

---

REGULAR MEETING AGENDA

9:00 a.m.

November 13, 2019

San José City Hall  
Council Chambers

**I. Call to Order**

**II. Deferrals**

**III. Consent Calendar**

- A. **T19-036.** Tentative Map to subdivide one parcel into two lots on an approximately 2.04-gross acre site in the DC Downtown Primary Commercial Zoning District located on the northeast corner of West San Fernando and Almaden Boulevard intersection (95 South Almaden Avenue) (Pacific Bell, Owner) Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15315 for Minor Land Divisions.

**PROJECT MANAGER, RINA SHAH**

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Tentative Map as described above.

- B. **T19-026.** Tentative Map to allow conversion of three residential units into residential condominiums, on a 0.18 gross acre site, located on the west side of Park Avenue, 210 feet southerly of McKendrie Street (1937 Park Avenue) (Ryan Fukui, Owner) Council District 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15301(k) for Existing Facilities.

**PROJECT MANAGER, RINA SHAH**

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Tentative Map as described above.

- C. **PDA18-009-01.** Planned Development Permit Amendment to amend a previously approved Planned Development Permit (File No. PD18-009) to allow the extension of a private roadway to install storm, sewer, and telecommunication lines, and the removal of 11 ordinance-size trees on 0.71-gross acre site located on the southwest corner of West Trimble Road and Orchard Parkway (370 West Trimble Road Building) (LBA Realty, Owner). Council District 4. CEQA: Addendum to the Final Program Environmental Impact Report for the North San Jose Development Update and the Final Environmental Impact Report for the Envision San Jose 2040 General Plan.

**PROJECT MANAGER, STEFANIE FARMER**

**Staff Recommendation:** Consider the Addendum to the Final Program Environmental Impact Report for the North San Jose Development Update and the Final Environmental Impact Report for the Envision San Jose 2040 General Plan in accordance with CEQA. Approve a Planned Development Permit Amendment as described above.

- D. **PD18-040.** Planned Development Permit to allow the demolition of three existing academic buildings and a portion of an auditorium/gym building totaling approximately 19,000 square feet and the construction of an approximately 39,000-square foot, 2-story classroom building, an addition to the existing auditorium/gym resulting in an approximately 20,542 square foot building, and site improvements including the removal of fifteen ordinance-size trees, circulation improvements including installation of a traffic light on Union Avenue, landscaping, and the addition of sports courts and a field for a proposed private middle school with up to 600 students on an approximately 7.7-gross acre site located on the West side of Union Avenue, approximately 100 feet southerly of Barrett Avenue (4525 Union Avenue) (Harker School, Owner) Council District 9. CEQA: Harker Middle School Expansion Project Mitigated Negative Declaration.

**PROJECT MANAGER, CASSANDRA VAN DER ZWEEP**

**Staff Recommendation:** Consider the Harker Middle School Expansion Project Mitigated Negative Declaration in accordance with CEQA. Approve a Planned Development Permit as described above.

#### IV. Public Hearing

- A. **H16-042 & HP17-003.** Site Development Permit and Historic Preservation Permit to allow the construction of a 24-story, 274-room hotel, integrated with the Montgomery Hotel, a designated City Landmark, with off-site parking on an approximately 0.58-gross acre site located on the westerly side of S. 1st Street, approximately 340 northerly of W. San Carlos Street (211 South 1<sup>st</sup> Street) (Khanna Enterprises LTD III LP, Owner). Council District 3. CEQA: Supplemental Environmental Impact Report to the Final Environmental Impact Report for the Downtown Strategy 2040 (Resolution No. 78942), and addenda thereto for San Jose Tribute Hotel. *Deferred from 10/16/19.*

**PROJECT MANAGER, JOHN TU**

**Staff Recommendation:** Consider the Supplemental Environmental Impact Report to the Final Environmental Impact Report for the Downtown Strategy 2040 (Resolution No. 78942), and addenda thereto for San Jose Tribute Hotel. in accordance with CEQA. Approve a Site Development Permit and Historic Preservation Permit as described above.

#### V. Adjournment

***The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.***

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Public Comments on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Public Comments. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.

Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/index.aspx?nid=5299>.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14<sup>th</sup> Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the commission meeting may not be the final documents approved by the commission. Contact the Office of the City Clerk for the final document.

On occasion the Commission may consider agenda items out of order.

The Planning Director's Hearing meets every Wednesday at 9:00 a.m., with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

**To request an accommodation or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting.**

**Please direct correspondence and questions to:**

City of San José  
Attn: Timothy Rood  
200 East Santa Clara Street  
San José, California 95113  
Tel: (408) 535-8122  
Email: [Timothy.Rood@sanjoseca.gov](mailto:Timothy.Rood@sanjoseca.gov)