

## **PLANNING COMMISSION**

November 28, 2018

Action Minutes

### **WELCOME**

### **SALUTE TO THE FLAG**

### **ROLL CALL**

PRESENT: Commissioners Allen, Griswold, Leyba, Vora, Yesney

ABSENT: Commissioners Ballard

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

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Meeting called to order at 6:37 p.m.

## **2. PUBLIC COMMENT**

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## **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. A list of staff-recommended deferrals is available on the Press Table.

Staff will provide an update on the items for which deferral is being requested. If you want to change any of the deferral dates recommended, or speak to the question of deferring 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.

**No Items.**

#### **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. CONTINUED GENERAL PLAN HEARING FROM NOVEMBER 7, 2018**

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

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**No Items.**

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

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- a. [GP17-010, GPT17-002, & PP15-102.](#) Actions related to Downtown Strategy 2040. The proposed Downtown Strategy 2040 generally includes the areas bounded by Taylor Street to the north, San José State University and City Hall to the east, Interstate 280 to the south, and the Diridon Station Area to the west. The proposed Downtown Strategy 2040 and related City-initiated General Plan Amendments would increase development capacity for residential and employment in the Downtown, establish an Employment Priority Area Overlay, change certain land use designations, and expand the Downtown boundary. CEQA: Environmental Impact Report (EIR) for Downtown Strategy 2040.

*PROJECT MANAGER, DARRYL BOYD, JARED HART, AND JENNY NUSBAUM*

**1. ACTION: COMMISSIONER YESNEY MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL THE FOLLOWING:**

- A. PREPARE A SECOND AMENDMENT TO THE ENVIRONMENTAL IMPACT REPORT (EIR) AND ADOPT A RESOLUTION CERTIFYING THE EIR FOR THE DOWNTOWN STRATEGY 2040 AND MAKING CERTAIN FINDINGS CONCERNING SIGNIFICANT IMPACTS, MITIGATION MEASURES, ALTERNATIVES, AND ADOPTING A STATEMENT OF OVERRIDING**

**CONSIDERATIONS, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AS AMENDED; AND**

**B. ADOPT A RESOLUTION AMENDING THE ENVISION SAN JOSÉ 2040 GENERAL PLAN TO:**

- I. AMEND APPENDIX 5 (PLANNED JOB CAPACITY AND HOUSING GROWTH AREAS BY HORIZON TABLE) OF THE GENERAL PLAN TO INCREASE THE DEVELOPMENT CAPACITY WITHIN THE DOWNTOWN BOUNDARY THROUGH THE TRANSFER OF 4,000 DWELLING UNITS AND 10,000 JOBS (APPROXIMATELY 3 MILLION SQUARE FEET) FROM OTHER GENERAL PLAN GROWTH AREAS TO DOWNTOWN;**
- II. ESTABLISH A GENERAL PLAN LAND USE/TRANSPORTATION DIAGRAM EMPLOYMENT PRIORITY AREA OVERLAY TO SUPPORT DOWNTOWN SAN JOSÉ'S GROWTH AS A REGIONAL EMPLOYMENT CENTER THAT WILL BE APPLIED TO ALL PARCELS LOCATED WITHIN THE OVERLAY (WITHIN APPROXIMATELY ONE BLOCK OF THE FUTURE CENTRAL DOWNTOWN BART STATION GENERALLY INCLUDING PROPERTIES BOUNDED BY ST. JOHN STREET TO THE NORTH, 4<sup>TH</sup> STREET TO THE EAST, SAN FERNANDO STREET TO THE SOUTH, AND SAN PEDRO STREET TO THE WEST);**
- III. CHANGE THE GENERAL PLAN LAND USE/TRANSPORTATION DIAGRAM LAND USE DESIGNATION FROM COMBINED INDUSTRIAL/COMMERCIAL, ON APPROXIMATELY 10 ACRES, TO DOWNTOWN ON APPROXIMATELY SEVEN (7) ACRES AND TO COMMERCIAL DOWNTOWN ON APPROXIMATELY THREE (3) ACRES ON AN APPROXIMATELY 10-GROSSACRE SITE LOCATED AT THE INTERSECTION OF RYLAND STREET AND SANTA TERESA STREET BETWEEN SR-87 AND THE GUADALUPE RIVER;**
- IV. AMEND THE PLANNED GROWTH AREAS DIAGRAM TO EXPAND THE GENERAL PLAN DOWNTOWN GROWTH AREA BOUNDARY ALONG THE EAST SIDE OF NORTH 4TH STREET BETWEEN ST. JOHN AND JULIAN STREETS AND REMOVE THE DOWNTOWN TRANSIT EMPLOYMENT CENTER;**
- V. AMEND AND CLARIFY VIBRATION POLICY EC-2.3 ON TYPES OF SENSITIVE HISTORIC STRUCTURES, FREQUENCY OF VIBRATION, AND MINIMUM REQUIRED DISTANCES FOR SOME TYPES OF CONSTRUCTION EQUIPMENT OPERATIONS; AND**
- VI. MAKE TEXT REVISIONS RELATED TO THE DESCRIPTION OF THE DOWNTOWN GROWTH BOUNDARY AND TRANSITIONS FOR PROJECTS LOCATED ADJACENT TO EXISTING NEIGHBORHOODS PLANNED FOR LOWER INTENSITY DEVELOPMENT AND OTHER MINOR TECHNICAL CHANGES OR CLARIFICATIONS.**

**C. ADOPT A RESOLUTION TO REPLACE THE EXISTING SAN JOSE DOWNTOWN STRATEGY 2000 ADOPTED BY THE CITY COUNCIL IN 2005 WITH A NEW DOWNTOWN STRATEGY 2040.**

**COMMISSIONER VORA SECONDED THE MOTION (4-1-1-0; LEYBA OPPOSED, BALLARD ABSENT)**

## **9. CONTINUE THE GENERAL PLAN HEARING TO DECEMBER 5<sup>TH</sup>, 2018**

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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

At its Nov. 27, 2018 meeting, the City Council took action on the following projects:

- i. Approved the Conforming Rezoning from A(PD) to R-M zoning district for 295 East Virginia Street
- ii. Approved amendments to Title 4 and Title 20, as recommended by the Planning Commission on October 24, 2018, with the modification to allow elevator shafts and stairwells to exceed zoning district height limit by 17 feet (staff and PC recommendation was for 10 feet)
- iii. Approved amendment to Title 23 to allow on-site signs in “Business Centers” and “Destination Entertainment Facilities” in the North San Jose Sign Boundary

b. Review and Approve Action Minutes from 11/14/18

*Commissioner Leyba made a motion to approve the 11/14/18 minutes. Commissioner Yesney seconded the motion. (5-0-1) Commissioner Ballard absent)*

c. Subcommittee Formation, Reports, and Outstanding Business

d. Commission Calendar and Study Sessions

e. The Public Record

## **12. ADJOURNMENT**

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Meeting adjourned at 9:03 p.m.