
REGULAR MEETING AGENDA

9:00 a.m.

January 29, 2020

San José City Hall
Council Chambers

I. Call to Order

II. Deferrals

III. Consent Calendar

- A. **SPA18-054-01.** Special Use Permit Amendment to allow site modifications including a 26% parking reduction supported by a Transportation Demand Management Plan, parking lot re-design to include security measures, modifications to the loading dock doors, relocation of the underground water storage tanks, and change of the model of the back-up generator to be used at a data center on an approximately 7.54-gross acre site located on the south on San Ignacio Road, approximately 510 feet north of Via Del Oro and San Ignacio Avenue intersection (6340 San Ignacio Avenue) (China Mobile International, Owner) Council District 2. CEQA: Determination of Consistency with the Edenvale 2000 Final Environmental Impact Report, as supplemented (Resolution Nos. 69699 and 70021) and addenda thereto.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff Recommendation: Consider the Determination of Consistency with the Edenvale 2000 Final Environmental Impact Report, as supplemented (Resolution Nos. 69699 and 70021) and addenda thereto in accordance with CEQA. Approve a Special Use Permit Amendment as described above.

- B. **H17-054.** Site Development Permit to allow demolition of all existing structures (a single-family residence and a detached garage) and removal of four ordinance-size trees, and construction of three-story six-unit multi-family residential development, in two buildings, and associated site improvements on a 0.27-gross acre site located on the east side of S. Buena Vista Avenue, approximately 200 feet northerly of Scott Street (444 S. Buena Vista Avenue) (Wang Xiangzhou and Li Wenhua, Owner) Council District 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures. *Dropped and renoticed from 1/15/2020.*

PROJECT MANAGER, RINA SHAH

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

- C. **PD19-002.** Planned Development Permit to allow a 3,919-square foot day care center, for up to 45 children, within an existing tenant space of a mixed-use multi-story building on a 6.4-gross acre site located on the northwest corner of Zanker Road and Tasman Drive (181 E. Tasman Drive) (Zanker Road Invrs LLC). Council District 4. 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.

- D. **PDA17-027-01.** Planned Development Permit Amendment to modify the Planned Development Permit, PD17-027, to reduce parking for the proposed project from the previously approved 8% reduction to a 15% parking reduction for a total of 1,414 parking spaces provided for the mixed use development with 1,175 residential units and 17,800 square feet of commercial space on an approximately 19.46-gross acre site located on the east side of Saratoga Avenue between Blackford Avenue and Manzanita Drive (700 Saratoga Avenue) (AvalonBay Communities, Inc., Owner). Council District 1. CEQA: Determination of Consistency with the Avalon West Valley Expansion Project Environmental Impact Report (Resolution No. 79149).

PROJECT MANAGER, CASSANDRA VEN DER ZWEEP

Staff Recommendation: Consider the Determination of Consistency with the Avalon West Valley Expansion Project Environmental Impact Report (Resolution No. 79149) in accordance with CEQA. Approve a Planned Development Permit Amendment as described above.

- E. **HA96-089-06:** Site Development Permit Amendment to allow the construction of a 60-foot tall business center sign with up to a 306.8-square foot sign area of which 142.5 square feet are programmable electronic on an approximately 21.28-gross acre site located on the south side of Holger Way, approximately 870 feet easterly of Headquarters Drive (300 Holger Way) (KBSII Corporate Technology Centre LLC, Owner). Council District 4. CEQA: Addendum to the Final Environmental Impact Report for the 3Com – Site X Project – North San José

PROJECT MANAGER, MICHELLE FLORES

Staff Recommendation: Consider the Addendum to the Final Environmental Impact Report for the 3Com – Site X Project – North San José in accordance with CEQA. Approve a Site Development Permit Amendment 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/directorshearing>.

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:

City of San José
Attn: Robert Manford
200 East Santa Clara Street
San José, California 95113
Tel: (408) 535-7900
Email: robert.manford@sanjoseca.gov