

Legislation Details (With Text)

File #:	18-1785	Version:	1
Type:	Land Use Consent Agenda	Status:	Agenda Ready
File created:	12/17/2018	In control:	City Council
On agenda:	1/8/2019	Final action:	
Title:	H17-023 - Appeal Hearing on Revised Mitigated Negative Declaration for Property Located at 5696 Stevens Creek Boulevard.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Memorandum, 2. Presentation, 3. Attachment 1, 4. Attachment 2, 5. Memorandum from Jones, 1/4/2019, 6. Letters from the Public		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

H17-023 - Appeal Hearing on Revised Mitigated Negative Declaration for Property Located at 5696 Stevens Creek Boulevard.

(a) Conduct an Administrative Hearing to consider the Appeal of the Planning Director's adoption of the AC by Marriott - West San José Revised Mitigated Negative Declaration in accordance with the California Environmental Quality Act for a Site Development Permit (File No. H17-023) to allow the demolition of a gas station and convenience store, and the development of a 168-room hotel with a parking reduction of 46% on a 0.42-gross-acre site, in the CG Commercial General Zoning District located at the southeast corner of Stevens Creek Boulevard and Stern Avenue (5696 Stevens Creek Boulevard) (Asset Gas SC Inc. ETAL, Owner).

(b) Adopt a resolution denying the appeal and upholding the Planning Director's approval of the Revised Mitigated Negative Declaration and the Site Development Permit to allow the demolition of a gas station and convenience store, and the construction of a 168-room hotel with a parking reduction of 46% on a 0.42-gross acre site, in the CG Commercial General Zoning District located at the southeast corner of Stevens Creek Boulevard and Stern Avenue (5696 Stevens Creek Boulevard), and finding that:

(1) The City Council has read and considered the AC by Marriott - West San José Revised Mitigated Negative Declaration and related administrative record in connection with Site Development Permit File No. H17-023;

(2) The AC by Marriott - West San José Revised Mitigated Negative Declaration was prepared and completed in full compliance with the California Environmental Quality Act of 1970, as amended, together with state and local implementation guidelines; and

(3) Approval of the AC by Marriott - West San José Revised Mitigated Negative Declaration reflects the independent judgment and analysis of the City of San José; and

(4) Preparation of an environmental impact report is not required because there are (i) no substantial changes in the proposed project, (ii) no substantial changes in the circumstances under which the project is undertaken, and (iii) no new information of substantial importance that would require an environmental impact report in accordance with CEQA Guideline Section 15162.

CEQA: Revised Mitigated Negative Declaration for AC by Marriott, File No. H17-023.

H17-023 - Council District 1