

PLANNING DIRECTOR HEARING

September 28, 2022

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

- a. [H21-022/ER21-082](#). Site Development Permit to allow the construction of an approximately 121,500 square foot industrial warehouse building on an approximately 14.26-gross acre site, located on the north side of Piercy Road approximately 408 feet easterly of Hellyer Avenue (455 Piercy Road) (LTD Piercy Investment LLC, Owner). Council District 2 **CEQA**: 455 Piercy Road Industrial Warehouse Initial Study/Mitigated Negative Declaration (IS/MND).

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the 455 Piercy Road Industrial Warehouse Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with CEQA. **Approve** a Site Development Permit.

ACTION: APPROVED

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<https://www.sanjoseca.gov/planningmeetings>

- b. [HA17-019-001/ER22-006](#). Site Development Permit Amendment to modify the parking requirements under the State Density Bonus Law for a previously approved senior housing project (File No. H17-019) located on the northwest corner of East Virginia Street and South 7th Street (255 East Virginia Street) (San Jose Virginia Associates, Owner). Council District 3 **CEQA**: Determination of Consistency with the Mitigated Negative Declaration for the Virginia Studios Project.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Determination of Consistency with the Mitigated Negative Declaration for the Virginia Studios Project in accordance with CEQA. **Approve** a Site Development Permit Amendment.

ACTION: APPROVED

4. PUBLIC HEARING

- a. [H21-012/ER21-272](#). Site Development Permit to allow the demolition of an existing 3-story, 58,362-square foot office building, the removal of one ordinance-sized tree and one non-ordinance-sized tree, and the construction of a 20-story building with two towers totaling approximately 1.99 million square feet, including 60,430 gross square feet of ground floor commercial retail space and 1,319,340 gross square feet of commercial office space with five levels of underground parking on a 2.84-gross acre site; and to allow an alternative design to connect the two towers on Levels 10 and 11 with additional 15,900 square feet of office space; and to allow extended construction hours from 7:00 a.m. to 10:00 p.m. Monday through Friday, and from 7:00 a.m. to 7:00 p.m. on Saturdays for the entire duration of construction (approximately 42 months) located at 345 South 2nd Street (Project Valley Title LLC, Owner). Council District 3. **CEQA**: The Valley Title Commercial Project Final Supplemental Environmental Impact Report to the Downtown Strategy 2040 Final Environmental Impact Report (Sch #2018082075).

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Certify and consider The Valley Title Commercial Project Final Supplemental Environmental Impact Report to the Downtown Strategy 2040 Final Environmental Impact Report (Sch #2018082075) in accordance with CEQA. **Approve** a Site Development Permit.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:35 a.m.