

PLANNING DIRECTORS HEARING

July 10, 2019

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. [SP18-031](#). Special Use Permit to allow the conversion of laundry rooms and carports to add 29 residential units and with an alternative parking arrangement (outdoor parking lift) at an existing residential complex on an approximately 3.8-gross acre site located on the north side of Parkmoor Avenue, approximately 450 feet easterly of Menker Avenue (1605 Parkmoor Avenue) (Vista Sack Asscs LP, Owner). Council District 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15332 for In-fill Development. *Deferred from 6/26/19.*

PROJECT MANAGER, STEFANIE FARMER

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

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING.

ACTION: APPROVED

- b. [HA63-199-01.](#) Site Development Permit Amendment to allow for new driveway gates, pedestrian gates, and new landscaping for an existing apartment complex on an approximately 1.17-gross acre site located on the south end of the intersection Nevin Way and Deland Avenue. (1489 Fruitdale Avenue). (1489 Fruitdale Avenue LLC, Owner). Council District 6. CEQA: Exempt pursuant to CEQA Guidelines Sections 15301(h) and (l) for Existing Facilities.

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve](#) a Site Development Permit Amendment as described above.

ACTION: APPROVED

- c. [PD19-012.](#) Planned Development Permit to effectuate the Planned Development Zoning, File No. PDC19-007, and allow the removal of 47 ordinance-size trees and the construction of a 576,892-square foot, eight-story office building (Building 7), two two-story amenity buildings (Amenity Buildings 4 and 4A) with floor areas of 47,750 square feet and 2,250 square feet, a 508,296-square foot, three-story parking structure (Parking Structure 4) with 1,730 parking spaces on a 19.47-gross acre site located on the south corner of Coleman Avenue and Champions Way. (1125 Coleman Avenue). (CAP Tranche 2, LLC, Owner). Council District 3. CEQA: Determination of Consistency with the FMC/Coleman Avenue Environmental Impact Report (Resolution No. 71716), the Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), the Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77671), and addenda thereto.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Determination of Consistency with the FMC/Coleman Avenue Environmental Impact Report (Resolution No. 71716), the Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), the Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77671), and addenda thereto in accordance with CEQA. [Approve](#) a Planned Development Permit as described above.

ACTION: APPROVED

- d. [SP19-020.](#) Special Use Permit to allow a financial service use (HSBC Bank Branch) within an existing building on an approximately 0.96-gross acre site located on the south side of W. Santa Clara Street between San Pedro and Market Streets. (1 South Market Street). (Essex OSM REIT, LLC, Owner). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15301 Existing Facilities.

PROJECT MANAGER, STEFANIE FARMER

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. [TR19-104](#). Tree Removal Permit to allow removal of eight trees from the common area of a multi-family residential development, including five Mayten trees, ranging from 25-62 inches in circumference, and three Liquidambar trees, approximately 4 inches" in circumference, on a 4.5 gross acre site in the R-1-1(PD) Planned Development Zoning District located at 6004 Montgomery Corner. (Hemstad Alan A and Barbara Trustee, Owner). Council District 8. CEQA: Exempt pursuant to CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, MAIRA BLANCO

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

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:17 a.m.