

## Legislation Text

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**File #: 20-143, Version: 1**

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**GP17-015, C18-034, SP18-059 and T19-017 - General Plan Amendment, Conforming Rezoning, Special Use Permit, and Tentative Map for Real Property Located at 699 West San Carlos Street.**

- (a) Adopt a resolution adopting the Addendum to the Diridon Station Area Plan Programmatic Environmental Impact Report and associated Mitigation Monitoring and Reporting Program for the McEvoy Affordable Housing Project, in accordance with CEQA.
- (b) Adopt a resolution amending the Envision San José 2040 General Plan Land Use/Transportation Diagram designation (APN's 261-38-001, 261-38-004, 261-38-005, 261-38-030, 261-38-047, 261-38-048, and 261-38-049) from Mixed Use Commercial to Transit Residential on an approximately 1.22-gross acre site.
- (c) Approve an ordinance rezoning certain real property of approximately 1.13 gross acres at the northeast corner of McEvoy Street and West San Carlos Street at 699 West San Carlos Street (APN's 261-38-001, 261-38-004, 261-38-030, 261-38-047, 261-38-048, and 261-38-049) from the HI Heavy Industrial Zoning District to the R-M Multiple-Residence Zoning District.
- (d) Adopt a resolution approving, subject to conditions, a Vesting Tentative Map to consolidate six parcels into one parcel with three condominium lots for a 365-unit multi-family residential apartment development on an approximately 1.13-gross acre site situated north of West San Carlos Street between McEvoy Street and Dupont Street (699 West San Carlos Street).
- (e) Adopt a resolution approving, subject to conditions, a Special Use Permit and State Density Bonus to allow the demolition of two industrial buildings, removal of three ordinance-sized trees and one non-ordinance sized tree, for construction of a 100% affordable housing project (excluding four market rate manager's units) with up to 365 multi-family residential apartment units with an alternative parking arrangement, back-up generator, and up to 12.5-foot tall retaining wall, and concessions and waivers under State Density Bonus law (Government Code Section 65915) to increase density, increase the building height; reduce the required setbacks along McEvoy Street, Dupont Street, the West San Carlos Street bridge, and reduce the amount of required motorcycle parking, all on an approximately 1.13-gross acre site.
- (f) Adopt a resolution approving a Density Bonus Regulatory Agreement pursuant to San José Municipal Code Chapter 20.190.100.

CEQA: McEvoy Affordable Housing Project Addendum to the Diridon Station Area Plan Programmatic Environmental Impact Report adopted by City Council Resolution No. 77096 on June 17, 2014. Planning Commission recommends approval (7-0). Council District 6. (Planning, Building and Code Enforcement)