

## PLANNING COMMISSION

May 11, 2016

Action Report

### WELCOME

### SALUTE TO THE FLAG

### ROLL CALL

PRESENT: Commissioners Yob, Abelite, Ballard, Bit-Badal, O'Halloran, Pham, and Yesney

ABSENT: None

### SUMMARY OF HEARING PROCEDURES

#### 1. PUBLIC COMMENT

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*No Items*

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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*No Items*

#### 3. CONSENT CALENDAR

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- a. The projects being considered are located on a 0.8-gross acre site at the westerly side of Delmas Avenue, approximately 290 feet northerly of Auzerais Avenue (Delmas Group, LLC, Owner) in Council District 3. CEQA: Addendum to the San Jose Downtown Strategy 2000 Final Environmental Impact Report (Resolution No. 72767), the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096), and the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), and Supplemental Environmental Impact Report (Resolution No. 77617). **PROJECT MANAGER, JENNIFER PIOZET**
- C15-047.** Conventional Rezoning from the LI Light Industrial Zoning District to the DC Downtown Primary Commercial Zoning District.

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://www.sanjoseca.gov/planning/hearings/>

**H15-046.** Site Development Permit to allow the demolition of three single-family residences and associated accessory buildings, the removal of five ordinance sized trees, the construction of a five-story multi-family residential building with up to 120 residential units, an alternative parking arrangement, and Transportation Demand Management (TDM) measures to reduce parking requirements.

**T15-058.** Vesting Tentative Map to merge four parcels into one parcel and re-subdivide the one parcel into no more than 120 residential condominium units

- 1. RECOMMENDED TO THE CITY COUNCIL CONSIDERATION OF THE ADDENDUM TO THE SAN JOSE DOWNTOWN STRATEGY 2000 FINAL ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 72767), THE DIRIDON STATION AREA PLAN FINAL ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 77096), AND THE ENVISION SAN JOSE 2040 GENERAL PLAN FINAL ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 76041) AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 77617) (7-0-0)**
- 2. RECOMMENDED TO THE CITY COUNCIL THE APPROVAL OF A CONVENTIONAL REZONING ORDINANCE, SITE DEVELOPMENT PERMIT RESOLUTION, AND VESTING TENTATIVE MAP RESOLUTION (7-0-0)**

- b. **C15-062.** Conventional Rezoning from the CG Commercial General and R-M Multiple Residence Zoning Districts to the DC Downtown Zoning District on a 0.28 gross acre site, located on the southwest corner of North 6th Street and St. John Street (61, 73, 81, 87, and 99 North 6th Street) (Keith Watts, First Methodist Church, Allan and Angela Ngoc, Vu Vi Xuan Trustee, Owners). Council District: 3. CEQA: Addendum to the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 77267), and the Final Program Environmental Impact Report for the Envision San Jose 2040 General Plan (Resolution No. 76041) and Supplemental Environmental Impact Report (Resolution No. 77617).

*PROJECT MANAGER, LEA SIMVOULAKIS*

- 1. RECOMMENDED TO THE CITY COUNCIL CONSIDERATION OF THE ADDENDUM TO THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE DOWNTOWN STRATEGY 2000 (RESOLUTION NO. 77267), AND THE FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE ENVISION SAN JOSE 2040 GENERAL PLAN (RESOLUTION NO. 76041) AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 77617) (7-0-0)**
- 2. RECOMMENDED TO THE CITY COUNCIL THE APPROVAL OF A CONVENTIONAL REZONING ORDINANCE (7-0-0)**

#### **4. PUBLIC HEARING**

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- a. The projects being considered are located on an approximately 0.103 gross acre site, at the northeast intersection of South Montgomery Street and Lorraine Avenue (565 Lorraine Avenue), within the Downtown and Diridon Station Urban Village Planned Growth Areas, (Montgomery 7 LLC, Owner). Council District 3. CEQA: Addendum to the Final Program EIR Diridon Station Area EIR (Resolution No. 77096), the Final Program EIR for the Envision San José 2040 General Plan (Resolution No. 76041) and the Envision San Jose 2040 General Plan Supplemental Environmental Impact Report (Resolution 77617). *PROJECT MANAGER, JOHN TU*

**PDC15-038.** Planned Development Rezoning from the LI Light Industrial Zoning District to RM(PD) Planned Development Zoning District to allow a ten-story mixed use building that includes approximately 1,856 square feet of ground floor commercial space and up to 54 residential units.

[PD15-042](#). Planned Development Permit to allow the construction of a ten-story mixed use building that includes approximately 1,856 square feet of ground floor commercial space and up to 54 residential units

1. **RECOMMENDED TO THE CITY COUNCIL CONSIDERATION OF THE ADDENDUM TO THE FINAL PROGRAM EIR DIRIDON STATION AREA EIR (RESOLUTION NO. 77096), THE FINAL PROGRAM EIR FOR THE ENVISION SAN JOSÉ 2040 GENERAL PLAN (RESOLUTION NO. 76041) AND THE ENVISION SAN JOSE 2040 GENERAL PLAN SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 77617) AND ASSOCIATED MITIGATION, MONITORING, AND REPORTING PROGRAM (6-1-0, BIT-BADAL OPPOSED)**
2. **RECOMMENDED TO THE CITY COUNCIL THE APPROVAL OF A PLANNED DEVELOPMENT REZONING ORDINANCE AND PLANNED DEVELOPMENT PERMIT RESOLUTION (6-1-0, BIT-BADAL OPPOSED), WITH THE FOLLOWING CONDITION:  
PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE PERMITTEE SHALL SUBMIT EVIDENCE TO THE SATISFACTION OF THE DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT THAT THE PROJECT HAS RECEIVED GREENTRIP PLATINUM CERTIFICATION. IN THE EVENT THE PERMITTEE DOES NOT RECEIVE GREENTRIPS CERTIFICATION OR THE GREENTRIPS CERTIFICATION PROGRAM IS DISCONTINUED, A PLANNED DEVELOPMENT AMENDMENT SHALL BE SUBMITTED TO IDENTIFY A SUITABLE ALTERNATIVE PROGRAM TO IMPLEMENT AND CERTIFY THE TDM STRATEGIES.**

## **5. OPEN THE GENERAL PLAN AMENDMENTS HEARING**

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## **6. GENERAL PLAN CONSENT CALENDAR**

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- a. [GP15-016](#). General Plan Amendment to the Land Use/Transportation Diagram from Combined Industrial/Commercial to Downtown on a 10.62 gross acre site, located at/on the south side of Ryland Street at the terminus of Santa Teresa Street (200 Ryland Street) (Renzel, Robert E. Trustee, Owner). Council District: 3. CEQA: Exempt per Section 15270 which allows an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

*PROJECT MANAGER, JARED HART*

**HEARD UNDER DEFERRAL CALENDAR; WITHDRAWN PER APPLICANT REQUEST**

## **7. GENERAL PLAN AMENDMENTS PUBLIC HEARING**

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*No Items*

## **8. CLOSE THE GENERAL PLAN AMENDMENTS HEARING**

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## 9. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

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*No Items*

## 10. GOOD AND WELFARE

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a. Report from City Council

*Temporary Moratorium on Mobile Home Parks; Flea Market rezoning; Planning Commission interviews on June 21, 2016.*

b. Review and Approve Synopsis from [4-27-16](#) & [5-4-16](#)

*4-27-16 Synopsis Approved (7-0-0)*

*5-4-16 Synopsis Approved (5-0-2, Yob & Pham Abstained)*

c. Subcommittee Formation, Reports, and Outstanding Business

*No Reports*

d. Commission Calendar and Study Sessions

*PD14-014 (Newby Island) to be dropped from the 5/25/16 Planning Commission meeting and re-noticed for the 8/24/16 Planning Commission meeting. The report for the Newby Island Odor Study is under review. The final report will be released the week of August 1, 2016, in advance of the August 24, 2016 Planning Commission meeting.*

*Staff directed to identify study session dates for the Downtown and North San Jose policy and EIR updates, as well as CEQA, planning and zoning introductorys, after the new Planning Commission members have joined the Commission.*

e. The Public Record

*No Items*

## ADJOURNMENT