

PLANNING DIRECTORS HEARING

November 14, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

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

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items.

3. CONSENT CALENDAR

- a. **H17-062 & HP18-002.** Site Development Permit and Historic Preservation Permit to allow the demolition of non-historic patios and stairways and construction of a new commercial building on the corner of North Almaden Avenue and West Santa Clara Street immediately adjacent and attached to the Lyndon Building, a designated City Landmark. The new construction of an approximately 6,099-square foot, partial two-story building for a restaurant and office and restoration of the Lyndon Building City Landmark's façade. The 0.11-gross acre project site is located at 169 W. Santa Clara Street. CEQA document: Addendum to the Downtown Strategy 2000 Environmental Impact Report (Resolution No. 72767), and addenda thereto.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2000 Environmental Impact Report (Resolution No. 72767), and addenda thereto in accordance with CEQA. Approve a Site Development Permit and Historic Preservation Permit as described above.

ACTION: APPROVED

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<http://sanjoseca.gov/index.aspx?NID=1763>

- b. **H14-036.** Site Development Permit to allow the demolition of the existing retail building on-site and the construction of an approximately 17,090-square foot building for commercial retail uses and related surface parking lot on an approximately 1.1-gross acre site located northwest corner of Lincoln Avenue and Pedro Street. (Croatian Franciscan Fathers, Owner). Council District: 6. CEQA: Mitigated Negative Declaration for the 945 Lincoln Avenue Redevelopment Project.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff Recommendation: Consider the Mitigated Negative Declaration for the 945 Lincoln Avenue Redevelopment Project in accordance with CEQA. Approve a Site Development Permit as described above.

ACTION: APPROVED

- c. **PDA14-005-10.** Planned Development Permit Amendment to allow the construction of a two-story, 73,400-square foot industrial office building, up to 20% parking reduction, and site improvements including the removal of 10 parking spaces, modifications to pedestrian circulation, grading, stormwater management, accessible parking, lighting and landscape improvements on an approximately 2.45-acre portion of the 176-gross acre campus located within the area generally bounded by Cottle Road, Monterey Highway, Highway 85 and Manassas Road. (Hitachi, Ltd & GST Inc., Owner). Council District: 2. CEQA: Determination of Consistency with the Hitachi Campus and Mixed-Use Transit Village Project Environmental Impact Report (Resolution No. 72772) and addenda thereto.

Project Manager, Cassandra van der Zweep

Staff Recommendation: Consider the Determination of Consistency with the Hitachi Campus and Mixed-Use Transit Village Project Environmental Impact Report (Resolution 72772) and addenda thereto in accordance with CEQA. Approve a Planned Development Permit Amendment as described above.

ACTION: APPROVED

- d. **PDA78-061-04.** Planned Development Permit Amendment to allow the construction of a new 6,670-square foot single-family residence with an attached 3-car garage and a 890-square foot detached secondary unit on a.91 gross acre site located in the R-1-2(PD) Planned Development Zoning District located west side of Gold Creek Way, approximately 200 feet northerly of Mockingbird Hill Lane (7253 Gold Creek Way). (Tony Oliveri, Owner). Council District: 10. CEQA: Exempt under CEQA Section 15303(a) for New Construction or Conversion of Small Structures.

Project Manager, Rhonda Buss

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. The proposed project is on a 1.52 gross acre site located on the northwest corner of the intersection of North 2nd Street and St. James Street. (252 North First Street Development LLC, Owner). Council District: 3. CEQA: Addendum to the Final Supplemental Environmental Impact Report for the Park View Towers Project (Planning Commission Resolution No. 08-015) and addenda thereto.

HA14-009-02. Site Development Permit Amendment to increase the number of units by one for a total of 221 residential units, increase the height of the North Tower building by 3.5 inches to a total height of 204.5 feet, increase the amount of commercial area to a total of 25,607 square feet, modify the architecture of the proposed buildings, and to modify the site plan to maintain the existing location of the First Church of Christ the Scientist, and allow 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.

HPA14-002-02. Historic Preservation Permit Amendment to allow the rehabilitation of the First Church of Christ the Scientist building, amend the previous permit to maintain the existing location of the church building, allow the removal and replacement of the existing organ room and exterior modifications and structural upgrades to facilitate occupancy, as well as construction within the St. James Historic District consistent with Site Development Permit File No. HA14-009-02.

PROJECT MANAGER, EMILY LIPOMA

Staff Recommendation: Consider the Addendum to the Final Supplemental Environmental Impact Report for the Park View Towers Project (Planning Commission Resolution No. 08-015) and addenda thereto in accordance with CEQA. **Approve a** Site Development Permit Amendment and Historic Preservation Permit Amendment as described above.

ACTION: APPROVED WITH ADDED CONDITIONS

5. ADJOURNMENT

Meeting adjourned at 9:19 a.m.