



Legislation Details (With Text)

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**Type:** Land Use Regular Agenda      **Status:** Agenda Ready

**File created:** 1/13/2020      **In control:** City Council

**On agenda:** 1/28/2020      **Final action:**

**Title:** H16-042 - Public Hearing on the Appeals of the Environmental Determination for a Historic Preservation Permit and Site Development Permit for Real Property Located at 211 South First Street.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Memorandum, 2. Presentation, 3. Attachments

Date	Ver.	Action By	Action	Result
1/28/2020	1	City Council		

**H16-042 - Public Hearing on the Appeals of the Environmental Determination for a Historic Preservation Permit and Site Development Permit for Real Property Located at 211 South First Street.**

(a) Conduct an Administrative Hearing to consider the Appeals of the Planning Director’s (i) certification of a Supplemental Environmental Impact Report (SEIR) to the Downtown Strategy 2040 Final Environmental Impact Report (FEIR) for the San José Tribute Hotel project; and (ii) approval of Historic Preservation Permit No. HP17-003 and Site Development Permit No. H16-042 for the San José Tribute Hotel project, which involves the construction of a 24-story, 274-room hotel integrated with the Montgomery Hotel, a designated City landmark listed on the National Register of Historic Places, with off-site parking on an approximately 0.58 gross-acre site at 211 South First Street.

(b) Adopt a resolution denying the environmental appeal and upholding the Planning Director’s certification of the SEIR, and finding that:

(1) The City Council has read and considered the SEIR for the San José Tribute Hotel Project and related administrative record in connection with Historic Preservation Permit No. HP17-003 and Site Development Permit No. H16-042; and

(2) The SEIR for the San José Tribute Hotel project was prepared and completed in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, together with State and local implementation guidelines; and

(3) Certification of the SEIR for the San José Tribute Hotel project reflects the independent judgment and analysis of the City of San José; and

(4) Preparation of a new Environmental Impact Report or revised SEIR is not required because the SEIR thoroughly and adequately analyzed the historical issues and the environmental appeal does not raise any new significant impacts that have not already been analyzed in the SEIR in accordance with Public Resources Code (PRC) Section 21166, or CEQA Guidelines Section 15162.

(c) Adopt a resolution denying the permit appeals and approving Historic Preservation Permit No. HP17-003 and the Site Development Permit No. H16-042 for the construction of a 24-story, 274-room hotel integrated with the Montgomery Hotel, a designated City landmark, with off-site parking on an approximately 0.58 gross-acre site, at 211 South First Street.

CEQA: SEIR to the Final Environmental Impact Report for the Downtown Strategy 2040 (Resolution No. 77096) for the San José Tribute Hotel Project, File Nos. H16-042 and HP17-003. Council District 3. (Planning,

Building and Code Enforcement)

**NOT TO BE HEARD BEFORE 4:00 P.M.**