

# City Council Hearing

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October 20, 2020



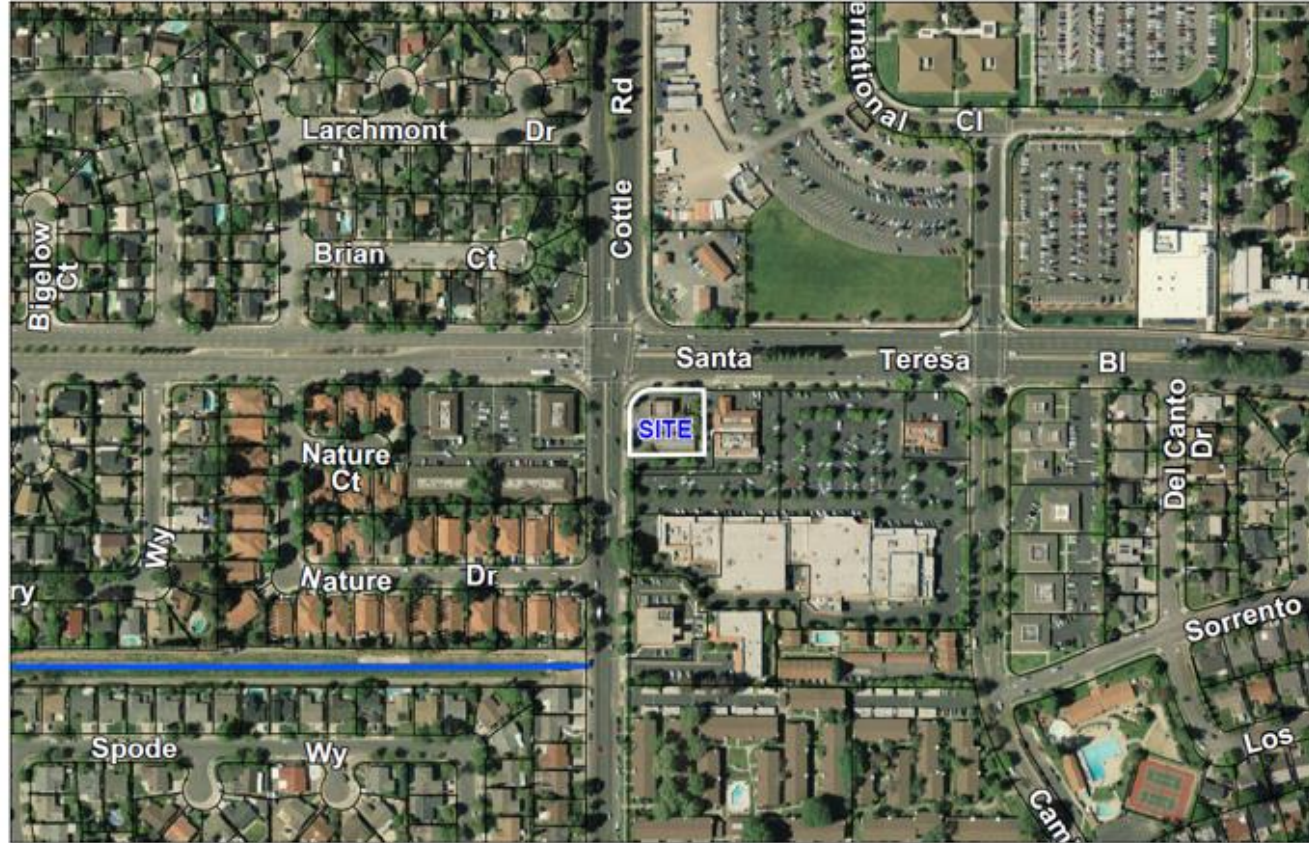
*Planning, Building and  
Code Enforcement*

# Item 10.3

CP18-011: Administrative Hearing on the Appeal of the Planning Commission's Approval of Conditional Use Permit CP18-011 for the 6211 Santa Teresa Boulevard Fuel Station Project

Presenter: Rosalynn Hughey, Director, PBCE

# Aerial



File No: CP18-011  
District: 2

AERIAL

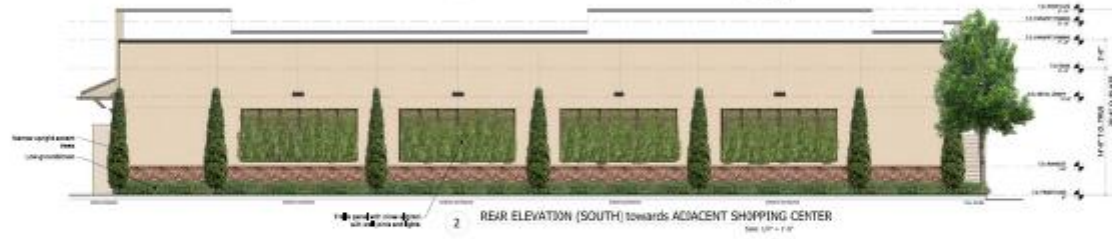


Prepared by the Department of Planning,  
Building and Code Enforcement  
12/19/2019

# Project History

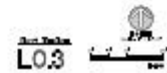
- Application submitted May 9, 2018
- Planning Commission approved Conditional Use Permit on July 22, 2020
- Permit Appeal filed July 30, 2020
  - Bribery
  - Fraud
  - Zoning Violations

# Project Description



7 - ELEVEN SAN JOSE

6211 SANTA TERESA BLVD., SAN JOSE, CA May 13, 2020



# Application Review

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- Conformance with General Plan Neighborhood/Community Commercial land use designation
- Conformance with Commercial Pedestrian Zoning District standards including use, height, setbacks, and parking
- Elimination of the non-conforming auto repair use
- CEQA: Mitigated Negative Declaration (MND)

# Staff Recommendation

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- Adopt a resolution adopting the 6211 Santa Teresa Boulevard Fuel Station Project Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program, and
- **Adopt a resolution denying the permit appeal and approving, subject to conditions, a Conditional Use Permit** to allow the demolition of an existing approximately 2,100 square foot pump canopy and associated fueling station equipment, the removal of 11 ordinance-sized trees and 3 non-ordinance-sized trees, and the construction of a new approximately 1,800-square foot fueling canopy and an 817-square foot addition to the existing 2,239-square foot building for a total of approximately 3,056 square feet for a retail store with 24-hour use, fueling station, a patio with a seating area, site improvements and discontinuation of the non-conforming auto repair use on an approximately 0.47-gross acre site.

# Discussion/Q&A

Presenter: Rosalynn Hughey, Director, PBCE