

City Council Hearing

January 14, 2020



*Planning, Building and
Code Enforcement*

Item 10.2

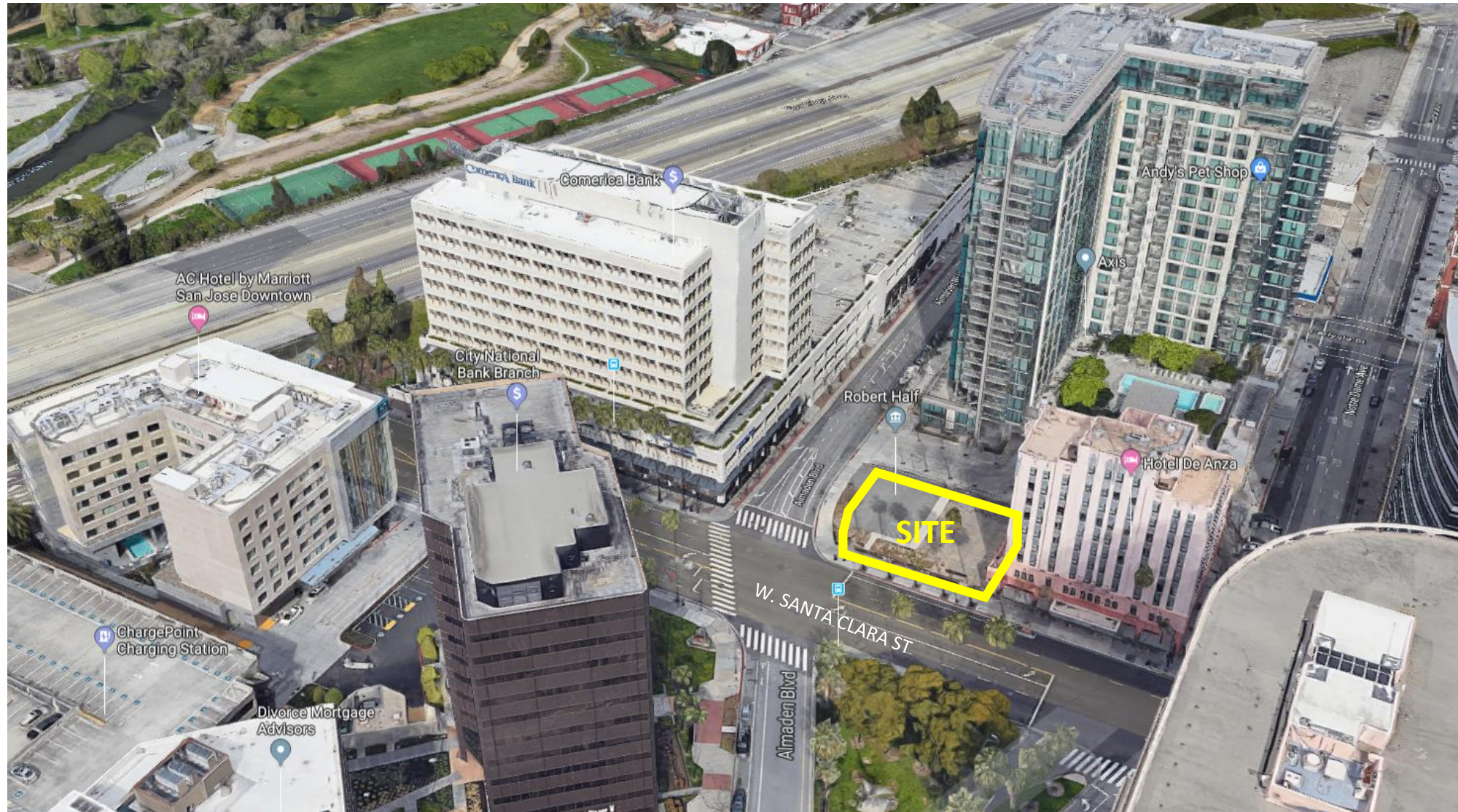
H18-038: Site Development Permit and Parking Agreement with Almaden Corner, LLC for the Market/San Pedro Square Garage.

Presenter: Rosalynn Hughey, Director, PBCE
Arian Collen, Parking Manager, DOT

Project Description

- Located at the corner of West Santa Clara and North Almaden Boulevard
- 19-story hotel
 - 272 guest rooms
 - 1,200 square foot lobby with restaurant/bar
 - Rooftop restaurant/bar facing W. Santa Clara and open rooftop deck
 - No on-site parking
 - 32 bicycle spaces
- Parking Agreement between applicant and City of San Jose to allow up to 41 parking spaces in the Market/San Pedro Square Garage

Aerial Detail



Supplemental Environmental Impact Report

Public Circulation: August 19, 2019 to October 3, 2019

- 12 Comment Letter Received

Less Than Significant Impact with Mitigation Measures:

- Air Quality - Construction Impacts to Nearby Sensitive Receptors
- Cultural and Vibration - Construction Vibration Impacts to Adjacent Cultural Resources
- Biological Resources – Nesting Migratory Birds and Mature Trees
- Hazards and Hazardous Materials – Residual Chemicals From Previous Uses

No Significant Unavoidable Impacts, No Statement of Overriding Considerations

Community Outreach

- Community meeting held on February 4, 2019
- Historic Landmarks Commission – early referral review, April 3, 2019
- Major concerns:
 - Height and massing
 - Respect the historic character of the Hotel De Anza
 - Lack of on-site parking
 - Construction staging
- Project changes to address design comments/concerns:
 - The “stepped out” portion at the top of the building has been redesigned, resulting in an upper “cutaway” that angles away from the Hotel De Anza
 - Floor mass is decreased beginning at the 9th floor, providing a sculpted appearance

Rendering



Rendering



Axis Homeowners Association Comments

January 10, 2019 letter – 3 concerns

1) Public garage used for a private purpose

- City assets, such as parking garages, are used to promote economic development in Downtown; incentive to assist businesses and developers to meet parking requirements; goal to reduce parking Downtown
- Other Downtown hotels have parking agreements with the City
- Sufficient capacity at Market/San Pedro Square Garage

2) Historic Landmarks Commission (HLC) review

- HLC reviewed and provided comments on original project design, April 3, 2019 HLC meeting
- Hotel design subsequently modified
- HLC provided comments on the Draft Supplemental Environmental Impact Report (SEIR) on October 3, 2019; staff responses were provided in the first Amendment to the Draft SEIR

3) Parking Valet Operations

- Staff recommends amending Permit Condition to state that a minimum of two valet staff shall be provided during non-peak traffic hours and that the valet parking operations will be evaluated periodically

Recommendation

1. Adopt a resolution **certifying the Almaden Corner Hotel Project Supplemental Environmental Impact Report, and adopt the associated Mitigation Monitoring and Reporting Plan**, in accordance with the California Environmental Quality Act (CEQA), as amended;
2. Adopt a **resolution approving, subject to conditions, a Site Development Permit** to allow construction of a 19-story hotel with 272 guest rooms, with an off-site parking arrangement;
 - **With modification to Permit Condition #9:** “Valet service shall be provided for automobiles accessing the hotel. A minimum of two valet staff shall be provided during the non-peak traffic hours, and a minimum of ten valet staff shall be provided at maximum hotel occupancy during AM and PM weekday peak traffic hours (7:00 AM – 9:00 AM and 4:00 PM – 6:00 PM, respectively). The parking valet operations shall be reviewed/evaluated periodically by the Departments of Public Works and Planning, Building and Code Enforcement to allow for any needed adjustments”
3. **Approve a Parking Agreement between the City of San José and Almaden Corner, LLC** to allow the hotel to use up to 41 parking spaces in the Market/San Pedro Square Garage for ten years
 - Memorandum from Mayor Liccardo, Vice Mayor Jones and Councilmembers Peralez, Jimenez and Khamis to modify the options from two 10-year options to one ten-year option

Item 10.3

GP18-014, GPT19-004, PDC18-037, PD19-019 & PT19-023: General Plan Amendment, General Plan Text Amendment, Planned Development Zoning, Planned Development Permit and Tentative Map

Presenter: Rosalynn Hughey, Director, PBCE

Project Description

- Location: 555 South Winchester Boulevard
- Conversion of Winchester Ranch mobilehome park;
- Demolition of 111 mobilehomes and associated carports and recreation buildings;
- Construction of 687 residential units (24 row home buildings, 6 flat buildings, and one apartment podium building) on approximately 15.7-gross acre site
- Construction of an approximately 2-acre neighborhood park
- Change the General Plan designation from Residential Neighborhood to Urban Residential, and amend the Santana Row/Valley Fair Urban Village Plan to accommodate additional height and updates to public spaces and circulation.

Program of Relocation and Purchase Assistance

- **Agreement Regarding Mobilehome Park Conversion between Applicant and Winchester Ranch Senior Homeowners Association**
- **Program offers three options:**
 - 1) Pre-entitlement lump sum payment of \$160,000 - \$170,000
 - 2) Post-entitlement off-site relocation package
 - 3) Post-entitlement on-site relocation package
- **Relocation Package**
 - Residents work with a Relocation Specialist (Paragon Partners)
 - Resident packages include replacement housing (on-site or off-site), the in-place value of the mobilehome, a lump sum rent subsidy for 24 months (if choosing off-site), moving assistance, and provisions of accessibility improvements.

Environmental Impact Report

Draft EIR Circulated August 30 – October 15, 2019

- 18 Comment Letters Received

Significant Impacts with Mitigation:

- Construction Vibration Impacts to Adjacent Structures
- Biological Resources – Nesting Migratory Birds and Mature Trees
- Hazardous Materials – Residual Agricultural Chemicals

Significant Unavoidable Impacts:

- Historic Resources - Winchester Mystery House
- Construction Noise

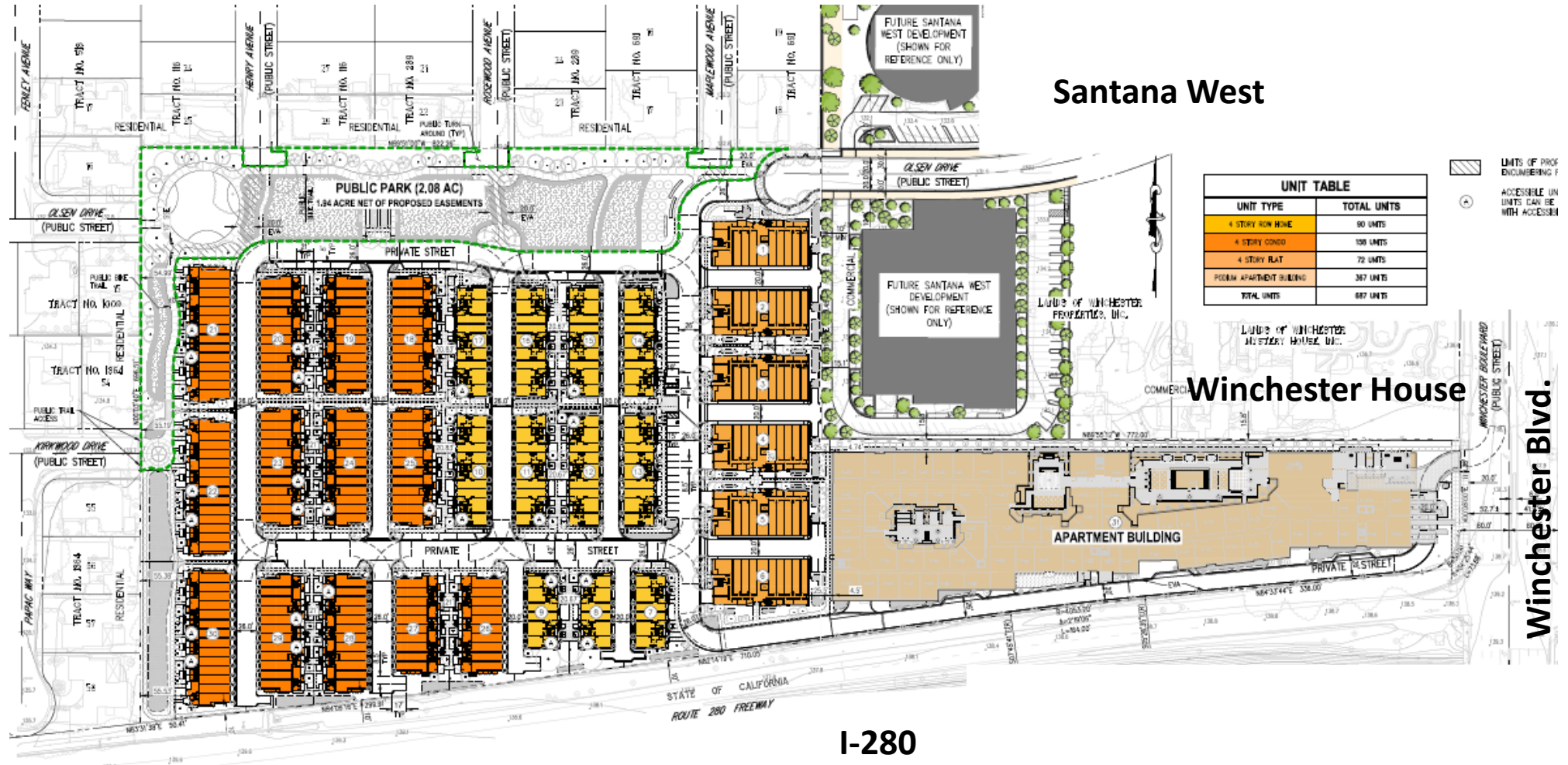
Statement of Overriding Considerations Required for Significant and Unavoidable Impacts

Traffic Improvements

- Staff has amended the transportation condition in the Planned Development Permit Resolution to update language:
 - Improvements for Winchester Boulevard/Stevens Creek Boulevard and Monroe Street/Stevens Creek Boulevard
 - Conform to I-280/Winchester Boulevard Transportation Development Policy
 - Driveway construction

Community Engagement

- Combined Community meeting and Environmental Scoping meeting held on March 2, 2019
- Second community meeting held on August 26, 2019
- Key comments/concerns:
 - Density
 - Traffic/parking
 - Keep dead-end streets closed
 - Lighting and security issues relating to the park; park programming
 - Tree preservation
 - Replacement housing



Planning Commission Recommendation

1. Adopt a resolution **certifying The Winchester Ranch Residential Project Environmental Impact Report** and make certain findings concerning significant impacts, mitigation measures and alternatives, and **adopting a statement of overriding considerations** and a mitigation monitoring and reporting program, all in accordance with the California Environmental Quality Act, as amended; and
2. Adopt a Resolution **amending the Envision San José 2040 General Plan Land Use/Transportation Diagram** land use designation from Residential Neighborhood to Urban Residential for 555 South Winchester Boulevard on an approximately 15.7-gross acre site.
3. Adopt a Resolution **amending the Santa Row/Valley Fair Urban Village Plan** to remove references to Winchester Mobile Home Park, update the Building Height Diagram to increase the allowable height to 55 feet and 85 feet to accommodate the proposed project, update the transition areas to reflect step downs for adjacent residential properties, include public park land use figures, and include public paseo and circulation updates.

Planning Commission Recommendation

4. Approve an **Ordinance rezoning an approximately 15.7-gross acre site** generally bounded by Prune Way to the north; Highway 280 to the south; South Winchester to the east and single-family homes along Papac Way to the west, from the A(PD) Planned Development Zoning District to the R-M(PD) Planned Development Zoning District to allow up to 687 multi-family residential units.
5. Adopt a Resolution approving, subject to conditions, a **Planned Development Permit** to allow the conversion of a mobilehome park to multi-family residential use, the demolition of 111 mobilehomes, recreation building (approximately 3,600 square feet), a pool (approximately 820 square feet), 36 sheds (ranging from 120 square feet to 400 square feet), the construction of an approximately 2-acre neighborhood park and 687 residential units (24 row home buildings, 6 flat buildings, and one apartment podium building) on an approximately 15.7-gross acre site.
6. Adopt a Resolution approving, subject to conditions, the **Vesting Tentative Map** to subdivide one parcel to up to 64 parcels and allow up to 320 residential condominiums on an approximately 15.7-gross acre site.

Questions / Discussion