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REGULAR MEETING AGENDA

9:00 a.m.

December 11, 2019

San José City Hall  
Council Chambers

**I. Call to Order**

**II. Deferrals**

**III. Consent Calendar**

- A. **H19-030.** Site Development Permit to allow the removal of one ordinance-size tree, a two-story addition of approximately 1,322 square feet of living area and a 480-square foot attached garage to an existing single-story duplex on a 0.22-gross acre site located on south on Castlewood Drive, approximately 100 feet south of Moorpark Avenue (5086 Castlewood Drive) (Lee Sungkeun and Kelly E Trustee, Owner). Council District 1. CEQA: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, ANGELA WANG*

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

- B. **PDA19-012-01.** Planned Development Permit Amendment to allow an additional level to the previously approved four-level garage structure for an additional 435 parking spaces and minor modification to the courtyard landscape on an approximately 19.47-gross acre site located at 1188 Champions Drive (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 Amendment as described above.

- C. [H19-044](#). Site Development Permit to allow the installation of a 10-foot high electric security fence inside an existing perimeter fence on an approximately 1.38-gross acre site located on the south terminus of Kyle Park Court (1985 Kyle Park Court) (Mark Tyler LLC, Owner). Council District 7. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, ALEC ATIENZA*

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

- D. [PD18-039](#). Planned Development Permit to allow the construction of a nine-story and one-story industrial office building for a total of approximately 350,000 square feet of building area, a five-story parking garage, the installation of an on-site standby generator, and the removal of seven ordinance size trees on an approximately 5.29-gross acre site located on the southwest side of the terminus of Technology Drive (1601 Technology Drive) (Hudson Skyport Plaza Land LLC, Owner). Council District 3. CEQA: Determination of Consistency to the Final Program Environmental Impact Report for the North San José Development Policies Update, and the Final Program Environmental Impact Report for the Envision San José 2040 General Plan, Supplemental Environmental Impact Report, and addenda thereto.

*PROJECT MANAGER, STEFANIE FARMER*

**Staff Recommendation:** Consider the Determination of Consistency to the Final Program Environmental Impact Report for the North San José Development Policies Update, and the Final Program Environmental Impact Report for the Envision San José 2040 General Plan, Supplemental Environmental Impact Report, and addenda thereto in accordance with CEQA. [Approve](#) a Planned Development Permit as described above.

- E. [H18-029](#). Site Development Permit to allow the construction of a five-story, 112 room, approximately 81,000-square foot hotel on an approximately 2.02-gross acre site located on southside of Fontanoso Road, approximately 250 feet easterly of Hellyer Avenue (459 Piercy Road) (LIP2 LLC, Owner). Council District 2. CEQA: Mitigated Negative Declaration for 459 and 469 Piercy Road Hotel Projects.

*PROJECT MANAGER, STEFANIE FARMER*

**Staff Recommendation:** Consider the Mitigated Negative Declaration for 459 and 469 Piercy Road Hotel Projects in accordance with CEQA. [Approve](#) a Site Development Permit as described above.

- F. [SP19-014](#). Special Use Permit to allow the maximum square footage of accessory buildings (built without the benefit of permits) to exceed 650 square feet in the rear yard of a single-family residence on a 0.21-gross acre site, located on the north side of Pamalar Avenue, approximately 280 feet east of Highway 17 (411 Pamalar Avenue) (Barbaccia Michaelle A Trustee, Owner). Council District 6. CEQA: Exempt pursuant to 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 Special Use Permit as described above.

- G. [HP19-002 & H19-009](#). Historic Preservation Permit and Site Development Permit to allow the conversion of a 3,647-square foot single-family residence to a 5,548-square foot duplex, with a total addition of 181 square feet to the rear second-story and attic, for a property listed on the City's Historic Resources Inventory as a Contributing Structure and a Structure of Merit in the Reed City Landmark District on a 0.14-gross acre site located on the west of S. 6th Street, approximately 280 feet southerly of E. Reed Street (647 S. 6<sup>th</sup> Street) (Wang, Xiangzhou, Owner). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation and Section 15303 for New Structure or Conversion of Small Structures.

*PROJECT MANAGER, RINA SHAH*

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

- H. [HP19-003 & H19-018](#). Historic Preservation Permit and Site Development Permit to allow the demolition of 348-square foot non-historic rear addition and an addition of two attached residential units to the rear, totaling approximately 2,665 square feet, for an existing single-family residence, listed on the City's Historic Resources Inventory as a Contributing Structure in the Hensley City Landmark District and the Hensley National Register District, and removal of two ordinance-size trees, on a 0.22-gross acre site located on the west side of N. 5th Street, approximately 150 feet northerly of Washington Street (419 N. 5<sup>th</sup> Street) (TTAI Investments LLC, Owner). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures and Section 15331 for Historical Resource Restoration/Rehabilitation

*PROJECT MANAGER, RINA SHAH*

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

#### IV. Public Hearing

#### 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: Tim Rood  
200 East Santa Clara Street  
San José, California 95113  
Tel: (408) 535-8122  
Email: [tim.rood@sanjoseca.gov](mailto:tim.rood@sanjoseca.gov)