

City Council Hearing

November 19, 2019



*Planning, Building and
Code Enforcement*

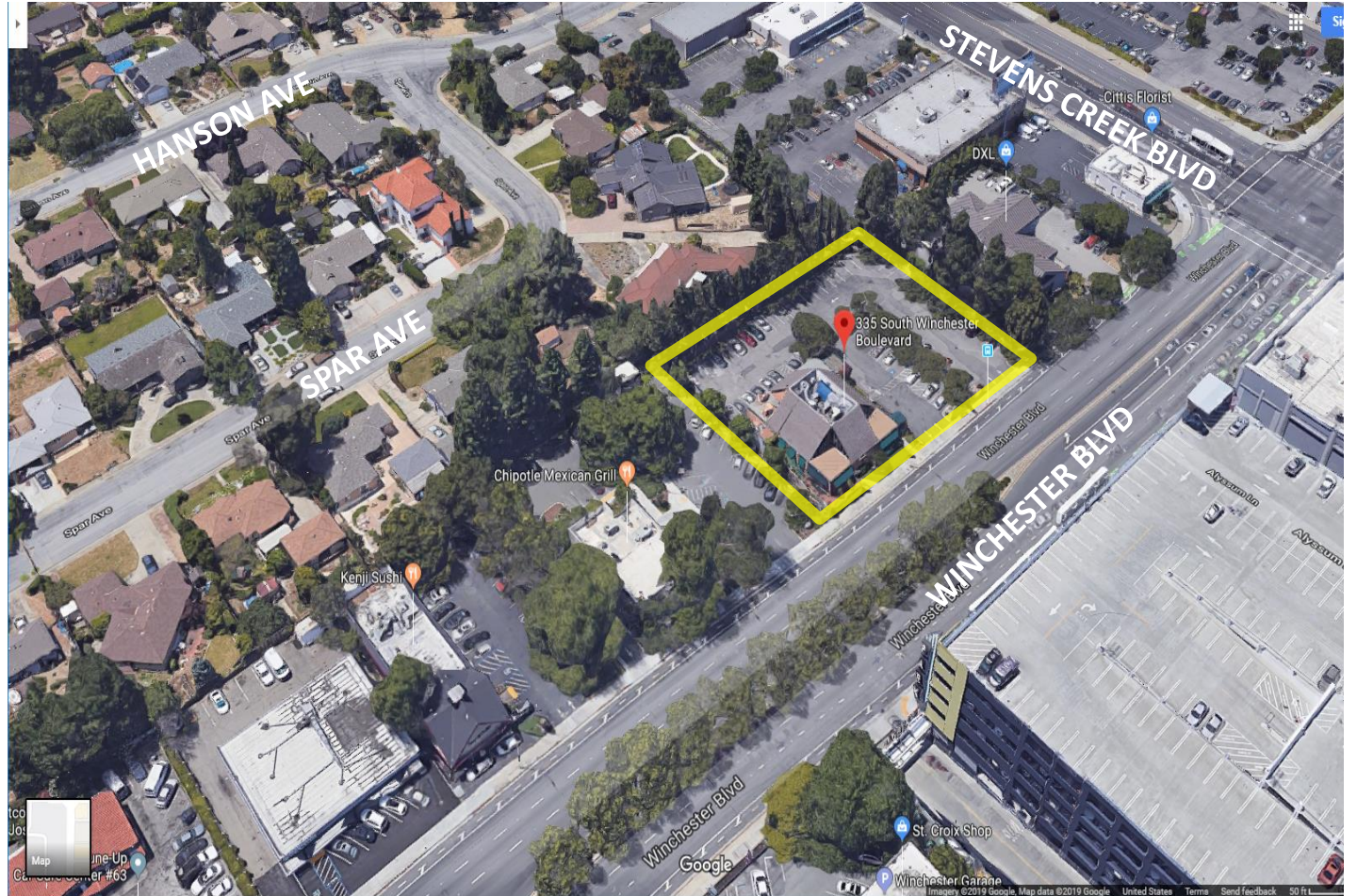
Item 10.2

C18-043 & SP18-049: Conforming Rezoning, Special Use Permit and Site Development Permit of Certain Real Property Located at 335 South Winchester Boulevard.

Presenter: Rosalynn Hughey, Director, PBCE

Project Description

- 335 S. Winchester Boulevard
- Santana Row/Valley Fair Urban Village
- Five-story office building
- 93,736 square feet
- 207 below-grade parking spaces, including parking stackers



Rear Elevation

3RD FLOOR >

2ND FLOOR >



Front Elevation



Staff Recommendation

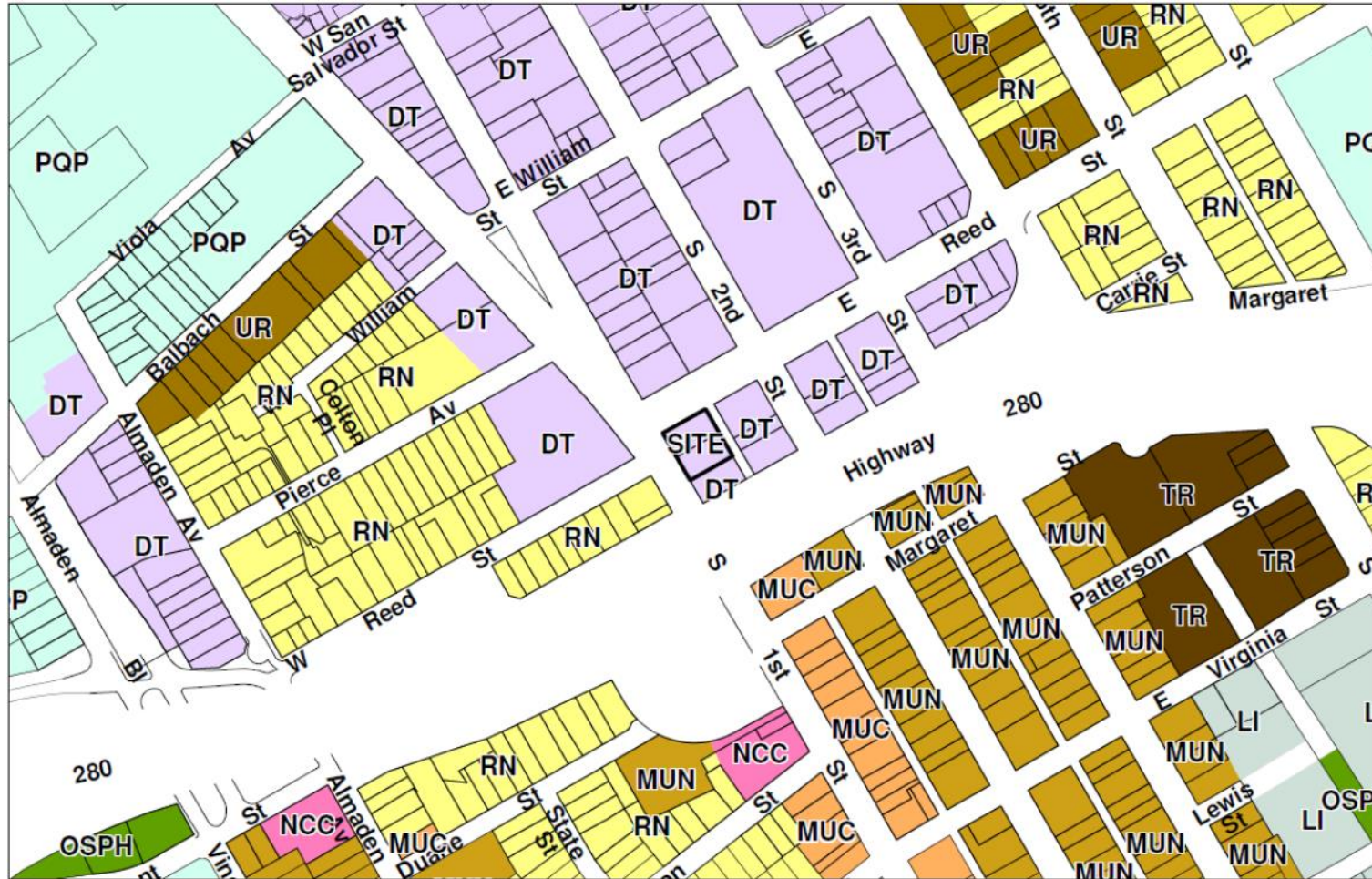
1. **Adopt a resolution adopting the 335 South Winchester Boulevard Office Mitigated Negative Declaration**, for which an initial study was prepared, and adopting the associated Mitigation Monitoring and Reporting Plan, all in accordance with the CEQA, as amended.
2. **Approve an ordinance rezoning** an approximately 0.71-gross acre site generally located on the west side of South Winchester Boulevard, approximately 200 feet southerly of Stevens Creek Boulevard, from the CN Commercial Neighborhood Zoning District to the CP Commercial Pedestrian Zoning District.
3. **Adopt a resolution approving a Special Use Permit and Site Development** to allow the demolition of an approximately 9,200-square foot restaurant, and the construction of a five-story, 93,736-square foot office building with an alternative parking design (parking stackers), and removal of eight ordinance-size trees and 20 non-ordinance size trees on an approximately 0.71-gross acre site.

Item 10.3

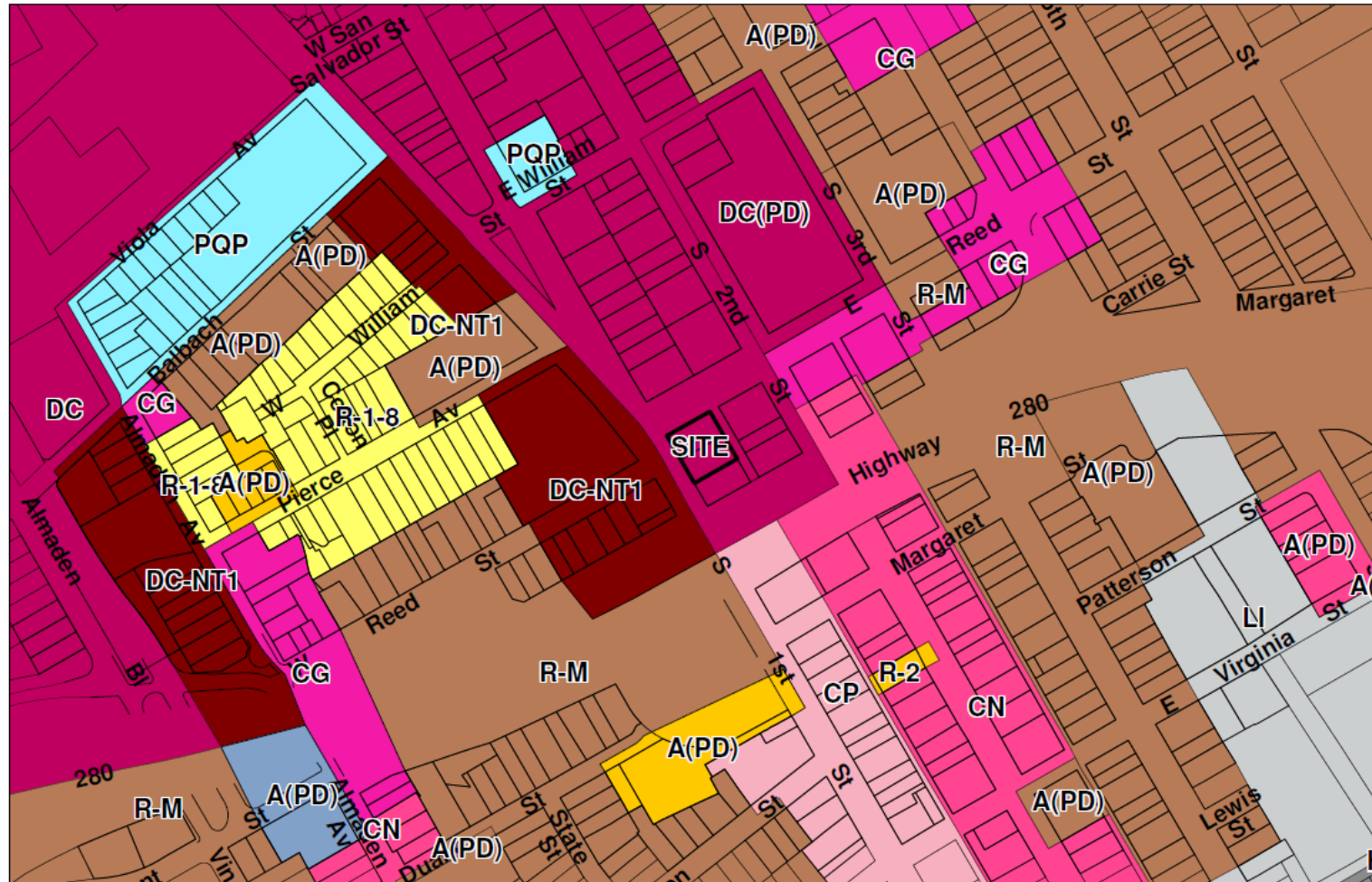
SP18-001 & T18-001: Special Use Permit and Vesting Tentative Map for Certain Real Property Located at the Southeast Corner of South 1st Street and East Reed Street.

Presenter: Rosalynn Hughey, Director, PBCE

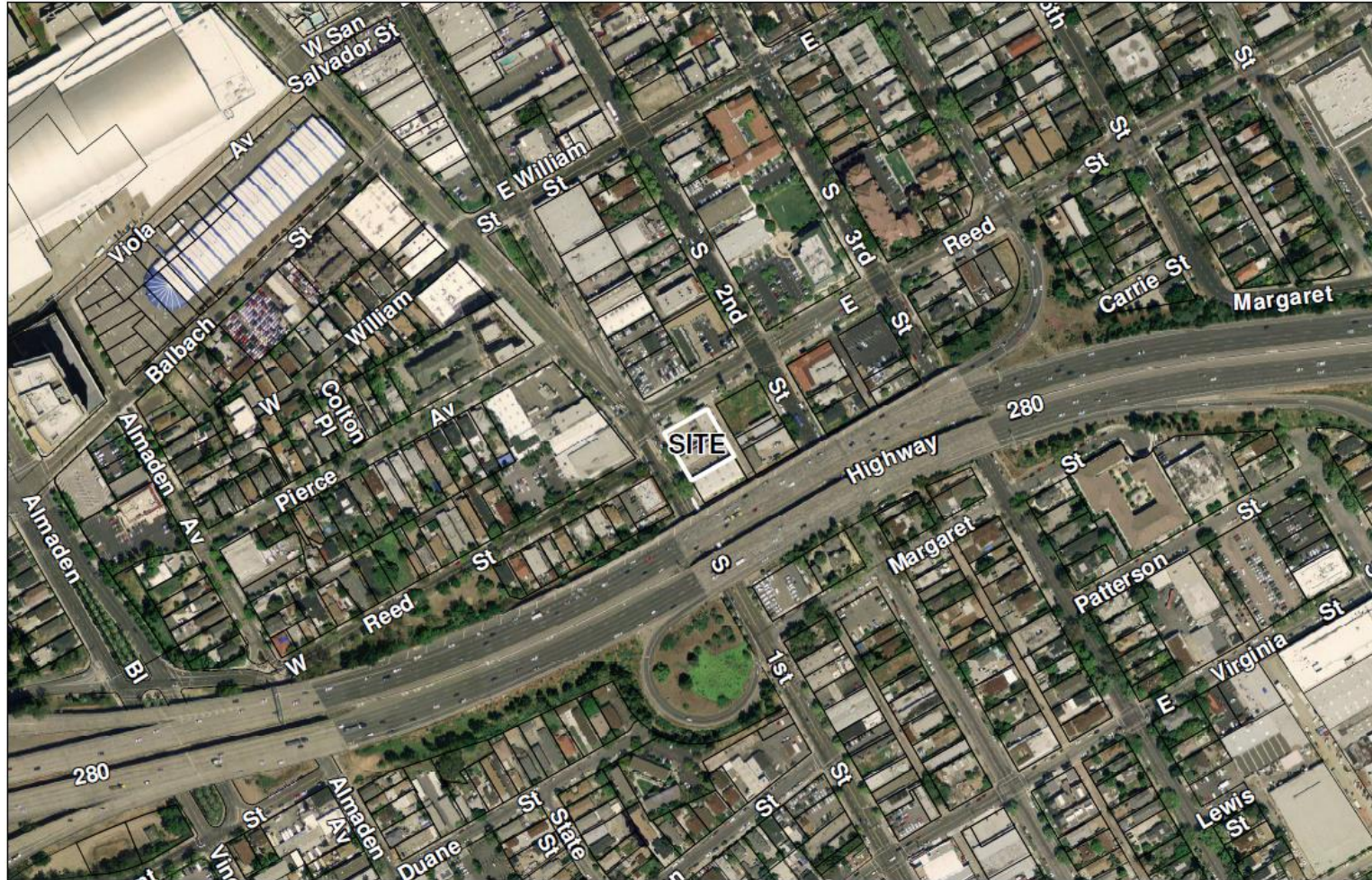
General Plan



Existing Zoning



Aerial



Development Proposal



Construction of a 27-story, high-rise tower:

- **Option 1:** 290 residential condos and 4,840 square feet of ground-floor commercial space; 232 parking spaces on 7 levels—4 below grade, 3 above grade
- **Option 2:** Co-Living Facility with 793 bedrooms and 5,422 square feet of ground-floor commercial space; 124 below-grade parking spaces; 198 bicycle spaces; Transportation Demand Management

Historic Resources



Pallesen Building:
Partial Preservation



City Center Motel Sign
Preservation of Sign



Pallesen Apartment Building
Potential Relocation

Community Engagement/Public Hearings

- Historic Landmarks Design Review Subcommittee, October 19, 2017
 - Preliminary design
- Historic Landmarks Commission, May 2, 2018
 - Early referral, per Council Policy on Historic Preservation
- Two Community Meetings
 - April 30, 2018
 - April 8, 2019

Planning Commission Recommendation

- 1. Adopt a resolution certifying the Supplemental Environmental Impact Report to the Downtown Strategy 2040 EIR (Resolution 78942) and associated Mitigation Monitoring and Reporting Plan for the Garden Gate Tower Project in accordance with CEQA; and**
- 2. Adopt a Resolution approving the Vesting Tentative Subdivision Map** to merge two parcels into one parcel and to re-subdivide the parcel pursuant to either of the following options:
 - Option 1: One (1) parcel re-subdivided into no more than 295 condominium units including a maximum of 290 residential condominium units and a maximum of five (5) commercial condominium units; OR
 - Option 2: One (1) parcel re-subdivided into no more than six (6) condominium units including one (1) residential condominium unit and a maximum of five (5) commercial condominium units.
- 3. Adopt a Resolution approving a Special Use Permit**, subject to conditions, to allow the demolition of existing on-site buildings, the removal one (1) non-ordinance size tree, and the construction of a 27-story, high-rise tower on an approximately 0.4-gross acre site located at the southeast corner of South 1st Street and East Reed Street, comprised of the following options:
 - Option 1: A mixed-use development of no more than 295 condominium units including a maximum of 290 residential condominium units and a maximum of five (5) commercial condominium units; or
 - Option 2: A co-living facility of no more than six (6) condominium units including a residential condominium unit for a Co-Living Facility with a maximum of 793 Bedrooms and a maximum of five (5) commercial condominium units.
- 4. Direct Staff to file a Notice of Determination pursuant to Section 15094 of the State CEQA Guidelines.**

End