

City Council Hearing

January 28, 2020



*Planning, Building and
Code Enforcement*

Item 10.2

H16-042: Public Hearing on the Appeals for Environmental Determination for a Historic Preservation Permit for Real Property located at 211 South First Street.

Presenter: Rosalynn Hughey, Director, PBCE

Project Description and Appeals

- Administrative Hearing to consider the Appeals of the Planning Director's November 13, 2019 decisions on the Tribute Hotel Project located at 211 South First Street
 - 24-story, 274-room hotel integrated with the Montgomery Hotel, a designated City landmark
- Three appeals filed by the Preservation Action Council-San Jose (PACSJ):
 1. Nov. 19, 2019 – Appeal of the certification of the Supplemental Environmental Impact Report (SEIR)
 2. Nov. 22, 2019 – Appeal of the Historic Preservation Permit (No. HP17-003)
 3. Nov. 22, 2019 – Appeal of the Site Development Permit (No. H16-042)

Project Elevations



Examples of Cantilevered Buildings over Existing Buildings



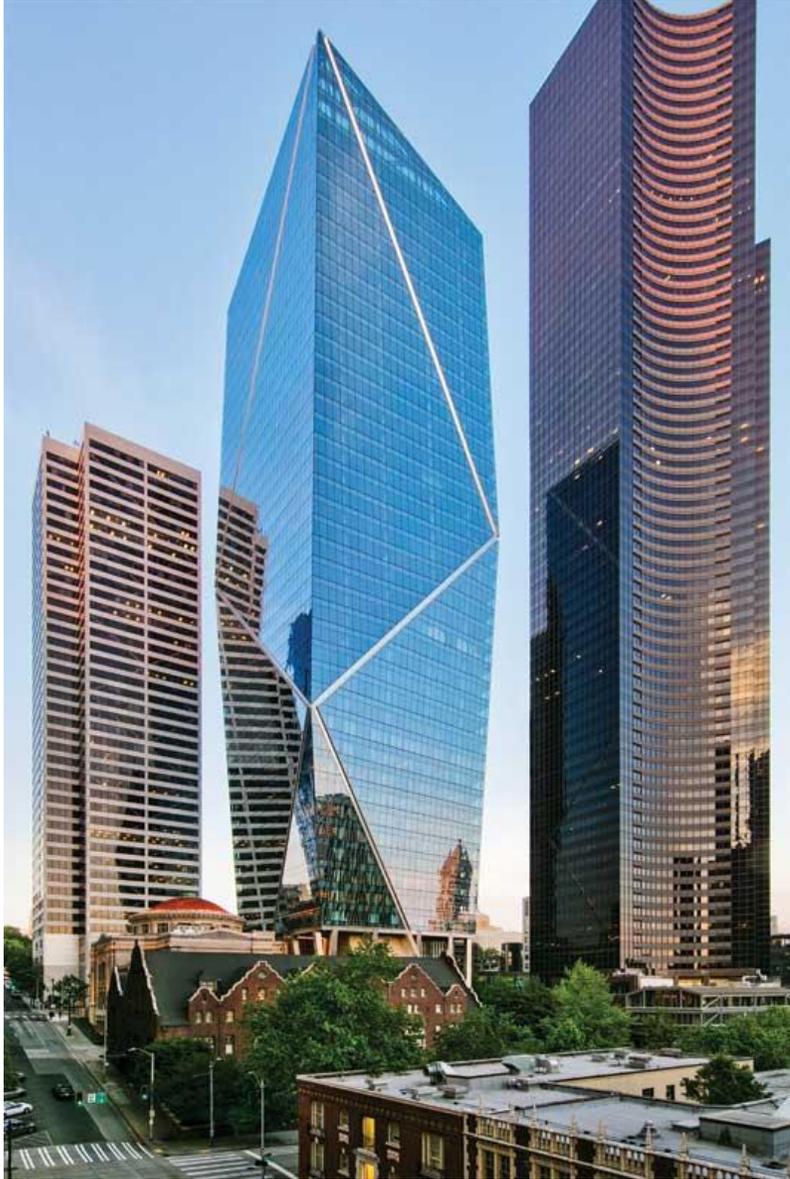
160 EAST 22ND ST., NYC
PERKINS EASTMAN, ARCHITECTS
20 FLOORS



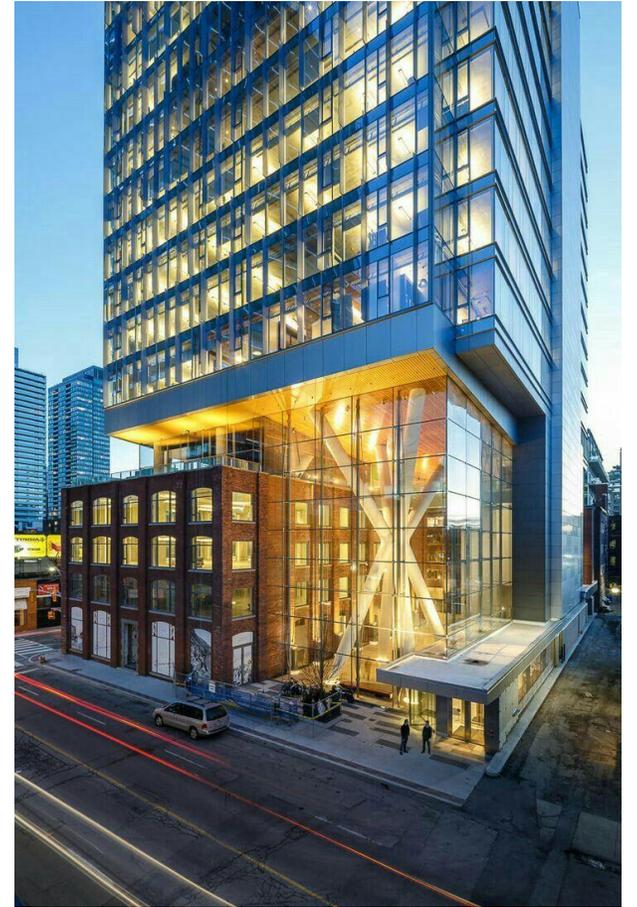
1646 2ND AVE., NYC
CENTRA/RUDOF, ARCHITECTS
20 FLOORS



303 EAST 77TH ST., NYC
PAPWLE, ARCHITECTS
18 FLOORS



F5 Tower, Seattle



Queen Richmond Centre West
Toronto

Recommendation

Adopt a resolution upholding the Planning Director's certification of the SEIR, and finding that:

- City Council has read and considered the SEIR for the San José Tribute Hotel Project and related administrative record in connection with Historic Preservation Permit No. HP17-003 and Site Development Permit No. H16-042; and
- The SEIR for the San José Tribute Hotel project was prepared and completed in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, together with State and local implementation guidelines; and
- Certification of the SEIR for the San José Tribute Hotel project reflects the independent judgment and analysis of the City of San José; and
- Preparation of a new Environmental Impact Report or revised SEIR is not required because the SEIR thoroughly and adequately analyzed the historical issues and the environmental appeal does not raise any new significant impacts that have not already been analyzed in the SEIR in accordance with Public Resources Code (PRC) Section 21166, or CEQA Guidelines Section 15162

Adopt a resolution approving Historic Preservation Permit No. HP17-003 and the Site Development Permit No. H16-042 for the construction of a 24-story, 274-room hotel integrated with the Montgomery Hotel, a designated City landmark, with off-site parking on an approximately 0.58 gross-acre site, at 211 South First Street.

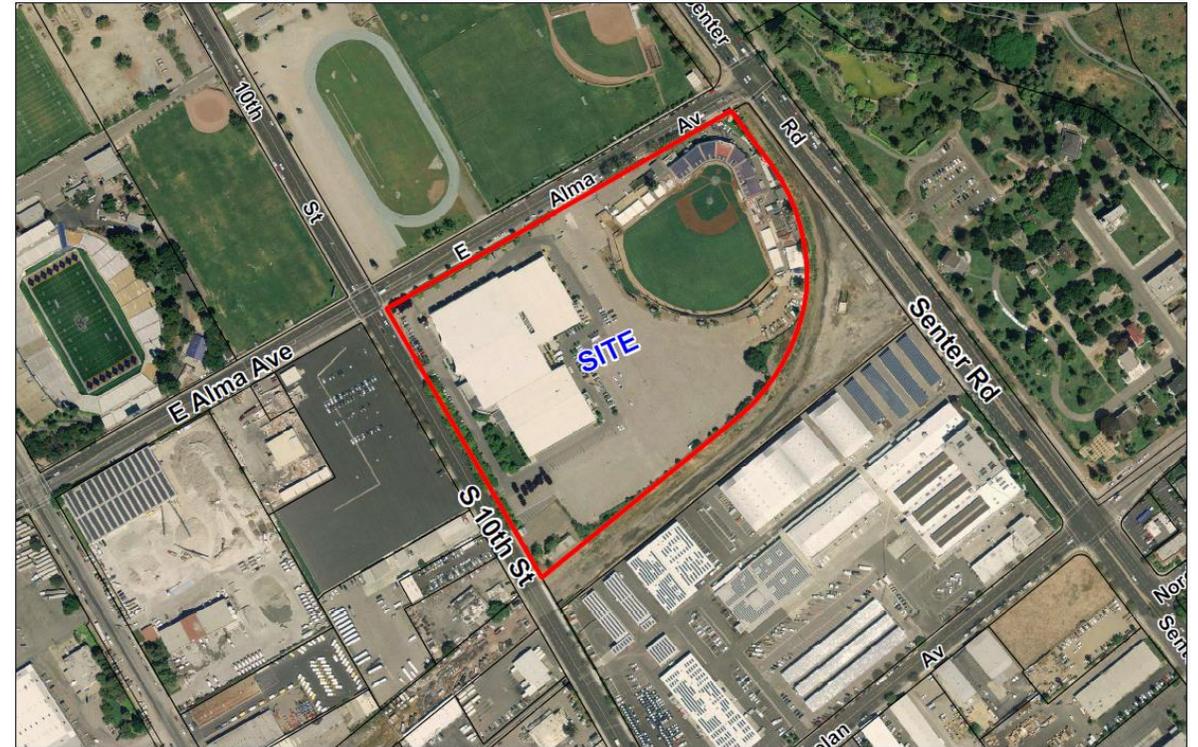
Item 10.3

C19-029 & CP19-024: Conforming Rezoning and a Conditional Use Permit for the Property located at 1500 South Tenth Street.

Presenter: Rosalynn Hughey, Director, PBCE

Project Description

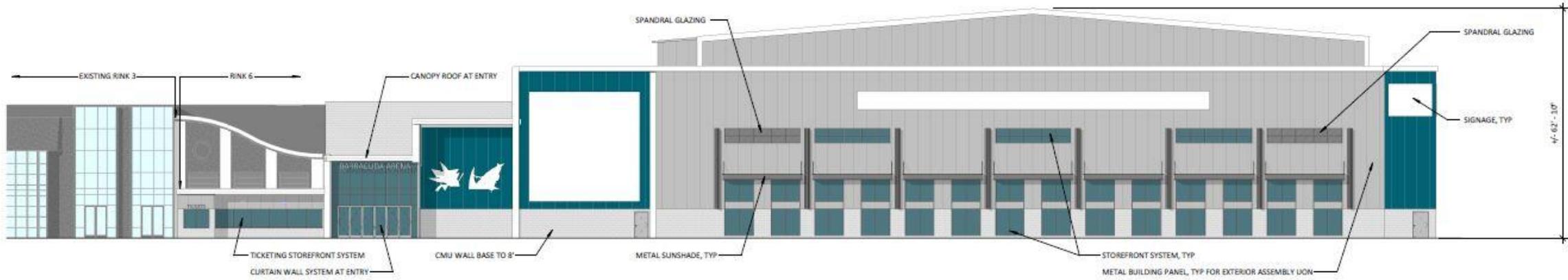
- Sharks Ice Facility expansion on 21.2 acre site, 1500 S. 10th Street
- A Conforming Rezoning from the R-2 Residential Zoning District to the PQP Public/Quasi-Public Zoning District
- A Conditional Use Permit to allow the addition of 204,193 square feet to an existing ice rink facility with late night use and an off-site, alternating use and alternative parking arrangement



Facility Expansion

The addition includes:

- Two new ice rinks, including a 4,213 seat competition arena for the San Jose Barracuda AHL Minor League Hockey Team and associated locker rooms, dining areas, concessions, and viewing areas; and
- 20,000 square feet of medical office space



1 WEST ELEVATION
1/16" = 1'-0"

Recommendation

- Adopt a Resolution approving the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Plan for the Solar4America Ice Facility Expansion Project in accordance with CEQA; and
- Adopt an Ordinance approving the Conforming Rezoning from the R-2 Residential Zoning District to the PQP Public/Quasi-Public Zoning District on the 21.23 acre site; and
- Adopt a Resolution approving the Conditional Use Permit to allow the addition of 204,193 square feet to an existing ice rink facility with late night use and an off-site, alternating use and alternative parking arrangement, with **revised Permit Conditions #5 and #6:**

Revised Permit Conditions #5 and #6

Condition #5 – Use Authorization

- 5.b. The hours of operation have been updated from 6:00 AM – 2:00 AM to 5:00 AM – 2:00 AM
- 5.c. Clarification that incidental support uses to the primary Public/Quasi-Public stadium, indoor recreation, and medical office uses include, but are not limited to, offices, locker rooms, retail, public eating establishments, and drinking establishments pursuant to Section 20.40.100 of Title 20 of the Municipal Code

Condition #6 – Offsite Parking Agreement

- Adding language to reflect that a demolition and grading permit may be issued prior to receiving a fully executed and signed copy of the parking agreement between SJSU and Sharks Ice, LLC.

Discussion / Questions