
REGULAR MEETING AGENDA

9:00 a.m.

September 30, 2020

Teleconferenced Meeting

The Director's Hearing is meeting via teleconference from remote locations in accordance with state and local orders and measures taken as a result of the Covid-19 pandemic.

Members of the public may view and listen to the meeting by following the instructions listed on page 2. Additional instructions are provided on page 2 to those members of the Public who would like to comment on agenda items.

Electronic device instructions:

*For participants who would like to join electronically from a PC, Mac, Ipad, iPhone or Android device, please click this URL: <https://sanjoseca.zoom.us/j/97506088892>. Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click *9 to raise a hand to speak.*

- 1. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.*
- 2. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.*
- 3. When the Chair calls for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.*
- 4. When called, please limit your remarks to the time limit allotted.*

Telephone device instructions:

*For participants who would like to join telephonically please dial +1 408 638 0968, +1 213 338 8477, 888 475 4499 (Toll Free) or 877 853 5257 (Toll Free) and when prompted, enter meeting ID: 975 0608 8892. Before or during the meeting, email PlanningSupportStaff@sanjoseca.gov or call 408-535-3505 and provide your name, phone number and what item(s) you would like to speak on. You may also click *9 to raise a hand to speak.*

Public Comments prior to meeting:

If you would like to submit your comments prior to the meeting, please e-mail planningsupportstaff@sanjoseca.gov or dial 408-535-3505. Comments submitted prior to the meeting will be considered as if you were present in the meeting.

I. Call to Order

II. Deferrals

III. Consent Calendar

IV. Public Hearing

- A. **SP19-065 & T19-042.** The Director would approve, deny, or conditionally approve a Special Use Permit to allow the demolition of an existing gas station for the development of a 5-story mixed-use building consisting of approximately 8,000 square feet of ground floor commercial/retail space, approximately 5,000 square feet of office space, 27 residential units, and two levels of underground parking; and a Vesting Tentative Map to reconfigure a single lot for condominium purposes on a 0.55-gross acre site designated Mixed Use Commercial in the Valley Fair/Santana Row Urban Village Plan located on the northwest corner of S Winchester Boulevard and Olin Avenue (425 S Winchester Boulevard) (Rhee Kay Shin Trustee, Owner) Council District 1. CEQA: 425 South Winchester Project Initial Study/Mitigated Negative Declaration.

PROJECT MANAGER, MAIRA BLANCO

Staff Recommendation: Consider the 425 South Winchester Project Initial Study/Mitigated Negative Declaration in accordance with CEQA. **Approve** a Special Use Permit and a Vesting Tentative Map.

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 <https://www.sanjoseca.gov/planningmeetings>.

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 view by clicking the link associated specifically to documents on this agenda, at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for the final document. City Hall is currently closed due to the COVID-19 shelter-in-place and records are not available for in-person inspection.

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