



**AMENDED**  
**PLANNING COMMISSION AGENDA**

**Wednesday, September 26, 2018**

***Study Session / Public Hearing:***  
***General Plan Performance Review***

3<sup>rd</sup> Floor Tower, T-332  
Commencing at 5:00 p.m.

**Regular Hearing**

**Commencing at 6:30 p.m.**

**Council Chambers**

First Floor, City Hall Wing  
200 East Santa Clara Street  
San José, California

**Peter Allen, Chair**

**Shiloh Ballard, Vice Chair**

**Melanie Griswold      John Leyba**

**Ada Márquez      Namrata Vora**

**Michelle Yesney**

**Rosalynn Hughey, Director**  
**Planning, Building & Code Enforcement**

## **NOTE**

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Support Staff at 408-535-3505 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

## **SUMMARY OF HEARING PROCEDURES**

If you want to address the Commission, please fill out a speaker card located on the table near the Audio Visual Technician and deposit the completed card in the basket. There are also speaker cards in the back of the Chambers and at the side entrance.

The procedure for this hearing is as follows:

- After the staff report, applicants, and appellants may make a 5-minute presentation.
- The chair will call out names on the submitted speaker cards in the order received.
- As your name is called, line up in front of the microphone at the front of the Chamber. Each speaker will have two minutes. Speakers using a translator will have four minutes.
- After the public testimony, the applicant and appellant may make closing remarks for an additional five minutes.
- Planning Commissioners may ask questions of the speakers. Response to Commissioner questions will not reduce the speaker's time allowance.
- The public hearing will then be closed and the Planning Commission will take action on the item. The Planning Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Commission's action on re-zonings, pre-zonings, General Plan Amendments and Code Amendments is only advisory to the City Council. The City Council will hold public hearings on these items.** Section 20.120.400 of the Municipal Code provides the procedures for legal protests to the City Council on re-zonings and pre-zonings. The Planning Commission's action on Conditional Use Permits is appealable to the City Council in accordance with Section 20.100.220 of the Municipal Code. Agendas and a binder of all staff reports have been placed on the table near the door for your convenience.

**AGENDA**  
**ORDER OF BUSINESS**

**WELCOME**

Welcome to the Planning Commission Meeting. Please remember to turn off your cell phones. The parking validation machine for the garage under City Hall is located at the rear of the Chambers.

**SALUTE TO THE FLAG**

**ROLL CALL**

**SUMMARY OF HEARING PROCEDURES**

**1. CALL TO ORDER & ORDERS OF THE DAY**

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**2. PUBLIC COMMENT**

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Public comments to the Planning Commission on non-agendized items. Please fill out a speaker's card and give it to the technician. Each member of the public may address the Commission for up to three minutes. The commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:

- Responding to statements made or questions posed by members of the public; or
- Requesting staff to report back on a matter at a subsequent meeting; or
- Directing staff to place the item on a future agenda.

**3. DEFERRALS AND REMOVALS FROM CALENDAR**

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Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral or removal. A list of staff-recommended deferrals is available on the Press Table.

Staff will provide an update on the items for which deferral and removal is being requested. If you want to change any of the deferral dates recommended, or speak to the question of deferring or removing these or any other items, you should say so at this time.

**No Items**

## 4. CONSENT CALENDAR

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The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff, or the public to have an item removed from the consent calendar and considered separately.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time.

- a. **CPA01-105-02 (Administrative Hearing)**. Conditional Use Permit Amendment to allow up to 5,000 square feet of building additions and exterior façade upgrades, with associated site improvements, and removal of one ordinance-size tree, for an existing auto dealership (Mercedes-Benz) on an approximately 8.47-gross acre site, in the CP Commercial Pedestrian and A Agricultural Zoning Districts located at the northeast corner of East Capitol Expressway and Tully Road (3000 East Capitol Expressway) (Rayjer Properties LLC, Owner). Council District 8. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:**

1. Consider the Exemption in accordance with CEQA.
2. Adopt a resolution approving the Conditional Use Permit Amendment as described above.

- b. **VACATION OF A PORTION OF NORTH 4<sup>TH</sup> STREET RIGHT-OF-WAY**. Request for the vacation of approximately 10 feet of excess right-of-way totaling 0.04-gross acres from the existing right-of-way along the east side of North 4th Street for one parcel located approximately 375 feet north of East Younger Avenue at 1040 and 1058 North 4th Street. CEQA: Exempt per CEQA Guidelines Section 15305 for Minor Alterations in Land Use Limitations.

*PROJECT MANAGER, EDWARD SCHREINER*

**Staff Recommendation:**

1. Consider the Exemption in accordance with CEQA.
2. Find that the proposed right-of-way vacation is in conformance with the General Plan, as required by the California Street and Highways Code Section 8313 and Section 65402 of the Government Code, and recommend that the City Council adopt a resolution vacating the right-of-way as described above.

- c. The proposed project is on an approximately 1.22-gross acre site located on the north west corner of West Julian Street and Stockton Avenue (715 West Julian Street) (Speno Enterprises, Owner). Council District: 6. CEQA: Addendum to the Diridon Station Area Plan Final Program EIR (Resolution No.77096), Envision San José 2040 General Plan Final Program EIR (Resolution No. 76041), Supplemental EIR (Resolution No. 77617), and Addenda thereto.

*PROJECT MANAGER, NIZAR SLIM*

**PDC17-058**. Planned Development Rezoning from the CP Commercial Pedestrian Zoning District to the CP(PD) Planned Development Zoning District to allow up to 249 residences with a minimum 0.5 floor area ratio (FAR) of commercial uses (up to 26,585 square feet) on 1.22-gross acre.

[PT17-063](#). Vesting Tentative Map to combine two parcels into one parcel

[PD17-029](#). Planned Development Permit to allow the demolition of five existing buildings, removal of six ordinance size trees and the construction of a mixed use development containing 249 multi-family residential units and 26,585 square feet of ground level commercial space within a seven-story building and a two-level underground parking structure on a 1.22-gross acre site.

**Staff Recommendation: Recommend that the Planning Commission recommend to the City Council to:**

1. Adopt a resolution approving the Addendum to the Diridon Station Area Plan Final Program EIR (Resolution No.77096), Envision San José 2040 General Plan Final Program EIR (Resolution No. 76041), Supplemental EIR (Resolution No. 77617), and Addenda thereto in accordance with California Environmental Quality Act, as amended.
2. Adopt an Ordinance of the City of San José rezoning certain real property approximately 1.22-gross acres in size located at 715 West Julian Street from the CP Commercial Pedestrian Zoning District to the CP(PD) Planned Development Zoning District to allow up to 249 residences and a minimum 0.5 FAR ratio of commercial uses (26,585 square feet).
3. Adopt a Resolution approving, subject to conditions, a Vesting Tentative Map to combine two parcels into one on a 1.22-gross acre.
4. Adopt a Resolution approving, subject to conditions, a Planned Development Permit, to effectuate the Planned Development Zoning District and to allow the demolition of five existing buildings, removal of six ordinance size trees and the construction of a mixed use development containing 249 multi-family residential units and 26,585 square feet of ground level commercial space within a seven-story building and a two-story underground parking structure on a 1.22 gross acre site.

## **5. PUBLIC HEARING**

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Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

**No Items**

## **6. OPEN THE GENERAL PLAN HEARING**

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## **7. GENERAL PLAN CONSENT CALENDAR**

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**No Items**

## **8. GENERAL PLAN PUBLIC HEARING**

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No Items

## **9. CLOSE THE GENERAL PLAN HEARING**

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

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## **11. GOOD AND WELFARE**

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- a. Report from City Council
- b. Review and Approve Action Minutes from [7/11/18](#) & [9/12/18](#)
- c. Subcommittee Formation, Reports, and Outstanding Business
- d. Commission Calendar and Study Sessions
  - i. 10/10/18 Planning Commission Cancelled
  - ii. [Planning Commission retreat scheduled for 10/12/18 morning](#)
  - iii. Downtown/Diridon Design Guidelines Study Session is tentatively scheduled for 11/7/18 at 5:00pm
  - iv. General Plan hearing for the San Jose Downtown Strategy 2040 Plan Draft Environmental Impact Report is tentatively scheduled for 11/28/18
- e. The Public Record

## **12. ADJOURNMENT**

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## 2018 PLANNING COMMISSION MEETING SCHEDULE

<u>Date</u>	<u>Time</u>	<u>Type of Meeting</u>	<u>Location</u>
January 10	6:30 p.m.	Regular	Council Chambers
January 24	6:30 p.m.	Regular	Council Chambers
February 7	6:30 p.m.	Regular & General Plan	Council Chambers
February 28	6:30 p.m.	Regular	Council Chambers
March 7	6:30 p.m.	<u>Cancelled</u> : Regular	Council Chambers
March 21	6:30 p.m.	Regular	Council Chambers
April 11	6:30 p.m.	Regular	Council Chambers
April 25	6:30 p.m.	<u>Cancelled</u> : Regular	Council Chambers
May 2	6:30 p.m.	Regular	Council Chambers
May 9	5:00 p.m.	<i>Study Session/Public Hearing</i>	<i>Council Chambers</i>
<i>2018/2019 Capital Budget &amp; 2019/2023 Capital Improvement Program</i>			
<i>Planning Commission Staff Report Reformat</i>			
May 9	6:30 p.m.	Regular	Council Chambers
May 23	5:30 p.m.	<i>Study Session/Public Hearing</i>	<i>Tower Room T-332</i>
<i>Planning Commission Staff Report Reformat</i>			
May 23	6:30 p.m.	Regular	Council Chambers
June 8	9:00 a.m.	<i>Special Meeting</i>	<i>Dr. Martin Luther King Jr. Library - 2nd Floor Room 225 150 East San Fernando St.</i>
June 13	6:30 p.m.	Regular	Council Chambers
June 27	6:30 p.m.	<u>Cancelled</u> : Regular	Council Chambers
July 11	6:30 p.m.	Regular	Tower Room T-1734
July 25	6:30 p.m.	Regular	Tower Room T-1734
August 8	6:30 p.m.	<u>Cancelled</u> : Regular	Council Chambers
August 22	6:30 p.m.	Regular	Council Chambers
September 12	6:30 p.m.	Regular & General Plan	Council Chambers
September 26	5:00 p.m.	<i>Study Session/Public Hearing</i>	<i>Tower Room T-332</i>
<i>General Plan Annual Performance Review</i>			
September 26	6:30 p.m.	Regular	Council Chambers
October 10	6:30 p.m.	<u>Cancelled</u> : Regular	Council Chambers
October 12	8:00 a.m.	<i>Planning Commission Retreat</i>	<i>Tower Room T-1254</i>
October 24	6:30 p.m.	Regular	Council Chambers
November 7	6:30 p.m.	Regular	Council Chambers
November 14	6:30 p.m.	Regular	Council Chambers
December 5	6:30 p.m.	Regular	Council Chambers
December 12	6:30 p.m.	Regular	Council Chambers

## ABOUT THE PLANNING COMMISSION

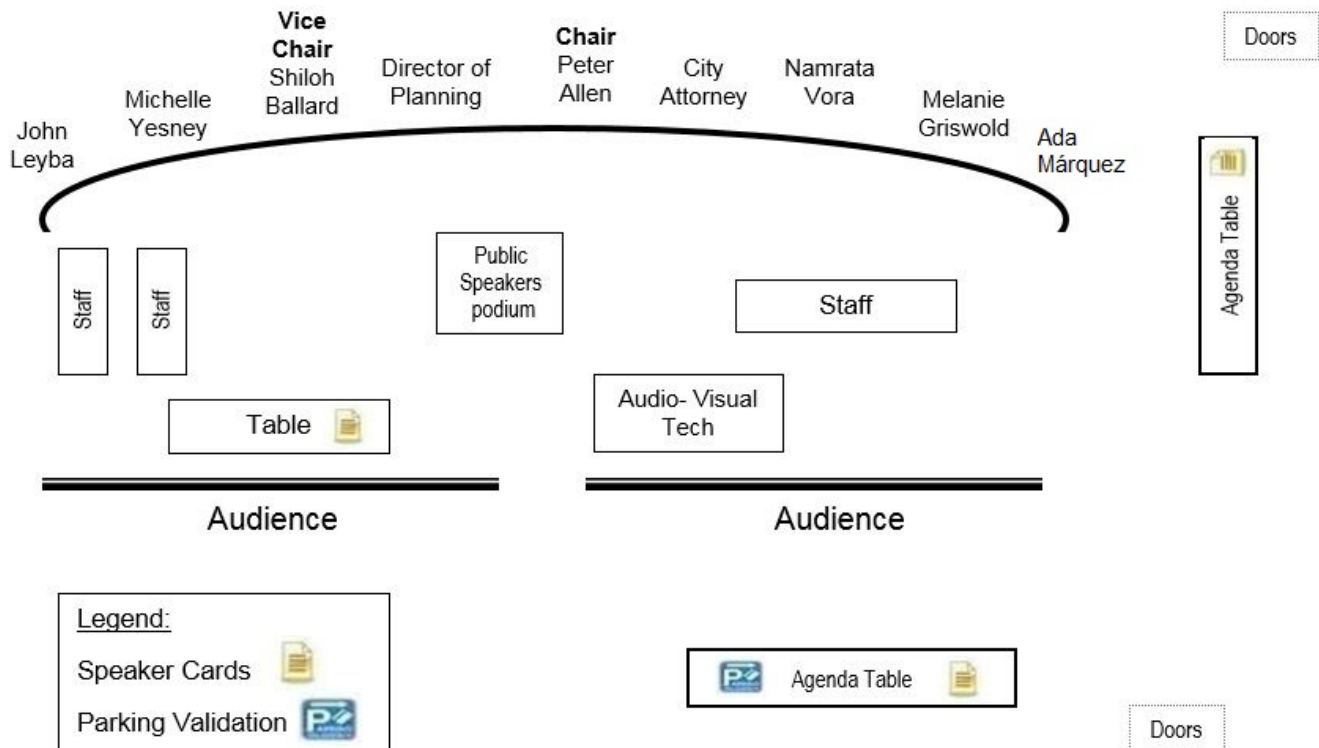
The Planning Commission is a seven-member body, appointed by the City Council, which performs two types of actions:

- One type is “Quasi-Legislative” in nature in which the Planning Commission makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, Zoning Code provisions, or regulations related to the land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs.
- The second type of action is “Quasi-Judicial” in nature in which the Planning Commission applies previously adopted legislation to particular applications and acts as a decision-making or appellate body. Examples of these types of actions include Commission decisions on Conditional Use Permits, appeals of the Planning Director’s decisions on certain land use permits, and the certification of Environmental Impact Reports.

A notation of “Administrative Hearing” for an agenda item indicates that the item is a Quasi-Judicial action of the Commission in order to assist the public in understanding the role of the Planning Commission on a particular item.

To effectively manage the Planning Commission Agenda, and to be sensitive to concerns regarding the length of public hearing, the Planning Commission may determine to proceed with remaining agendized items past 11:00 p.m., or to continue this hearing to a later date, or to defer remaining items to the next regularly scheduled Planning Commission meeting date. The decision on how to proceed will be heard by the Planning Commission no later than 11:00 p.m.

### Seating Chart within the City Council Chambers:





The San José Planning Commission generally meets every 2<sup>nd</sup> and 4<sup>th</sup> Wednesday at 6:30 p.m., unless otherwise noted. Agendas and Staff Reports for Planning Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/index.aspx?nid=1764>

**The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at <http://www.sanjoseca.gov/DocumentCenter/View/3818>**

All public records relating to an open session item on this agenda, which are not exempt from disclosure, pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

Planning Commission hearings are video recorded and broadcasted live. To view the live broadcast or past hearing recordings go to the Internet website: <http://www.sanjoseca.gov/index.aspx?nid=3431>

If you have any agenda questions, please contact Support Staff at (408) 535-7721 or email [jennifer.provedor@sanjoseca.gov](mailto:jennifer.provedor@sanjoseca.gov). Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

#### **FREQUENTLY USED ABBREVIATIONS**

<b>CEQA</b>	California Environmental Quality Act
<b>CP</b>	Conditional Use Permit
<b>DA</b>	Development Agreement
<b>PD</b>	Planned Development Permit
<b>PDC</b>	Planned Development Zoning

## **CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS**

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

### **1. Public Meeting Decorum:**

- a) Persons in the audience will refrain from behavior, which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

### **2. Signs, Objects or Symbolic Material:**

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
  - No objects will be larger than 2 feet by 3 feet.
  - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
  - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN  
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
  - b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
  - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
  - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners, or Staff in conversation will not be honored. Abusive language is inappropriate.
  - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
  - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
  - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.