Legislation Details (With Text)

File #:	18-873 **Version:** 1		
Type:	Land Use Regular Agenda	**Status:**	Agenda Ready
File created:	6/1/2018	**In control:**	Planning, Building and Code Enforcement Department
On agenda:	6/19/2018	**Final action:**	
Title:	C17-009, SP17-016 & T17-015 - Conforming Rezoning, Special Use Permit and Vesting Tentative Map for Real Property Located at 425 & 433 Auzerais Avenue.		
Sponsors:	City Council		
Indexes:			
Code sections:			
Attachments:	1. Memorandum, 2. A) Resolution, 3. B) Ordinance, 4. C) Resolution, 5. D) Resolution, 6. Letter(s) from the Public, 7. Presentation		

Date	Ver.	Action By	Action	Result

C17-009, SP17-016 & T17-015 - Conforming Rezoning, Special Use Permit and Vesting Tentative Map for Real Property Located at 425 & 433 Auzerais Avenue.

a. Adopt a resolution approving an Addendum to the Diridon Station Area Plan Environmental Impact Report certified by the City Council on June 15, 2014 by Resolution No. 77096, San José Downtown Strategy 2000 Environmental Impact Report certified by the City Council on June 21, 2005 by Resolution No. 72767, Envision San José 2040 General Plan Final Environmental Impact Report certified by the City Council on November 2, 2011 by Resolution No. 76041, Supplemental Environmental Impact Report certified by the City Council on December 15, 2015 by Resolution No. 77617, and Addenda thereto, and adopting a related Mitigation Monitoring and Reporting Program, all in accordance to the California Environmental Quality Act (CEQA), as amended.

b. Consideration of an ordinance of the City of San José rezoning an approximately 0.68 gross acre site, located on the north side of Auzerais Avenue (425 Auzerais Avenue) and west side of Delmas Avenue (383 Delmas Avenue) from the LI Light Industrial and R 2 Two Family Residence Zoning Districts to the DC Downtown Zoning District (Auzerais Sj LLC et al, Owner).

c. Adopt a resolution approving a Vesting Tentative Map, subject to conditions, to combine three parcels into one parcel and to subdivide the parcel into 130 residential condominium units and a common area on an approximately 1.02 gross acre site generally located at the north side of Auzerais Avenue (425, 433, 435, and 437 Auzerais Avenue) and the west side of Delmas Avenue (383 Delmas Avenue).

d. Adopt a resolution approving a Site Development Permit, subject to conditions, to allow demolition of seven existing structures totaling approximately 8,193 square feet, the removal of two ordinance sized trees, the construction of a six story podium building with 130 residential units, totaling approximately 135,599 square feet, the utilization of Transportation Demand Management (TDM) measures to reduce the parking requirements by 50% and a Special Use Permit to allow an alternative parking design (carlifts) on an approximately 1.02 gross acre site generally located at the north side of Auzerais Avenue (425, 433, 435, and 437 Auzerais Avenue) and the west side of Delmas Avenue (383 Delmas Avenue).

CEQA: Addendum to the Diridon Station Area Plan Environmental Impact Report (EIR) (Resolution No. 77096) and Addenda thereto; Downtown Strategy 2000 Final EIR (Resolution No. 72767), and Addenda thereto; and Envision San José 2040 General Plan Final Program Environmental Impact Report (EIR)

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(Resolution No. 76041), and Supplemental Envision San José 2040 General Plan EIR (Resolution No. 77617) and Addenda thereto. Planning Commission recommends approval (4-0-3, Abelite, Bit-Badal, and Pham absent). (Planning, Building and Code Enforcement)
C17-009, SP17-016 & T17-015 - Council District 3