



## **PLANNING COMMISSION AGENDA**

**Wednesday, September 13, 2017**

**Regular Hearing**

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

**Council Chambers**

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

**Nick Pham, Chair**

**Peter Allen, Vice Chair**

**Ed Abelite**

**Edesa Bit-Badal**

**Shiloh Ballard**

**Namrata Vora**

**Michelle Yesney**

**Rosalynn Hughey, Interim 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 rezonings, prezonings, 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 rezonings and prezonings. 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 nonagendized 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. 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.

- a. **DA17-001.** Consideration of an Ordinance to approve a Second Amendment to the Development Agreement By and Between the City of San Jose and Jackson-Taylor Partners, LLC for the Japantown Corporation Yard Redevelopment Project (Ordinance No. 29528), as amended, for the property located at 696 North 6<sup>th</sup> Street. The Second Amendment to the Development Agreement would incorporate a one-year extension of the terms of the Agreement; authorize the use of the site

by the City on a temporary basis for a farmer's market and public parking; require a Developer's Community Liaison for the Project under specified circumstances; and revise remedies available in the event of any delay by the Developer in performance or default of the Agreement. Council District: 3. CEQA: Determination of Consistency with the Japantown Corporation Yard Redevelopment Project Environmental Impact Report, adopted by City Council Resolution No. 74384, and Addendum thereto.

*PROJECT MANAGER, LEA SIMVOULAKIS*

**Staff Recommendation:**

1. Defer to the September 27, 2017 Planning Commission meeting per Applicant request.

## **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. **CP11-041 (Administrative Hearing)**. Conditional Use Permit and Site Development Permit to legalize an existing gas station, allow 24-hour use and to allow the removal of one ordinance-size Palm tree, and other site improvements on a 0.45-gross acre site in the CP Commercial Pedestrian Zoning District located on the northwest corner of Curtner Avenue and Lincoln Avenue (1103 Curtner Avenue) (Michael Franges Trustee & Et Al, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Minor Interior/Exterior Modifications to Existing Facilities.

*PROJECT MANAGER, EDWARD SCHREINER*

**Staff Recommendation:**

1. Consider the Exemption in accordance with CEQA.
2. Approve a Conditional Use Permit and Site Development Permit Resolution as described above.

- b. **CP15-017 (Administrative Hearing)**. Conditional Use Permit and Site Development Permit to allow the construction of an extension to an existing Recreational Vehicle Resort that includes adding 70 R.V. spaces, 132 parking stalls, the construction of a 2,500-square foot common facility with showers, laundry, and lounge, and to allow the installation of a photovoltaic system (solar panels) on the roof of the building, on a vacant 9.92-gross acre site in the R-MH Mobilehome Park Zoning District located on the east side of the intersection Monterey Road and Richmond Avenue (0 Monterey Road) (Coyote Valley Recreation Investment Properties, LLC., Owner). Council District: 2. CEQA: Mitigated Negative Declaration for the Coyote Valley RV Resort Expansion Project.

*PROJECT MANAGER, LEA SIMVOULAKIS*

**Staff Recommendation:**

1. Adopt a resolution approving the Coyote Valley RV Resort Expansion Mitigated Negative Declaration, for which an initial study was prepared, all in accordance to the California Environmental Quality Act, as amended, and adopting a related Mitigation Monitoring and Reporting Program; and

2. Approve a Conditional Use Permit and Site Development Permit Resolution as described above.

- c. **CP15-083 (Administrative Hearing)**. Conditional Use Permit and Site Development Permit to require demolition of the existing unpermitted 360-square foot addition to an existing mixed-use building located in the Reed City Landmark District and allow the construction of a new 360-square feet addition on a 0.15-gross acre site in the General Commercial CG Zoning District located on the north side of East William Street, 60 feet east of South 6th Street (265 East William Street) (TK Holding Inc., Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(e)(1) for Minor Additions.

*PROJECT MANAGER, EDWARD SCHREINER*

**Staff Recommendation:**

1. Consider the Exemption in accordance with CEQA.
2. Approve a Conditional Use Permit and Site Development Resolution as described above.

- d. **CP17-003 (Administrative Hearing)**. Conditional Use Permit to allow the conversion of the second floor of an existing 7,116-square foot office/restaurant commercial building from office use to two residential units and maintain the restaurant use on the ground floor of an approximately 0.11-gross acre site in the Neighborhood Commercial CN Zoning District located at the southeast corner of East William Street and South 9th Street (408 East William Street) (Lin & Tsai Investment, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, JOHN TU*

**Staff Recommendation:**

1. Consider the Exemption in accordance with CEQA.
2. Approve a Conditional Use Permit Resolution as described above.

- e. **CP17-012 (Administrative Hearing)**. Conditional Use Permit and Site Development Permit to allow the demolition of an existing 4,970 square foot commercial building with a drive-through and allow the construction of a new 6,926 square foot commercial building and with a drive-through use, and the removal of three ordinance-sized trees on a 0.9-gross acre site in the CG Commercial General Zoning District located on the north side of Prospect Road, approximately 270 feet easterly of Lawrence Expressway (5295 Prospect Road) (Donahue-Schriber Realty Group, Owner). Council District: 1. CEQA: Exempt per CEQA Section 15303(c) New Construction or Conversion of Small Structures.

*PROJECT MANAGER, LEA SIMVOULAKIS*

**Staff Recommendation:**

1. Consider the Exemption in accordance with CEQA.
2. Approve a Conditional Use Permit and Site Development Permit Resolution as described above.

## 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.

- a. **CP15-081 (Administrative Hearing)**. Conditional Use Permit and Site Development Permit to allow the demolition of an existing fourplex apartment building and the construction of a two-story, 16-unit Single Room Occupancy (SRO) living unit facility with one manager's unit for a total of 17 dwelling units, and reduced parking on an approximately 0.21-gross acre site in the R-M Multiple Residence Zoning District located on the southeastern corner of Mendenhall Drive and Hamilton Avenue (4094 Hamilton Avenue) (Dong Li, Owner). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15332 for Infill Development Projects. *Dropped and renoticed from 6/14/17.*

*PROJECT MANAGER, PATRICK KELLY*

**Staff Recommendation:**

1. Consider the Exemption in accordance with CEQA.
2. Approve a Conditional Use Permit and Site Development Permit Resolution as described above.

- b. **PDC17-018 and PD17-011**. Planned Development Rezoning from the R-1-8 Single-Family Zoning District to the R-1-8(PD) Planned Development Zoning District, and a Planned Development Permit to allow the demolition of an existing residence and accessory structures for the construction of three single-family detached residences on a 0.42-gross acre site in the R-1-8 Single-Family Residential Zoning District, located on the east side of Curtiss Avenue, approximately 650 feet southerly of Willow Street (1220 Curtiss Avenue) (Goldsilverisland Properties LLC, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines 15270 for Projects Which Are Disapproved.

*PROJECT MANAGER, SHAUNN MENDRIN*

**Staff Recommendation:**

1. Consider the Exemption in accordance with CEQA.
2. Recommend to the City Council the denial of a Planned Development Rezoning Ordinance and a Planned Development Permit Resolution as described above.

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

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**No Items**

## **7. GOOD AND WELFARE**

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- a. Report from City Council
- b. Review and Approve Action Minutes from [8/23/17](#)
- c. Subcommittee Formation, Reports, and Outstanding Business
- d. Commission Calendar and Study Sessions
  - 1. [Draft Planning Commission Retreat Agenda](#) scheduled for 9/22/17
  - 2. General Plan Performance Review scheduled for 10/11/17
- e. The Public Record

## **8. ADJOURNMENT**

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## 2017 PLANNING COMMISSION MEETING SCHEDULE

<u>Date</u>	<u>Time</u>	<u>Type of Meeting</u>	<u>Location</u>
January 11	6:30 p.m.	<u>Cancelled:</u> Regular	Council Chambers
January 25	6:30 p.m.	<u>Cancelled:</u> Regular	Council Chambers
February 8	6:30 p.m.	Regular	Council Chambers
February 15	6:30 p.m.	Regular & General Plan	Council Chambers
March 8	6:30 p.m.	Regular	Council Chambers
March 22	6:30 p.m.	Regular	Council Chambers
April 12	6:30 p.m.	Regular	Council Chambers
April 26	6:30 p.m.	Regular	Council Chambers
May 3	6:30 p.m.	<u>Cancelled:</u> Regular	Council Chambers
<i>May 10</i>	<i>5:00 p.m.</i>	<i>Study Session/Public Hearing:</i>	<i>Council Chambers</i>
<i>2017/2018 Capital Budget &amp; 2018/2022 Capital Improvement Program</i>			
May 10	6:30 p.m.	Regular & General Plan	Council Chambers
May 24	6:30 p.m.	Regular & General Plan	Council Chambers
<i>June 14</i>	<i>5:00 p.m.</i>	<i>Study Session/Public Hearing:</i>	<i>City Hall, 3<sup>rd</sup> Fl, T-332</i>
<i>Stevens Creek Urban Village Plan/GP17-009</i>			
June 14	6:30 p.m.	Regular	Council Chambers
June 28	6:30 p.m.	Regular	Council Chambers
July 12	6:30 p.m.	Regular	Council Chambers
July 26	6:30 p.m.	Regular	Council Chambers
August 9	6:30 p.m.	Regular	Council Chambers
<i>August 23</i>	<i>4:30 p.m.</i>	<i>Study Session/Public Hearing:</i>	<i>City Hall, 3<sup>rd</sup> Fl, T-332</i>
<i>VMT Study Session</i>			
August 23	6:30 p.m.	Regular	Council Chambers
September 13	6:30 p.m.	Regular	Council Chambers
<i>September 22</i>	<i>8:00 a.m.</i>	<i>Planning Commission Retreat</i>	<i>City Hall, 3<sup>rd</sup> Fl, T-332</i>
September 27	6:30 p.m.	Regular	Council Chambers
<i>October 11</i>	<i>5:00 p.m.</i>	<i>Study Session/Public Hearing</i>	<i>Council Chambers</i>
<i>General Plan Performance Review</i>			
October 11	6:30 p.m.	Regular	Council Chambers
October 25	6:30 p.m.	Regular	Council Chambers
November 8	6:30 p.m.	Regular	Council Chambers
November 15	6:30 p.m.	Regular	Council Chambers
December 6	6:30 p.m.	Regular	Council Chambers
December 13	6:30 p.m.	Regular	Council Chambers



**ABOUT THE PLANNING COMMISSION**

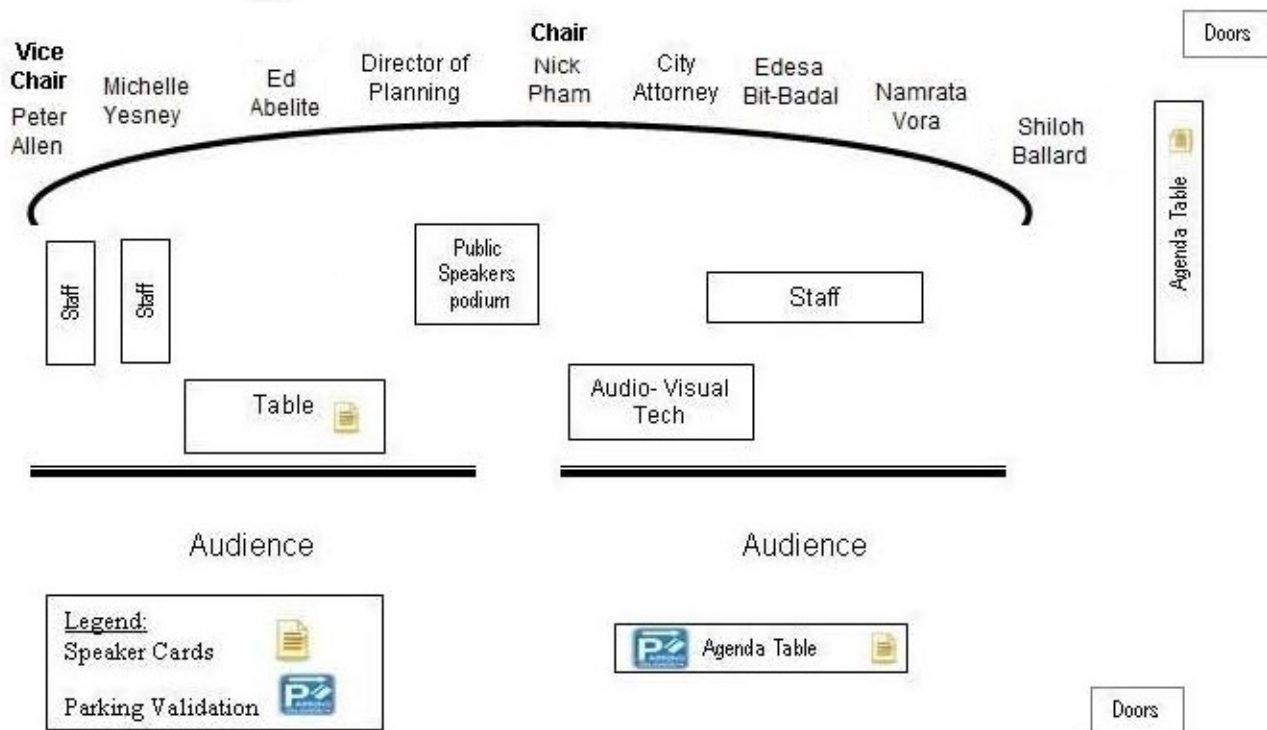
The Planning Commission is a seven-member body, appointed by the City Council, which performs two types of actions:

- 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 Jose 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) 535-5695 or email. 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.