

# Item 10.2

**4146 Mitzi Drive**

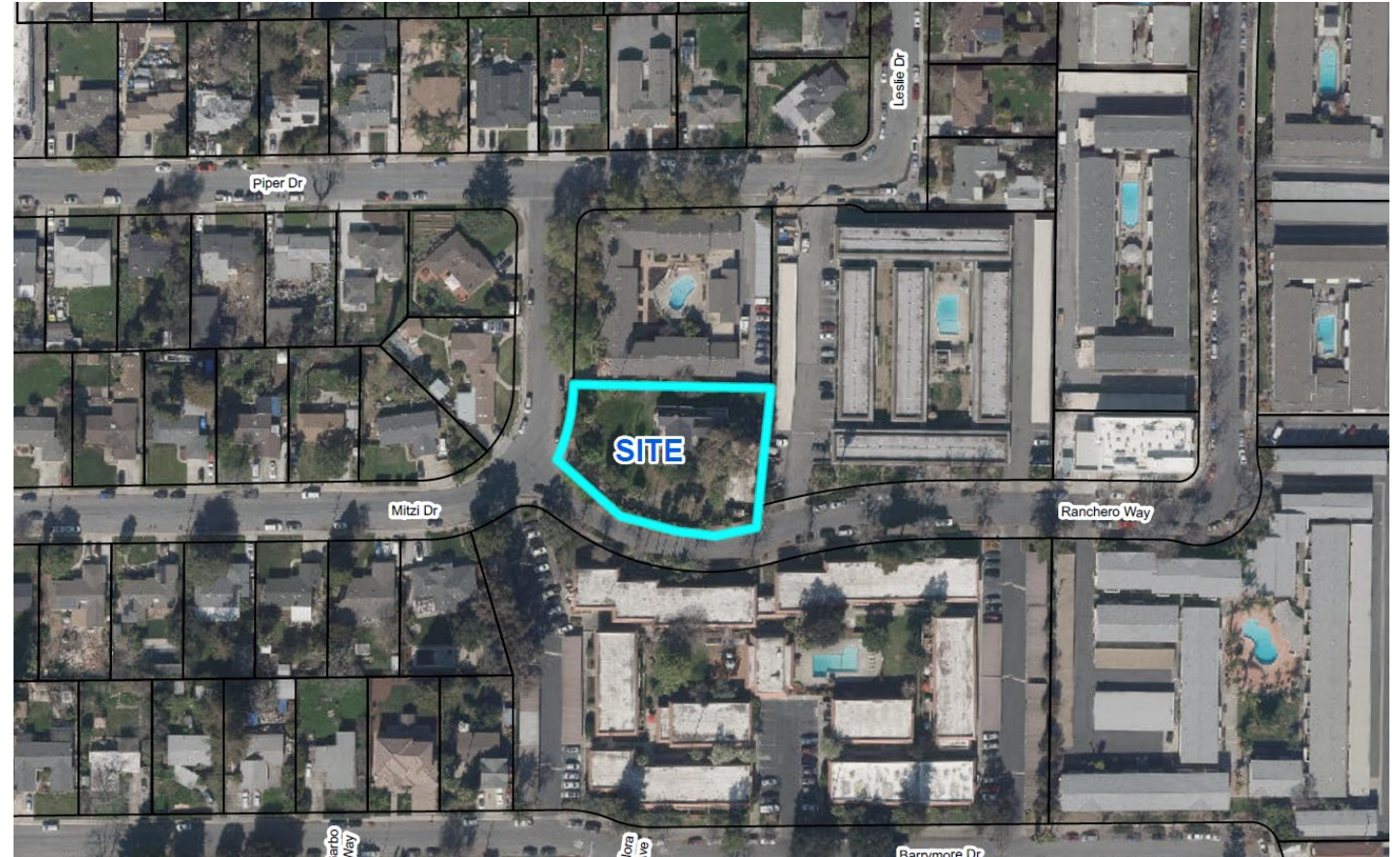
(File Nos. PDC22-088, PD22-020 & T22-030)

August 29, 2023

Presenter: Christopher Burton, Director, PBCE

# Project Background

- **October 7, 2020** - A Special Use Permit was approved for the construction of a 40-unit, 4-story apartment and the on-site relocation of the Graves House (c. 1868), a candidate City Landmark and eligible for listing on the California Register of Historical Resources. Project was determined to be infeasible to construct.
- **August 2, 2022** – Applicant submitted applications for the on-site relocation and rehabilitation of the Graves House, and construction of 12 townhouses.
- **November 29, 2022** – Graves House partially destroyed in a fire. Applicant altered project description to include the on-site relocation and reconstruction of the Graves House.
- **May 11-May 17, 2023** - Graves House is demolished and partially salvaged.



# Project Components

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- Planned Development Zoning to rezone the site from the UR Urban Residential Zoning District to a UR(PD) Planned Development Zoning District.
- Planned Development Permit to allow
  - Removal of 33 trees
  - Reconstruction of the Graves House as a duplex. Reconstruction is conditioned to occur under the direction of a qualified historic architect and consistent with the Secretary of the Interior's Standards for Reconstruction.
  - Construction of 12 townhouses (four three-story buildings) served by a private driveway off of Rancho Way.
- Vesting Tentative Map to subdivide one parcel into two parcels and allow up to 14 residential condominium units.

# Project Review

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## Project Reviewed for Conformance with:

- Envision San José 2040 General Plan
- Municipal Code
- Citywide Design Standards and Guidelines
- City Council Policy 6-30: Public Outreach
- California Environmental Quality Act (CEQA)

# Environmental Review

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- An Addendum to the Initial Study/Mitigated Negative Declaration for the Mitzi Place Apartments Project (File No. SP18-033) was prepared in accordance with the California Environmental Quality Act (CEQA).
- No new significant impacts or impacts were identified for the proposed project.
- For CEQA purposes, the proposed project would not have an impact on any historical resources. Related mitigation measures in the adopted IS/MND for relocation and rehabilitation of the Graves House would no longer be required. Instead the reconstruction of the Graves House is included as a condition of the PD Permit and as part of the Development Standards for the Zoning District. The Graves House would remain on the City's Historic Resources Inventory.
- The remaining identified mitigation measures are included in the Mitigation Monitoring and Reporting Program (MMRP) attached to the draft CEQA resolution.

# Staff Recommendation

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Recommend that the Planning Commission recommend that the City Council take the following actions:

1. Adopt a Resolution adopting the Addendum to the Mitzi Place Apartments Initial Study/Mitigated Negative Declaration and a mitigation, monitoring, and reporting program (MMRP), in accordance with the California Environmental Quality Act, as amended; and
2. Approve an Ordinance rezoning an approximately 0.63-gross acre site from the R-M Multiple Residence Zoning District to a UR(PD) Planned Development Zoning District.
3. Adopt a Resolution approving, subject to conditions, a Vesting Tentative Map to subdivide one lot into two lots and allow up to 14 residential condominiums on an approximately 0.63-gross-acre site.
4. Adopt a Resolution approving, subject to conditions, a Planned Development Permit to allow the removal of 33 trees (13 ordinance-size, 20 non-ordinance-size, 7 replacement trees) for the construction of up to 14 multifamily residential units, including the reconstruction and conversion of an existing single-family house into a duplex and the construction of 12 townhouses configured in four three-story buildings on an approximately 0.63-gross-acre site.

Q&A / Discussion

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