

PLANNING DIRECTOR HEARING

December 9, 2020

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **SP20-039.** Special Use Permit to allow exterior façades and interior modifications for up to 25,000 square feet of retail/commercial or office space, and approximately 70,000 square feet of office on an existing building, and an off-site parking agreement on an approximately 0.71-gross acre site located on the west on South 2nd Street, approximately 470 feet northerly of West San Carlos Street (201 South 2nd Street) (U S 201 S 2nd Street Owner LLC, Owner) Council District 3. CEQA: Addendum to the Downtown Strategy 2040 Final Environmental Impact Report.

PROJECT MANAGER, MICHELLE FLORES

Staff Recommendation: Deferred to the December 16, 2020 Director Hearing meeting per Staff request.

3. CONSENT CALENDAR

- a. **H20-021.** Site Development Permit to allow the construction of a 20-story plus penthouse commercial office building, approximately 781,000 gross square feet in size, including 11,750 square feet of ground-floor active use with four stories of underground parking and four stories of above-grade parking, including the removal of eight ordinance-size trees located on the southerly side of Post Street between South Almaden Boulevard and Almaden Avenue (JP DiNapoli Companies, Owner) Council District 3. CEQA: Addendum to the Downtown Strategy 2040 Final Environmental Impact Report adopted by City Council Resolution No. 78942 on December 19, 2018, and addenda thereto.

PROJECT MANAGER, LAURA MEINERS

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

<https://www.sanjoseca.gov/planningmeetings>

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2040 Final Environmental Impact Report adopted by City Council Resolution No. 78942 on December 19, 2018, and addenda thereto in accordance with CEQA. **Approve** a Site Development Permit.

ACTION: APPROVED

- b. **PDA14-040-01**. Planned Development Permit Amendment to allow the construction of an approximately 2,656 square foot drive-through restaurant on an approximately 3.06-gross acre site located on the southwest corner of Silver Creek Valley Place and Silver Creek Valley Road, approximately 450 feet easterly of 101 exit (5815 Silver Creek Valley Place) (Silver Oak II, LLC, Owner) Council District 2. CEQA: Exempt pursuant to CEQA Guidelines Section 15332 for Infill Development Projects.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Planned Development Permit Amendment.

ACTION: APPROVED

4. PUBLIC HEARING

- a. **PD20-003 & T20-017**: 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-size trees and 58 non-ordinance size trees on an approximately 6.96-gross acre site and a Vesting Tentative Map to subdivide one parcel into five parcels for a proposed mixed-use project located on the westerly side of Lick Avenue, approximately 470 feet northerly of West Alma Avenue (1197 Lick Avenue) (Santa Clara Valley Transportation Authority, Owner) Council District 3. CEQA: Determination of Consistency to the Mitigated Negative Declaration for the Tamien Station Transit-Oriented Development Project.

PROJECT MANAGER, JOE SORDI

Staff Recommendation: Consider the Determination of Consistency to the Mitigated Negative Declaration for the Tamien Station Transit-Oriented Development Project in accordance with CEQA. **Approve** a Planned Development Permit and Vesting Tentative Map.

ACTION: APPROVED

- b. **PDA16-019-01**. Planned Development Permit Amendment to modify the permit expiration of a previously approved Planned Development Permit (File No. PD16-019) for a Medical Care Facility on an approximately 21-gross acre site located on the east side of Dove Hill Road, approximately 500 feet north of Hassler Parkway (4200 Dove Hill Road) (U S Dovehill Company Inc, Owner) Council District 8. CEQA: Determination of Consistency with the Mitigated Negative Declaration for the Dove Hill Medical Care Project.

PROJECT MANAGER, MICHELLE FLORES

Staff Recommendation: Consider the Determination of Consistency with the Mitigated Negative Declaration for the Dove Hill Medical Care Project in accordance with CEQA. **Approve** a Planned Development Permit Amendment.

ACTION: APPROVED

- c. **PDA18-045-01 & PT20-002:** Planned Development Permit Amendment to amend a previously approved Planned Development Permit (File No. PD18-045) to allow the construction of up to 376,250 square feet of commercial office space and a Vesting Tentative Map (PT20-002) to subdivide one lot into two lots on an approximately 4.77-gross acre site located on the northwest corner of Olsen Drive and South Winchester Boulevard (3161 Olsen Drive) (Winchester Investments LLC, Owner) Council District 1. CEQA: Determination of Consistency with Santana West Redevelopment Project Environmental Impact Report.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Determination of Consistency with Santana West Redevelopment Project Environmental Impact Report in accordance with CEQA. **Approve** a Planned Development Permit Amendment and a Vesting Tentative Map.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:54 a.m.