
REGULAR MEETING AGENDA

9:00 a.m.

November 20, 2019

San José City Hall
Council Chambers

I. Call to Order

II. Deferrals

- A. **H19-006 and T19-025**. Site Development Permit to allow the construction of a new two-story, three-unit multi-family building, removal of four ordinance-size trees; and a Tentative Map to subdivide one lot to allow three condominiums and one common lot on an approximately 0.23-gross acre site located on the north side of W. Reed Street, approximately 360 feet easterly of Almaden Avenue (123 W Reed Street) (Visionaire Homes LLC, Owner). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Deferred to the December 4, 2019 Director's Hearing Meeting per staff request

III. Consent Calendar

- A. **PD18-008**. Planned Development Permit to allow four pickleball courts and an adjacent parking lot on a 0.78-gross acre site located on the north side of The Villages Parkway, approximately 670 feet westerly of Cribari Lane (2951 The Villages Parkway) (The Villages Golf and Country Club, Owner). Council District 8. CEQA: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

- B. **SPA18-020-02**. Special Use Permit Amendment to allow 24-hour and weekend construction, on an approximately 5.49-gross acre site located on the northwest corner West Julian Street and North Autumn Street (440 W Julian Street) (TMG-VOP Julian LLC, Owner). Council District 3. CEQA: Determination of Consistency with 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 77617), and Addenda thereto.

PROJECT MANAGER, PATRICK KELLY

Staff Recommendation: Consider the Determination of Consistency with 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 77617), and Addenda thereto in accordance with CEQA. **Approve** a Special Use Permit Amendment as described above.

- C. **H19-034.** Site Development Permit to allow the addition of a 499-square foot accessory building in the rear yard of a duplex, on a 0.21 gross acre site located at 2072 Casa Mia Drive (Turner Rowena G Trustee, Owner). Council District 9. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

IV. Public Hearing

- A. **SP19-019.** Special Use Permit to allow the demolition of an existing single-family dwelling and accessory structures without an approved replacement project on a 0.62 gross acre site located on the north side of Zinnia Lane, approximately 710 feet easterly of Begonia Drive (1681 Zinnia Lane) (A & C Consulting Service Inc., Owner). Council District 9. CEQA: Exempt pursuant to CEQA Guidelines Sections 15301 & 15303.

PROJECT MANAGER, MAIRA BLANCO

Staff Recommendation: Consider in Exemption in accordance with CEQA. Approve a Special Use 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, 14th 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:

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