

PLANNING DIRECTORS HEARING

November 28, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

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

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items.

3. CONSENT CALENDAR

- a. **H17-023.** Site Development Permit to allow the demolition of a gas station and convenience store, and the construction of a 168-room hotel with a parking reduction of 46% on a 0.42-gross acre site, in the CG Commercial General Zoning District located at the southeast corner of Stevens Creek Boulevard and Stern Avenue (5696 Stevens Creek Boulevard). (Asset Gas SC Inc ETAL, Owner). Council District 1. CEQA: AC by Marriot – West San Jose Mitigated Negative Declaration. *Deferred from 10/31/18. Dropped and renoticed from 11/7/18.*

PROJECT MANAGER, ROBERT RIVERA

Staff Recommendation: Consider the AC by Marriot – West San Jose Mitigated Negative Declaration in accordance with CEQA. Approve a Site Development Permit as described above.

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED WITH ADDED CONDITIONS

- b. **H17-036.** Site Development Permit to allow the construction of two duplexes on two separate lots APN 484-41-089 (approximately 5,900 square feet) and APN 484-41-090 (approximately 5,400 square feet), with tandem parking. The project site is collectively 0.26 acres in size and is in the R-2 Two-Family Residence Zoning District located northwest corner of Muirfield Drive and Lendrum Avenue. (Velasquez Carlos M Jr and Alberta D Trustee, Owner). Council District: 5. CEQA: Exempt per CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, NIZAR SLIM

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

ACTION: APPROVED

- c. **T18-047.** Vesting Tentative Map for a five-unit commercial common interest development on a 5.58-gross acre site, including the consolidation of a combined 33 parcels into one lot totaling 5.58-gross acres located at northwest corner West Julian Street and North Autumn Street (440 West Julian Street) (Pacific Coast Cycle Corporation, Owner). Council District: 3. CEQA: Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096), the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 72767), the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and Supplemental Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 77617), and Addenda thereto.

PROJECT MANAGER, NIZAR SLIM

Staff Recommendation: Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096), the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 72767), the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and Supplemental Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 77617), and Addenda thereto in accordance with CEQA. Approve a Vesting Tentative Map as described above.

ACTION: APPROVED

4. PUBLIC HEARING

- a. **PDA15-026-03.** Planned Development Permit Amendment to allow a campus security fence (tube steel) around the perimeter of an existing office development (including 1550 South Bascom, 2125, 2145 & 2105 East Hamilton Avenue) with card-accessed pedestrian gates, and vehicular gates at all drive entries that are proposed to be open during business hours, on an approximately 24.2-gross acre site in the (A)PD Planned Development Zoning District located at northwest corner of East Hamilton Avenue and Leigh Avenue (eBay Inc, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RUTH CUETO

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

ACTION: APPROVED WITH ADDED CONDITIONS

- b. **TR18-444.** Live Tree Removal Permit to allow the removal of (1) one Redwood tree, approximately 97 inches in circumference, located in the front yard of a single-family residence on a 0.26-gross acre site in the R-1-8 Single-Family Residence Zoning District located at 1269 Settle Avenue (Davis David Joseph Jr and Sarah L, owners). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, NIZAR SLIM

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Live Tree Removal Permit as described above

ACTION: DEFERRED TO DECEMBER 12, 2018 DIRECTOR'S HEARING

5. ADJOURNMENT

Meeting adjourned at 10.06 a.m.