

## PLANNING DIRECTORS HEARING

October 24, 2018

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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No Items.

#### 3. CONSENT CALENDAR

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- a. **SP18-015.** Special Use Permit to legalize the conversion of a single family residence to a duplex and to allow an alternative parking configuration on a 0.15-gross acre site, located on east side of North 2nd Street, approximately 200 feet southerly of Hensley Street (428 North 2<sup>nd</sup> Street). (Malak Elias Trustee, Owner). Council District: 3. CEQA: Exempt per CEQA Guidelines 15303(b) for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, EDWARD SCHREINER*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. **Approve a** Special Use Permit as described above.

**ACTION: APPROVED**

- b. [SP18-028.](#) Special Use Permit to convert a single-family residence to a non-residential use (privately operated museum) at a property in the River Street City Landmark District on a 0.22 gross acre site, in the DC Downtown Primary Commercial Zoning District, located on the North side of Saint John Street approximately 90 feet westerly of North Almaden Boulevard (323 W. St. John Street). (Little Italy San Jose Foundation, Owner). Council District: 3. CEQA: Exempt per CEQA Guidelines Section 15331 Historical Resource Restoration/Rehabilitation.

*PROJECT MANAGER, RUTH CUETO*

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

**ACTION: APPROVED**

- c. [SP18-042.](#) Special Use Permit to allow a late-night use for an existing retail establishment (Shisha Hookah Lounge) until 1:00 a.m. Monday through Wednesday and until 3:00 a.m. Thursday through Sunday, on a 0.1-gross acre site in the DC Downtown Primary Commercial Zoning District, located on the south side of Saint John Street, approximately 120 feet easterly of North Market Street (84 N. Market Street). (Market Street Partners SJ LLC, Owner). Council District: 3. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED**

- d. [SPA17-009-02.](#) Special Use Permit Amendment to allow extended construction hours an additional six hours to allow construction from 7:00 a.m. to 1:00 a.m. Monday through Saturday for construction of a previously entitled 18-story mixed-use building on a 1.4 gross acre site, located at the northwesterly corner of East Santa Clara Street and North 5th Street. (SJSC Properties LLC, Owner). Council District: 3. CEQA: Addendum to the Downtown Strategy 2000 Environmental Impact Report (Resolution No. 72767), the Envision San Jose 2040 General Plan EIR (Resolution No. 76041), the Envision San Jose 2040 General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto. *Deferred from October 10, 2018.*

*PROJECT MANAGER, EMILY LIPOMA*

**Staff Recommendation:** Consider the Addendum to the Downtown Strategy 2000 EIR (Resolution No. 72767), the Envision San Jose 2040 General Plan EIR (Resolution No. 76041), the Envision San Jose 2040 General Plan Supplemental EIR (Resolution No. 77617), and Addenda thereto in accordance with CEQA. [Approve a](#) Special Use Permit Amendment as described above.

**ACTION: APPROVED WITH ADDED CONDITONS**

## 4. PUBLIC HEARING

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- e. [SP17-042](#). Special Use Permit to allow the conversion of a single family home to a private instructional school; construct a second story addition and renovation for a total of 1,698-square feet, with ground level parking; removal of accessory structures and exterior modification in the CG Commercial General Zoning District on a 0.15-gross acre site, located on the east side of South Redwood Avenue, approximately 440 feet southerly of Stevens Creek Boulevard (358 South Redwood Avenue). (Balasubramaniam Sezhiyan and Sezhiyan Geeth, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

*PROJECT MANAGER, ROBERT RIVERA*

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

**ACTION: APPROVED WITH ADDED CONDITIONS**

## 5. ADJOURNMENT

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Meeting adjourned at 9:23 a.m.