

PLANNING DIRECTORS HEARING

December 11, 2019

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:01 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **H19-044.** Site Development Permit to allow the installation of a 10-foot high electric security fence inside an existing perimeter fence on an approximately 1.38-gross acre site located on the south terminus of Kyle Park Court (1985 Kyle Park Court) (Mark Tyler LLC, Owner). Council District 7. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ALEC ATIENZA

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

ACTION: DEFERRED TO THE JANUARY 08, 2020 PLANNING DIRECTORS HEARING

3. CONSENT CALENDAR

- a. **H19-030.** Site Development Permit to allow the removal of one ordinance-size tree, a two-story addition of approximately 1,322 square feet of living area and a 480-square foot attached garage to an existing single-story duplex on a 0.22-gross acre site located on south on Castlewood Drive, approximately 100 feet south of Moorpark Avenue (5086 Castlewood Drive) (Lee Sungkeun and Kelly E Trustee, Owner). Council District 1. CEQA: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, ANGELA WANG

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

ACTION: APPROVED

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<http://sanjoseca.gov/directorshearing>

- b. **PDA19-012-01.** Planned Development Permit Amendment to allow an additional level to the previously approved four-level garage structure for an additional 435 parking spaces and minor modification to the courtyard landscape on an approximately 19.47-gross acre site located at 1188 Champions Drive (CAP Tranche 2, LLC, 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

- c. **PD18-039.** Planned Development Permit to allow the construction of a nine-story and one-story industrial office building for a total of approximately 350,000 square feet of building area, a five-story parking garage, the installation of an on-site standby generator, and the removal of seven ordinance size trees on an approximately 5.29-gross acre site located on the southwest side of the terminus of Technology Drive (1601 Technology Drive) (Hudson Skyport Plaza Land LLC, Owner). Council District 3. CEQA: Determination of Consistency to the Final Program Environmental Impact Report for the North San José Development Policies Update, and the Final Program Environmental Impact Report for the Envision San José 2040 General Plan, Supplemental Environmental Impact Report, and addenda thereto.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Determination of Consistency to the Final Program Environmental Impact Report for the North San José Development Policies Update, and the Final Program Environmental Impact Report for the Envision San José 2040 General Plan, Supplemental Environmental Impact Report, and addenda thereto in accordance with CEQA. **Approve** a Planned Development Permit as described above.

ACTION: APPROVED

- d. **H18-029.** Site Development Permit to allow the construction of a five-story, 112 room, approximately 81,000-square foot hotel on an approximately 2.02-gross acre site located on southside of Fontanoso Road, approximately 250 feet easterly of Hellyer Avenue (459 Piercy Road) (LIP2 LLC, 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.

ACTION: APPROVED

- e. **SP19-014.** Special Use Permit to allow the maximum square footage of accessory buildings (built without the benefit of permits) to exceed 650 square feet in the rear yard of a single-family residence on a 0.21-gross acre site, located on the north side of Pamlar Avenue, approximately 280 feet east of Highway 17 (411 Pamlar Avenue) (Barbaccia Michaelle A Trustee, Owner). Council District 6. CEQA: Exempt pursuant to Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- f. **HP19-002& H19-009.** Historic Preservation Permit and Site Development Permit to allow the conversion of a 3,647-square foot single-family residence to a 5,548-square foot duplex, with a total addition of 181 square feet to the rear second-story and attic, for a property listed on the City's Historic Resources Inventory as a Contributing Structure and a Structure of Merit in the Reed City Landmark District on a 0.14-gross acre site located on the west of S. 6th Street, approximately 280 feet southerly of E. Reed Street (647 S. 6th Street) (Wang, Xiangzhou, Owner). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation and Section 15303 for New Structure or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

ACTION: DROPPED TO BE RENOTICED FOR A LATER DATE PER STAFF REQUEST.

- g. **HP19-003 & H19-018.** Historic Preservation Permit and Site Development Permit to allow the demolition of 348-square foot non-historic rear addition and an addition of two attached residential units to the rear, totaling approximately 2,665 square feet, for an existing single-family residence, listed on the City's Historic Resources Inventory as a Contributing Structure in the Hensley City Landmark District and the Hensley National Register District, and removal of two ordinance-size trees, on a 0.22-gross acre site located on the west side of N. 5th Street, approximately 150 feet northerly of Washington Street (419 N. 5th Sreet) (TTAI Investments LLC, Owner). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures and Section 15331 for Historical Resource Restoration/Rehabilitation

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

4. PUBLIC HEARING

No Items

5. ADJOURNMENT

Meeting adjourned at 9:15 a.m.