
REGULAR MEETING AGENDA

9:00 a.m.

September 7, 2022

Virtual Meeting

*** COVID-19 NOTICE ***

Consistent with AB 361 and City of San Jose Resolution Number 80628 and 80659, this meeting will not be physically open to the public and the Director Hearing Members will be teleconferencing from remote locations.

How to provide spoken Public Comment during the Planning Director Hearing meeting:

1. By Phone: (888) 475 4499. Webinar ID is 988 7275 0116. Click *9 to raise a hand to speak. Click *6 to unmute when called. Alternative phone numbers are: US: +1 (213) 338-8477 or +1 (408) 638-0968 or (877) 853-5257 (Toll Free)
2. Online at: <https://sanjoseca.zoom.us/j/98872750116>
 - a. 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.
 - b. 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.
 - c. When the Hearing Officer 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.
 - d. When called, please limit your remarks to the time limit allotted.

Before or during the meeting, if you have any questions or trouble logging into the Zoom meeting please email PlanningSupportStaff@sanjoseca.gov or call Support Staff at 408-535-3505 for assistance.

I. Call to Order

II. Deferrals

Any item scheduled for hearing this morning for which deferral to a future meeting date is being requested will be moved to this portion of the agenda and considered on the matter of deferral. I will identify any items to be deferred and ask for comments from the audience. If you want to change any of the deferral dates or speak to the question of deferring these or any other items, please use the ‘raise hand’ feature in Zoom or click *9 to raise a hand to speak.. I will now open the public hearing. The following items are proposed for deferral.

No Items

III. Consent Calendar

Notice to the public: There will be no separate discussion of individual Consent Calendar items as they are considered to be routine and will be considered in one action unless an item is moved to the public hearing calendar for separate discussion by the Hearing Officer. The public may comment on the entire Consent Calendar and any items removed from the Consent Calendar by the Hearing Officer.

If you wish to speak on one of these items please use the 'raise hand' feature in Zoom or click *9 to raise a hand to speak.

- a. **H21-047/ER 21-272.** Site Development Permit to allow the removal of two ordinance-size trees and two non-ordinance-size trees, and the construction of an approximately 281,873-square foot industrial building for 271,873 square feet of warehouse and 10,000 square feet of office uses on a 15.1-acre site located at 5977-6001 Silver Creek Valley Road (Peery Richard T Trustee & Et Al, Owner). Council District 2. **CEQA:** Initial Study/Mitigated Negative Declaration for 5977 Silver Creek Valley Road Warehouse.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Initial Study/Mitigated Negative Declaration for 5977 Silver Creek Valley Road Warehouse in accordance with CEQA. **Approve** a Site Development Permit.

- b. **SP22-015 & SP22-022/ER22-142.** Special Use Permits to allow an alternative parking arrangement (off-site parking) at 940 Willow Street for seven off-street vehicle parking spaces and for the construction of an approximately 619-square foot addition to an existing office building, the installation of new bicycle parking spaces, and minor site improvements on an approximately 0.85-total gross acre site at 1033 Willow Street located on the northwest corner of the intersection between Willow Street and Settle Avenue, and 940 Willow Street located on the eastern corner of the intersection between Kotenberg Avenue and Willow Street (1033 Willow Street LTD LLC, Owner). Council District 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, CAMERON GEE

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** the Special Use Permits.

IV. Public Hearing

No Items

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 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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