

City Council Hearing

March 9, 2021



*Planning, Building and
Code Enforcement*

Item 10.2

PP20-001 - Amendment to Title 13.8 (Historic Preservation) Title 20 (Zoning Ordinance) of the City of San José Municipal Code.

Presenter: Rosalynn Hughey, Director, PBCE

Project Concurrent Review

- Concurrent review allows certain types of permits and environmental findings for the same site to be reviewed and acted upon by the highest decision-making body in one act
- Proposed amendments would:
 - Add Historic Preservation Permits and Historic Preservation Permit Amendments to the list of development permits currently eligible for concurrent review process
 - Allow the highest decision-making body to make a unified decision on all environmental and development clearances

Types of Permits and Project Components Currently Eligible for Concurrent Review

- Determination of Public Convenience
- Tree Removal
- Major Encroachment Permit
- Development Agreements
- Subdivisions
- Streets Easements and Vacations

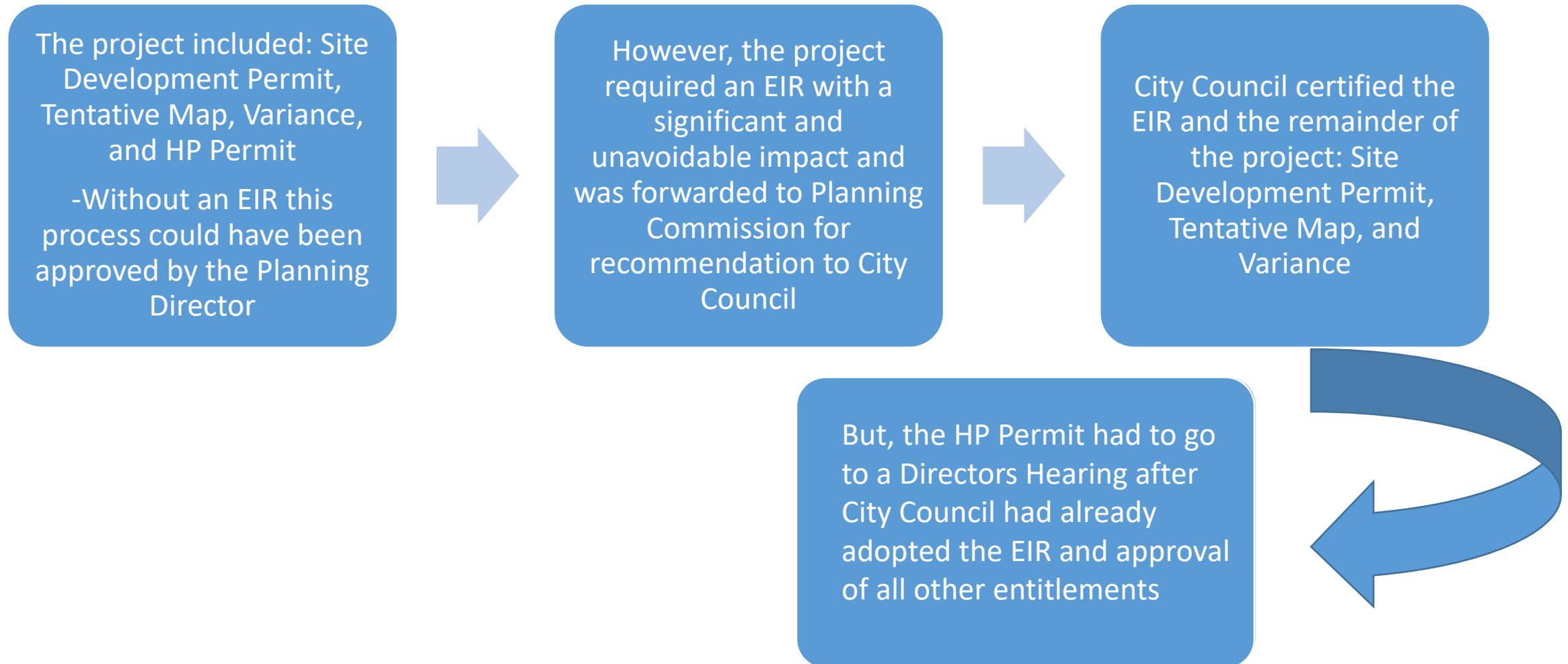
Proposed Amendments add:

Historic Preservation Permits and Historic Preservation Permit Amendments

Why the Proposed Amendments?

- Currently, projects that require an Environmental Impact Report (EIR) and have significant and unavoidable impacts require City Council action
- If such projects have an associated Historic Preservation Permit (or amendment), the Permit goes to Planning Directors Hearing after the City Council has taken action on the project, including certifying the EIR
- Proposed amendments eliminate the step of an added Planning Directors Hearing, after City Council has certified the EIR and approved all project entitlements
 - Provides an efficient, simplified process

Example: Gateway Tower Project



What Changes for Historic Landmarks Commission Review?

- No changes
- The Historic Landmarks Commission maintains its authority to make recommendations on Historic Preservation Permits and Amendments, Landmarks, Districts, Design Review and Environmental Documents

Commission Recommendations

- **Planning Commission:** February 24, 2021 meeting
 - Recommended approval
- **Historic Landmarks Commission:** February 3 and March 3, 2021 meetings
 - Recommended approval

Revisions to Concurrent Review to include
Historic Preservation Permits and
Amendments

Q&A / Discussion