



AMENDED
PLANNING COMMISSION AGENDA

Wednesday, July 25, 2018

Regular Hearing

Commencing at 6:30 p.m.

Conference Room: T-1734

17th Floor, City Hall Tower

200 East Santa Clara Street

San José, California

Peter Allen, Chair

Shiloh Ballard, Vice Chair

Michelle Yesney Namrata Vora

John Leyba Melanie Griswold

Ada Marquez

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 408-535-7721 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

2. PUBLIC COMMENT

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

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.

- a. **PP18-058.** To allow City Council consideration of signs on City-owned property, including Billboards, Programmable Electronic Signs, and Signs Displaying Off-site Commercial Speech, the following is being proposed: 1) Amend General Plan Land Use Policy CD-10.4; 2) Amend City Council Policy 6-4; 3) Amend Title 23 of the Municipal Code (the Sign Code), specifically Sections 23.02.870, 23.02.1310 and 23.04.500; and 4) make other technical, formatting or non-substantive

changes within the Sign Code. Council District: Citywide. CEQA: Initial Study/Negative Declaration for proposed amendments to the General Plan, Municipal Code and Council Policy that would allow the City Council to consider approving use of designated City-owned sites for Signs, including Billboards, Programmable Electronic Signs and Signs Displaying Off-Site Commercial Speech.

PROJECT MANAGER, LEA SIMVOULAKIS

Staff Recommendation:

1. Defer to the August 22, 2018 Planning Commission meeting per Staff request.

4. CONSENT CALENDAR

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. **CP17-021 (Administrative)**. Conditional Use Permit to allow the demolition of an approximately 2,400-square foot commercial building and the construction of a three story mixed-use building, with five residential units and approximately 1,250 square feet of office space on a 0.19-gross-acre site in the CP Commercial Pedestrian Zoning District located on the northeast corner Joseph Avenue and Shamrock Drive (2898 Joseph Avenue) (Ridgecrest Group, Owner). Council District 9. CEQA: Exempt in accordance with CEQA Guidelines Section 15332 for In-fill Development Projects.

PROJECT MANAGER, RUTH CUETO

Staff Recommendation:

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

- b. **CPA15-074-01 (Administrative)**. Conditional Use Permit Amendment to modify the conditions of the previously approved Conditional Use Permit (File No. CP15-074) to allow noise-generating activities including live music and DJs, on the outdoor patio from 11:30 a.m. until 10:00 p.m. Sunday through Thursday and from 11:30 until midnight, Friday and Saturday, at an existing full-service, late night restaurant (Sushi Confidential) on a 0.2-gross acre site in the DC Downtown Primary Commercial Zoning District located at 31 North Market Street (on the west side of Market Street approximately 190 feet northerly of West Santa Clara Street) (Besson Family LP II LP, Owner). Council District 3. CEQA: Exempt in accordance with CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff Recommendation:

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

- c. The proposed projects being considered are located on an approximately 0.20-gross acre vacant site, on the northwest corner of South 2nd Street and Martha Street, at 895 South 2nd Street (Jia Yan Yuan, Owner). Council District 3. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

PDC17-005. Planned Development Rezoning from the CN Commercial Neighborhood Zoning District to the R-M(PD) Planned Development Zoning District to allow up to three attached dwelling units.

PD17-003. Planned Development Permit to effectuate the Planned Development Zoning District and allow the construction of three single-family attached residential units (townhomes).

PROJECT MANAGER, RINA SHAH

Staff Recommendation:

1. Consider the Exemption in accordance with CEQA.
2. Recommend that the City Council adopt the Planned Development Rezoning Ordinance and Planned Development Permit Resolution as described above.

5. PUBLIC HEARING

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. The proposed project would occur on an approximately three-acre portion of a 21-gross acre site, located on the east side of Dove Hill Rd, approximately 500 ft north of Hassler Pkwy (4200 Dove Hill Road) (Kuehne Stanislaus and Eleanore Trustee & Et, Owner). Council District 8. CEQA: Mitigated Negative Declaration for Dove Hill Medical Care Facility Project.

PDC14-051. Planned Development Rezoning from the A Agricultural Zoning District to the PQP(PD) Planned Development Zoning District to allow a Medical Care Facility with up to 248 beds on an approximately 3.0 acre site and the remaining 18.0 acre to be open space; and

PD16-019. Planned Development Permit to allow the demolition of approximately 25 buildings/structures, the construction of a Medical Care Facility with up to 248 beds, and the removal of seven ordinance-size trees.

PROJECT MANAGER, JOHN TU

Staff Recommendation:

1. Consider the Initial Study/Mitigated Negative Declaration for Dove Hill Medical Care Facility Project in accordance with CEQA.
2. Recommend that the City Council adopt Mitigated Negative Declaration Resolution, the Planned Development Rezoning Ordinance and Planned Development Permit Resolution as described above.

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

7. GOOD AND WELFARE

- a. Report from City Council
- b. Review and Approve Action Minutes from [7/11/18](#)
- c. Subcommittee Formation, Reports, and Outstanding Business
- d. Commission Calendar and Study Sessions
 - i. September 26, 2018 – General Plan Annual Performance Review Study Session
 - ii. **August 8, 2018 Planning Commission Meeting – Cancelled**
- e. The Public Record

8. ADJOURNMENT

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 & 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	Council Chambers
September 26	6:30 p.m.	Regular	Council Chambers
October 10	6:30 p.m.	Regular	Council Chambers
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

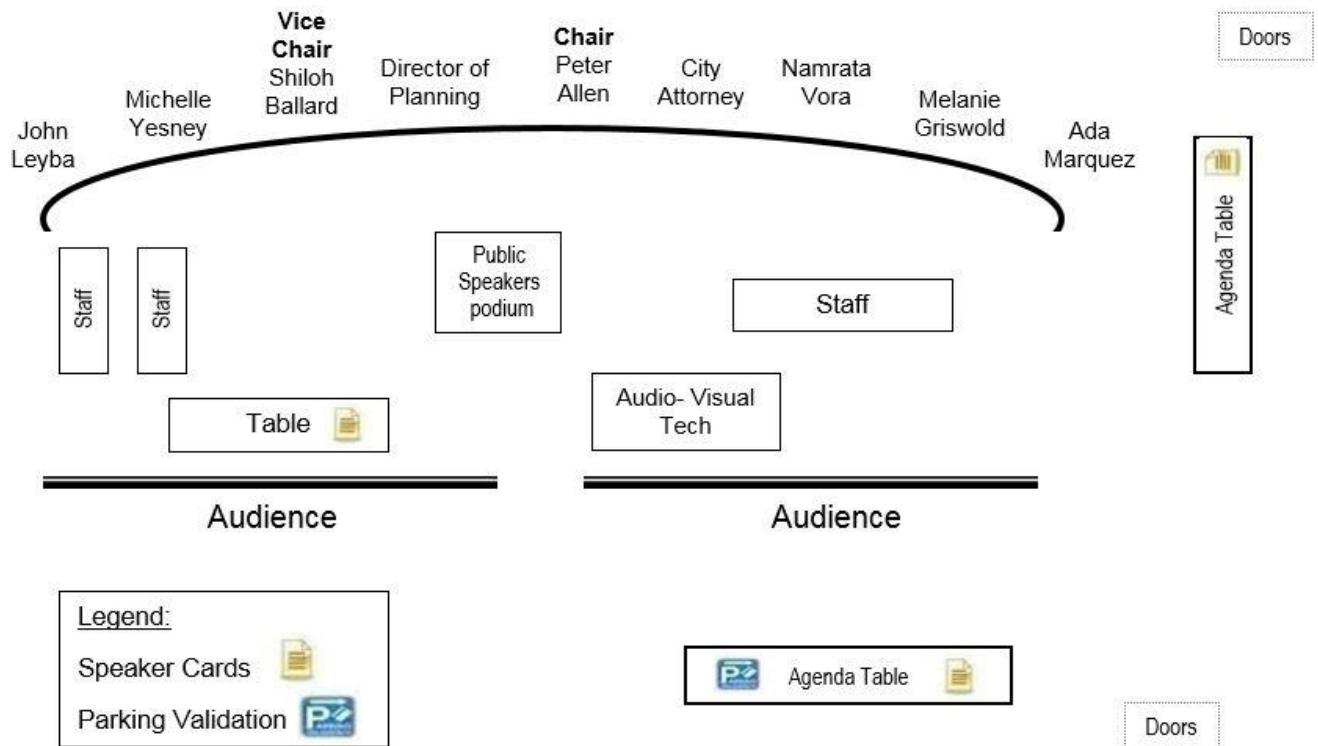
The Planning Commission is a seven-member body, appointed by the City Council, which performs two types of actions:

- 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 2nd and 4th 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 melissa.espinoza@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

CEQA	California Environmental Quality Act
CP	Conditional Use Permit
DA	Development Agreement
PD	Planned Development Permit
PDC	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.