



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, March 27, 2024

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. **SP21-045 & ER21-312**: Special Use Permit for the phased construction of a 17-story residential building with 345 units and a nine-story parking structure with 621 parking spaces in Phase 1 and designed for potential future conversion of the parking structure to approximately 210,000 square feet of office space in Phase 2, above a ground-floor podium retail level with 12,183 square feet of retail space; one level of underground parking with automated lift stackers; a privately owned, publicly accessible open space; associated landscaping; and extended construction hours to include Saturday 9:00 a.m. to 5:00 p.m., on an approximately 1.57-gross-acre site, located at 323 Terraine Street (Project Terraine, LLC, Owner). Council District: 3. **CEQA**: Initial Study/Addendum to the Downtown Strategy 2040 Final Environmental Impact Report for the Terraine Mixed-Use Project. *PROJECT MANAGER, KORA MCNAUGHTON*

Staff Recommendation: Consider the Initial Study/Addendum to the Downtown Strategy 2040 Final Environmental Impact Report for the Terraine Mixed-Use Project in accordance with CEQA. Approve a Special Use Permit.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- b. **SP23-050 & ER23-266**: Special Use Permit for the construction of a 433-square-foot pergola in the rear yard of a single-family lot that will result in aggregate floor area of accessory buildings exceeding 650 square feet on an approximately 0.15-gross-acre site, located at 815 Hartford Avenue (Rebecca Richmond, Owner). Council District: 6. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures. *PROJECT MANAGER, KORA MCNAUGHTON*

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Special Use Permit.

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:54 a.m.