

COMMUNITY MEETING AGENDA

Proposed construction of an approximately 134,605-square foot industrial building on an approximately 5.93-gross acre site on the northwest corner of Piercy Road and Hellyer Avenue (469 Piercy Road), Site Development Permit, File No. H22-014

Thursday, December 1, 2022

6:00 p.m.

Zoom Webinar

Meeting Purpose: To present information and to receive comments and feedback about the proposed project.

Agenda:

- I. Welcome, Introductions, Agenda Overview, and Background (6:00 – 6:05)**
The Project Manager for the City Planning Division will welcome participants, provide an overview of the agenda, and introduce presenters.
- II. Summary of the City of San Jose Planning Permit Process (6:05 – 6:10)**
The Project Manager will summarize the city’s development review process.
- III. Project Presentation and Open Forum (6:10 – 6:50)**
The Development Project Applicant will present the proposed project and Project Manager will facilitate questions and comments.
- IV. Summary of Next Steps (6:50 – 7:00)**

If you have questions about the project or this meeting, please contact one of the following:

City of San José Planning Division:

Alec Atienza
Project Manager
Email: alec.atienza@sanjoseca.gov
Phone: (408) 535-7688

Applicant’s Representative:

Steven M. Christie
Xebec Realty Partners
Email: steven@xebecrealty.com

ZOOM MEETING DETAILS

Electronic device instructions:

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/85221140958>

Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click *9 to raise a hand to speak.

1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
2. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
3. If you wish to speak during open forum, click on "raise hand." Speakers will be notified shortly before they are called to speak.
4. When called, please limit your remarks to the time limit allotted.

Telephone device instructions:

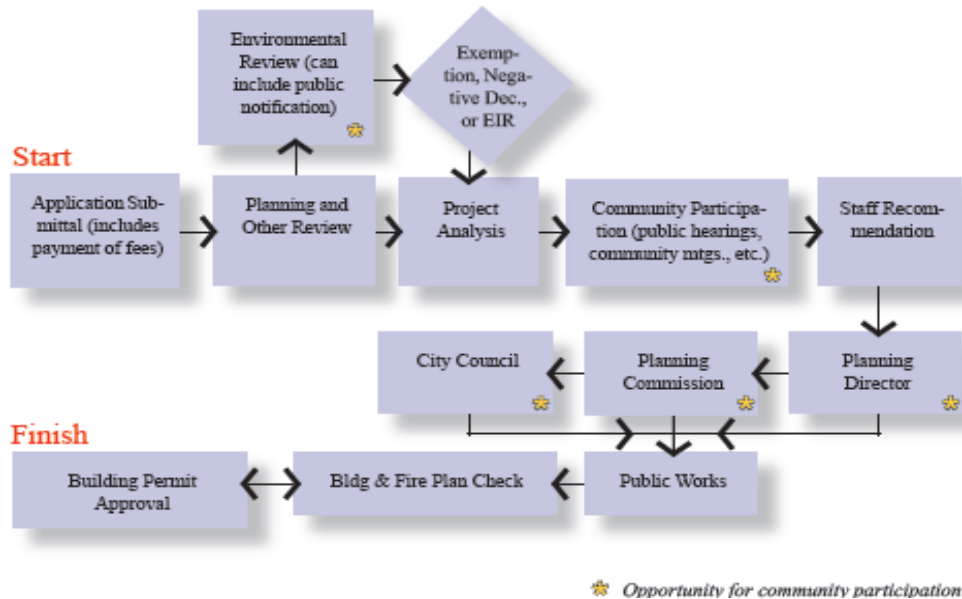
For participants who would like to join telephonically please dial +1-877-853-5257 and when prompted, enter meeting ID: 852 2114 0958. You may also click *9 to raise a hand to speak.

Public Comments prior to meeting:

If you would like to submit your comments prior to the meeting, please e-mail alec.atienza@sanjoseca.gov. Comments submitted prior to this meeting will be considered as if you were present in the meeting.

Steps in the Planning Development Review Process

Project review is an essential part of the land use and development process. The flow chart below is a general overview of the steps involved.



Environmental Review

California Environmental Quality Act (CEQA)

CEQA requires developers to disclose the potential environmental impacts resulting from the construction of a project. When the City reviews a project for CEQA compliance, it is determining if the project will or will not have significant environmental effects in the following subject areas: aesthetics, agricultural resources, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, population/housing, public services, recreation, transportation/traffic, and utilities/service systems. This knowledge helps local officials to make informed decisions about whether to permit discretionary projects and, if so, with what conditions and or mitigation measures. A project can take one of three tracks:

- (1) Exempt – no possibility of impacts; or
- (2) An environmental initial study is conducted, and a negative declaration or mitigated negative declaration is adopted. This indicates that the initial study found no significant environmental impacts, or that the impacts can be reduced with mitigation measures, or
- (3) An initial study is prepared and determines that the project may have a significant effect on the environment, and preparation of an environmental impact report (EIR) is required (This is the least common outcome, but is typically required for large-scale projects).