRADING AND INSTALLATION OF STORM DRAINAGE FACILITIES.	Biological resources (nesting migratory birds and tree removal), cultural resources, and hazardous materials, geology and soils
3-16090	CP18-027	Rotten Robbie Story Rd.	Conditional Use Permit to allow 24-hour use (5am to 11pm weekdays) off-sale of alcohol (beer and wine), the demolition of an approximately 1,500 square foot convenience store, and the construction of an approximately 3,200 square foot convenience store on a 0.53-gross acre site	GRADING AND DRAINAGE FOR THE CONSTRUCTION OF 3,200 SQUARE FOOT CONVENIENCE STORE ON A 0.53-GROSS ACRE SITE.	Hazards and hazardous materials (soil contamination).
3-25757	CP21-018	1675 Monterey Road	Conditional Use Permit to allow the demolition of an existing building for development of a commercial vehicle storage and private electrical power-generating facility on an approximately 6.4-gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR 1675 MONTEREY ROAD.	Biological resources and hazardous materials (SMP).CUP approved at Planning Commission on 3/23/22.
3-06800	PD19-031	0 NORTECH PARKWAY	Planned Development Permit to allow construction of a five-story, 215 key hotel on an approximately 6.2-gross acre site.	GRADING PERMIT FOR THE CONSTRUCTION OF A X-ROOM HOTEL ON A X GROSS ACRE SITE.	Air quality (construction), biological resources (nesting migratory birds, burrowing owl), hazards and hazardous materials.

New MMRP Projects Since Last Reporting Period

3-26165	ER21-261	Branham and Monterey	Development of a 1.98-acre site owned by the City of San José with an interim supportive housing/low barrier navigation center project of 204 individual units and various on-site services for people experiencing homelessness	TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, AND C3 TREATMENT MEASURES FOR 204 MODULAR RESIDENTIAL BUILDINGS ON A 2.18 GROSS ACRE SITE	Homekey Grant project that is exempt from CEQA review; applied for a VA Grant, no mitigation measures were identified. However, a red-tailed hawk nest was found on one of the trees that was felled, so applicant voluntarily had a biologist survey the remaining trees. A Hummingbird nest was identified, and the contractor is working with the biologist to protect that nest. Construction started in early April, 2023.
3-18761	PDA14-005-012	Western Digital at 5601 Great Oaks	Planned Development Permit Amendment to modify the previously approved PD Permit to allow the construction of one four-story, 200,000-square foot general office building, one four-story, 200,000-square foot R&D office/R&D building, one 3-story, 150,000-square foot R&D office/R&D building, one two-story, 30,000-square foot amenity building, one five-level separate parking structure and the associated site improvements on a 36.6-acre site.	GRADING AND DRAINAGE PERMIT FOR A WAFER UTILITY EQUIPMENT YARD FOR BUILDING 006.	Hydrology and water quality, land use, biological resources (tree removal, nesting migratory birds, burrowing owls, bats), cultural resources (historic and archeological) hazards and hazardous materials (soils, gas pipelines), air quality (construction and operation), transportation, noise (construction and operation), aesthetics, utilities, and energy. Note: EIR from June 2005 for original Hitachi Planned Development Zoning, File no. PDC04-031.

3-11676	PDC18-025/PD20-003	Tamien Station Phase II	Planned Development Permit to allow the demolition of a 11,400 square foot building and construction of a mixed-use development consisting of 569 residential units within three buildings, up to 3,000 square feet of child day care or commercial space and the removal of 64 Ordinance-sized trees and 58 non-Ordinance sized trees on an approximately 6.96-gross acre site. Note: With resubmittal on 8/14/2020 and due to changing market conditions, the applicant has requested review of a second set of plans as a development alternative for 555 units (420 market rate + 135 affordable) in order to build more one bedroom units instead of studio units.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR MIXED USE DEVELOPMENT AT 1197 LICK AVENUE ON A 6.97 GROSS ACRE SITE.	Air quality (construction), biological resources (nesting migratory birds), cultural resources and tribal cultural resources, and hazards and hazardous materials (soils), noise (mechanical equipment and construction).
3-11800	H21-042	140 Reed	Site Development Permit to allow site improvements to a relocated multi-family building and allow extended construction hours (Saturdays 8:00 am to 4:00 pm) on an approximately 0.12-gross acre site.	To grade for the installation of an existing four plex.	Nit Dep Fee Only; Fee paid 3/16/23 (SJ-2023-008)
3-02369	SP21-031, T21-033, HP21-007, and ER21-134	Icon Echo (Urban Catalyst)	Special Use Permit and Site Development Permit to allow the demolition of all existing buildings on-site totaling approximately 22,527 square feet and the removal of 39 trees (four ordinance-size, 35 non-ordinance-size) for the construction of a mixed-use project consisting of up to 415 multifamily residential units, 525,000 square feet of commercial space, 8,500 square feet of retail space, and up to 10 commercial condominiums with extended construction hours from 7:00 am to 7:00 pm Monday through Saturday and an alternating use parking arrangement on an approximately 2.10-gross acre site.	GRADING FOR RESIDENTIAL	Air quality (construction), biological resources (nesting migratory birds), cultural resources (historic and archeological), and hazards and hazardous materials (soil, vapor, and groundwater), noise (mechanical equipment and construction), vibration, and tribal cultural resources.
3-06275	H22-015/ER22-089	550 Piercy Warehouse	Site Development Permit to allow development of two industrial buildings totaling approximately 422,670 square feet and expanded work hours on Saturday from 8am to 5pm on an approximately 28.89 gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR TWO INDUSTRIAL BUILDINGS AT 550 PIERCY ROAD ON A 28.89 GROSS ACRE SITE.	At Risk
3-06585	H20-038	Bo Town	Site Development Permit to allow the demolition of an existing restaurant building and three accessory buildings totaling approximately 5,283 square feet, the removal of one ordinance-sized tree and one non-ordinance-sized tree for the construction of a 30-story mixed residential and commercial building with a total of approximately 606,526 square feet, including 7,430 gross square feet of ground floor commercial space and 540 residential units with 7,497 square feet of co-working space, 6,141 square feet of residential amenity space, and four levels of below-grade parking on a 0.75-acre site; and to allow extended construction hours from 7 am to 10 pm, Monday to Saturday over the entire construction period (approximately 33 months).	MASS EXCAVATION FOR GRADING AND DRAINAGE FOR THE CONSTRUCTION OF A 30-STORY MIXED RESIDENTIAL AND COMMERCIAL BUILDING.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archaeological and historic), hazardous materials (soil), noise (construction), vibration.AQ, BIO, CUL, HAZ, NOI.

3-07753	PDC21-019/PD21-006/ER21-086	Camden Residential Project	Rezoning from the R-2 Two Family Residence Zoning District to the R-2(PD) Planned Development Zoning District to construct seven single-family residences on seven parcels with two 20-foot wide private driveways on a 1.0-gross acre (0.76-net acre) site. Planned Development Permit to construct 7 single family detached residences on seven parcels on an approximately 1.0 gross acre site.	ROUGH GRADING AND DRAINAGE FOR 2 PRIVATE STREETS AND 7 SFD	Air quality (construction), biological resources (nesting migratory birds and riparian), and hazards and hazardous materials (soils), and noise (construction).
3-09090	H21-001/ER21-009	Industrial Avenue Warehouse	Site development Permit to allow the removal of 7 trees (6 ordinance-size, 1 non-ordinance-size) for the construction of an approximately 71,550-square foot industrial warehouse on an approximately 3.62-gross acre site.	GRADING, DRAINAGE AND STORMWATER TREATMENT FOR A STORAGE AND DISTRIBUTION FACILITY ON AN APPROXIMATELY 3.62 GROSS ACRE SITE	Biological resources (nesting migratory birds), and hazards and hazardous materials (soils), and transportation (circulation).
Multi-Phase Projects					
Multiple	PDC19-039 and PD19-029	Downtown West Phase 1 - F Block Demolition and Excavation	General Plan Amendment, Planned Development Rezoning, and Planned Development Permit for the development up to 5,900 residential units; up to 7,300,000 gross square feet (GSF) of office space; up to 500,000 GSF of active uses such as retail, cultural, arts, etc.; up to 300 hotel rooms; up to 800 rooms of limited-term corporate accommodations; up to two event and conference centers totaling up to 100,000 GSF; up to two central utility plants totaling approximately 130,000 GSF; logistic/warehouse(s) totaling approximately 100,000 GSF and approximately 15 acres of open space, all on approximately 80 acres. The project also proposes infrastructure, transportation, and public realm improvements.	Multiple grading permits.	Air quality (construction and operational), odors, biological resources (riparian habitat, wetlands), special status species fish, western pond turtle, nesting migratory birds, bats), cultural resources (historic, archeological, and tribal cultural resources), paleontological resources, geology, hydrology and water quality, greenhouse gas emissions, hazardous materials (soil contamination), noise (construction, operation, and traffic noise), exposure to airport noise, and vibration. Mitigation compliance active for Phase 1 - F Block.
3-10478	PDC14-068/PD18-045/PDA18-045-01	Santana West Phase II	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 on an approximately 13.0-gross acre site.	Grading permit to allow the grading and drainage for the Santana West - Phase 2 development.	Air quality, biological resources, cultural resources (historic and archeological), noise, hazardous materials, and transportation.
3-25165	H19-016	Cityview Plaza	Site Development Permit, subject to conditions, to allow the demolition of existing on-site buildings (including candidate City Landmarks), the removal twenty (20) ordinance size trees, and the construction of an approximately 3.79 million square feet comprised of 24,000 square feet of ground floor retail and 3,640,033 square feet of office space and including a request for 24-hour construction and Downtown Design Guideline exceptions on an approximately 8.1-gross acre site	TO ALLOW FOR MASS GRADING, EXCAVATION, AND INSTALLATION OF SHORING IN SUPPORT FOR THE CONSTRUCTION OF A 3.79 MILLION SF OFFICE BUILDING ON A 8.1 GROSS ACRE SITE,	Cultural resources (historic), hazardous materials, and noise/vibration (construction). First MMRP review completed in August 2020 prior to grading permit, outstanding mitigation to be completed after grading and prior to building permit issuance.

3-02093	PDC15-028 PD16-023	Good Samaritan Medical Center	Planned Development Permit for development of 70,500 square foot medical office building and 158,675 square foot parking structure on a 5.4 gross acre site		Air quality, biological resources, cultural resources (archeological), greenhouse gas emissions, hazardous materials, and transportation. Multi-phase project, inactive since last status report in September 2021.
3-18231	CP19-013	Avenues The World School	Conforming Rezoning from IP Industrial Park to CIC Combined Industrial/Commercial; Conditional Use Permit to demolish one existing office building (1401 Parkmoor Avenue) and three warehouse buildings (691, 581, 529 Race Street) and redevelop the site for use as a private pre-kindergarten through 12th grade school, ages 2 to 18. The school would allow 2,744 students and 480 faculty and staff. The project would adaptively re-use two office buildings (550 and 570 Meridian Avenue), retain the existing parking structure, construct four new buildings (including a gymnasium and aquatic center, theater building, classroom buildings, and student lab/administrative support building), construct a lighted sports field, and make various access and site improvements in four main phases and the removal of 122 on-site trees, nine of which are ordinance-size trees; and a Tentative Map to merge eight lots into one lot located on the northwest corner of Race Street and Parkmoor Avenue (550-570 Meridian Avenue, 1401 Parkmoor Avenue, and 529, 591, and 691 Race Street)	TO ALLOW GRADING, STORM DRAINAGE INSTALLATION, AND C3 TREATMENT MEASURES FOR THE RECONFIGURATION OF THE PARKING LOT FOR AN EXISTING COMMERCIAL BUILDING.	Air quality (construction), biological resources (nesting migratory birds), cultural resources (archaeological), hazardous materials (soil contamination, asbestos, indoor air and soil vapor, noise (construction, mechanical equipment), transportation (VMT). On hold due to change in project; Amendment under review.
3-18407	PDA14-035-06	Communications Hill	Planned Development Permit Amendment to allow for the development of Phases 3 and 4 of the Communications Hill project to construct 798 single-family detached and attached residences on an approximately 140.1 gross acre site, including modifications to the previously approved stormwater detention basins.	MASS GRADING FOR COMM HILL PHASES 3 & 4	Aesthetics, air quality (operation and construction), biological resources (nesting migratory birds, wetlands, trees), cultural (archeological), geological impacts, hazards and hazardous materials (asbestos, soils), and noise (exposure and construction) transportation (congestion).