



Legislation Details (With Text)

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

**File created:** 3/25/2019      **In control:** City Council

**On agenda:** 4/9/2019      **Final action:**

**Title:** PDC18-009/PD18-037/PT18-020 - Planned Development Rezoning, Planned Development Permit and Vesting Tentative Map for Real Property Located at 2882 Hemlock Avenue and 376 Baywood Avenue.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Memorandum, 2. Attachment, 3. (a) Resolution, 4. (b) Ordinance, 5. (c) Resolution, 6. (d) Resolution, 7. Presentation, 8. Letters from the Public

Date	Ver.	Action By	Action	Result
4/9/2019	1	City Council		

**PDC18-009/PD18-037/PT18-020 - Planned Development Rezoning, Planned Development Permit and Vesting Tentative Map for Real Property Located at 2882 Hemlock Avenue and 376 Baywood Avenue.**

- (a) Adopt a resolution adopting the Hemlock Avenue Mixed-Use Project Mitigated Negative Declaration for which an Initial Study was prepared, and a related Mitigation Monitoring and Reporting Program, all in accordance with the California Environmental Quality Act, as amended.
- (b) Approve an ordinance of the City of San José rezoning certain real property of an approximately 0.47-gross acre site located on the north side of Hemlock Avenue, approximately 120 feet easterly of South Baywood Avenue (2882 Hemlock Avenue and 376 Baywood Avenue) from the CG General Commercial Zoning District to the CP(PD) Planned Development Zoning District.
- (c) Adopt a resolution approving, subject to conditions, a Vesting Tentative Map to merge two parcels into one parcel and to resubdivide the parcel into no more than 48 residential condominium units and no more than 15 commercial condominium units, and one common parcel, on an approximately 0.47 gross acre site.
- (d) Adopt a resolution approving, subject to conditions, a Planned Development Permit to effectuate the Planned Development Zoning District and allow the demolition of the 1,544-square foot single-family residence and approximately 3,887-square foot commercial building, the removal of seven ordinance-size trees, and the construction of a mixed-use project with no more than 48 residential condominium units and approximately 18,495-square feet of commercial office space with no more than 15 commercial condominium units on an approximately 0.47-gross acre site.

CEQA: Mitigated Negative Declaration for the Hemlock Mixed-Use Project, File No. PDC18-009/PD18-037/PT18-020. Planning Commission recommends approval (5-0-1; Vora abstained). Council District 6. (Planning, Building, and Code Enforcement).