

City Council

September 29, 2020

Item 10.2

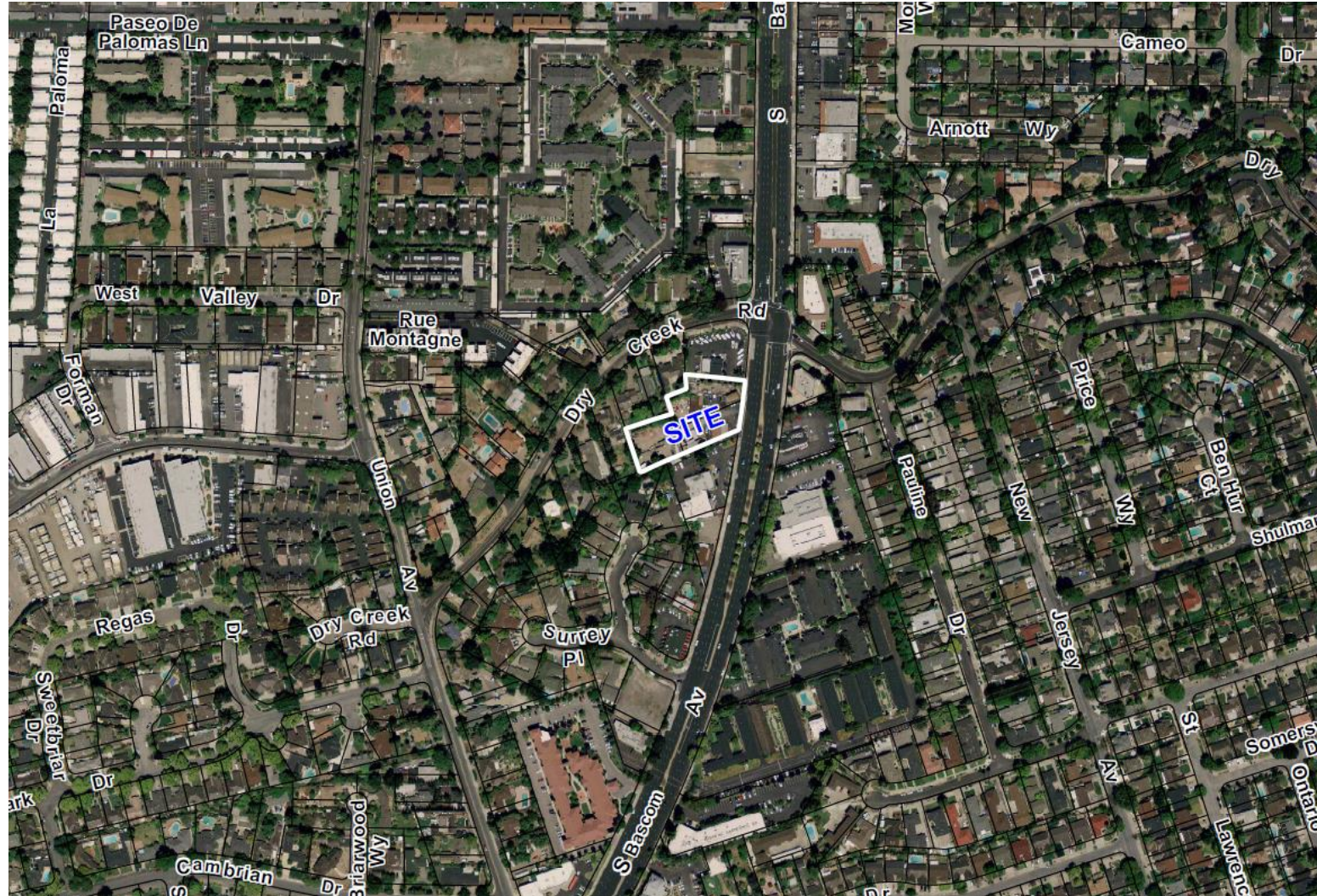
An Administrative Hearing to consider the Appeal of the Planning Commission's approval of the Conditional Use Permit (CP19-021) for Property located at 2375 & 2395 South Bascom Avenue

Presenter: Rosalynn Hughey, PBCE Director



*Planning, Building and
Code Enforcement*

Bascom Residential Care Facility Project: Aerial



Project History

- Application submitted June 18, 2019
- City-hosted Community Meeting held October 17, 2019; Applicant hosted 3 additional community meetings
- Approved July 22, 2020 by Planning Commission
- Permit Appeal filed August 3, 2020
 - Failure to meet the requirements of State Fire Code, County Standards for vehicle access, and San Jose Fire Department requirements
 - Reliance on 15-foot non-exclusive ingress/egress easement
 - Project design poses unacceptable risks for future occupants

Project Description/Design



Application Review

- Conformance with General Plan, Zoning Ordinance, Commercial Design Guidelines
- CEQA: Mitigated Negative Declaration (MND)
- Fire Access Road
 - Fire Department approved a variance application on January 9, 2020 that included design measures

Staff Recommendation

- Consider the Mitigated Negative Declaration for the Bascom Residential Care Facility Project
- Adopt a resolution **denying the permit appeal and approving, subject to conditions, Conditional Use Permit Amendment No. CP19-021**, for the Bascom Residential Care Facility Project, which permits the construction of a one to three-story, 83-unit state-licensed Residential Care Facility for the Elderly with approximately 72,870 square feet of above grade floor area and an approximately 30,240 square feet of basement containing 7,750 square feet of activity rooms, staff room, utility rooms, and 22,450 square feet of parking and circulation on an approximately 1.23-gross acre site.
- Include Condition No. 37 (Affordable Housing Conditions) in the resolution.

Discussion/Q&A

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