

Legislation Details (With Text)

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File created: 4/13/2020 **In control:** City Council

On agenda: 4/28/2020 **Final action:**

Title: SP19-064 - Special Use Permit to Allow the Demolition of Existing Structures and Construction of a Mixed-Use Project Consisting of 100% Affordable Housing Along Meridian Avenue.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Memorandum, 2. (a) Resolution, 3. (b) Resolution, 4. (c) Resolution, 5. Presentation, 6. Letters from the Public

Date	Ver.	Action By	Action	Result
4/28/2020	1	City Council		

SP19-064 - Special Use Permit to Allow the Demolition of Existing Structures and Construction of a Mixed-Use Project Consisting of 100% Affordable Housing Along Meridian Avenue.

(a) Adopt a resolution certifying the Meridian Apartments Project Environmental Impact Report (SCH#2019050006) and making certain findings concerning significant impacts, mitigation measures, alternatives, and adopting a Statement of Overriding Considerations and a related Mitigation Monitoring and Reporting Program, all in accordance with the California Environmental Quality Act (CEQA).

(b) Adopt a resolution adopting, subject to conditions, the Special Use Permit and Incentives under State Density Bonus Law to allow the demolition of two residential buildings, accessory structures, a warehouse, and removal of 28 ordinance-sized trees and 13 non-ordinance-sized trees, for the construction of a 100% affordable housing (excluding two market rate manager's units) project with up to 233 multi-family residential apartment units with subterranean parking inclusive of an alternative parking design, and incentives to reduce the required front setback along Meridian Avenue, and reduce the amount of required vehicle parking, all on an approximately 2.09-gross acre site.

(c) Adopt a resolution adopting the Regulatory Agreement for 961-971 Meridian Avenue Density Bonus Rental Restriction pursuant to San José Municipal Code Chapter 20.190.100.

CEQA: Meridian Apartments Project Environmental Impact Report (SCH # 2019050006), File No. SP19-064. Planning Commission recommends approval (7-0) and that staff work with the applicant to develop a cost-effective TDM measure that should not jeopardize the financial feasibility of the project. Council District 6. (Planning, Building, and Code Enforcement)

TO BE HEARD IN THE AFTERNOON