

Legislation Text

File #: 22-1263, Version: 1

Administrative Hearing on the Appeal of Planning Director’s Determination of Consistency with the Initial Study and Mitigated Negative Declaration for the 1212-1224 South Winchester Boulevard Hotel Project and Approval of Special Use Permit (File No. SP20-016). - TO BE HEARD AFTER ITEM 10.4

- (a) Conduct an Administrative Hearing to consider an Appeal of the Decision of the Planning Director to:
- (1) Consider the Determination of Consistency with the Initial Study/Mitigated Negative Declaration for the 1212-1224 South Winchester Boulevard Hotel Project in accordance with CEQA; and
 - (2) Approve a Special Use Permit File No. SP20-016 for the 1212-1224 South Winchester Boulevard Hotel Project to allow the demolition of two existing commercial buildings and the removal of nine trees (four ordinance-size, five non-ordinance size) for the construction of an approximately 107,079-square foot, six-story, 119-room hotel with an approximately 49 percent parking reduction and an alternative parking arrangement on an approximately 0.69-gross acre site.
- (b) Adopt a resolution denying the environmental appeal and upholding the Planning Director’s reliance on the Determination of Consistency with the 1212-1224 South Winchester Boulevard Hotel Project Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program, and finding that:
- (1) The City Council has read and considered the Determination of Consistency with the Initial Study/Mitigated Negative Declaration for the 1212-1224 South Winchester Boulevard Hotel Project and related administrative record in connection with Special Use Permit File No. SP20-016;
 - (2) The Determination of Consistency with the 1212-1224 South Winchester Boulevard Hotel Project Initial Study Mitigated Negative Declaration was prepared in full compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, together with State and local implementation guidelines;
 - (3) Adoption of the Determination of Consistency with the 1212-1224 South Winchester Boulevard Hotel Project Initial Study/Mitigated Negative Declaration reflects the independent judgment and analysis of the City of San José; and
 - (4) Preparation of a new environmental document is not required because the Determination of Consistency with the 1212-1224 South Winchester Boulevard Hotel Project Initial Study/Mitigated Negative Declaration is based on thoroughly and adequately analyzed the project and the environmental appeal does not raise any new significant impacts that have not already been analyzed or addressed in the Initial Study/Mitigated Negative Declaration in accordance with Public Resources Code Section 21083 or CEQA Guidelines Sections 15073 and 15185.
- (c) Adopt a resolution denying the permit appeal and approving, subject to conditions, a Special Use Permit to allow the demolition of two existing commercial buildings and the removal of nine trees (four ordinance-size, five non-ordinance size) for the construction of an approximately 107,079-square foot, six-story, 119-room hotel with an approximately 49 percent parking reduction and an alternative parking arrangement on an approximately 0.69-gross acre site located on the east side of South Winchester Boulevard, approximately 270 feet south of Fireside Drive (1212-1224 South Winchester Boulevard; APNs: 279-17-020 & 279-17-021). CEQA: Determination of Consistency with the 1212-1224 South Winchester Boulevard Hotel Project Initial Study/Mitigated Negative Declaration. Council District 1. (Planning, Building and Code Enforcement)
- TO BE HEARD AFTER ITEM 10.4**