



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, May 31, 2023

9:00 a.m.

Virtual Meeting: <https://sanjoseca.zoom.us/j/89012305097>

Hearing Officer
Robert Manford, Deputy Director
on behalf of

Christopher Burton, Director
Planning, Building and Code Enforcement

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

AGENDA ORDER OF BUSINESS

1. CALL TO ORDER

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

2. DEFERRALS

No Items

3. CONSENT CALENDAR

- a. [SP22-004 & ER22-038](#). Special Use Permit to allow the demolition of an existing two-story commercial building and the removal of 15 trees (three ordinance-size and 12 non-ordinance) for the construction of a new six-story multifamily residential building with podium parking and up to 198 residential units, including 5% of the units restricted as affordable to very-low-income households or 10% for low-income households, subject to the State Density Bonus Law, with alternative parking (mechanical lift stackers), a 14-foot-wide Privately-Owned Public Open Space (POPOS), and associated landscaping and amenities, including a Density Bonus incentive to eliminate commercial square footage requirement and a waiver to reduce the minimum paseo width from 16 feet to 14 feet per the Citywide Design Guidelines located on the East side of North 27th Street, approximately 400 feet northerly of East Santa Clara Street (70-80 North 27th Street) (HC Investment Associates L.P., Owner). Council District: 3. **CEQA:** Mitigated Negative Declaration for the 70-80 North 27th Street Residential Project.

PROJECT MANAGER, LAURA MEINERS

Staff Recommendation: Consider the Initial Study/ Mitigated Negative Declaration for the 70-80 North 27th Street Residential Project in accordance with CEQA. Approve a Special Use Permit.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

4. PUBLIC HEARING

No Items

5. ADJOURNMENT

Meeting adjourned at 9:24 a.m.