



PLANNING COMMISSION AGENDA

Wednesday, October 23, 2019

Study Session:
General Plan Annual Review Study Session

Room 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

Shiloh Ballard, Chair

Melanie Griswold, Vice Chair

Peter Allen

Rolando Bonilla

Mariel Caballero

Pierluigi Oliverio

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

**RECOGNITION OF JOHN LEYBA'S SERVICE TO THE CITY OF SAN JOSE
AND PLANNING COMMISSION**

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.

No Items.

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. **C19-015.** Conventional rezoning of a split-lot zoning from the CG Commercial General and R-M Multiple Residence Zoning Districts to the R-M Multiple Residence Zoning District on an approximately 0.15-gross acre site located on the west side of South 21st Street approximately 110 feet southerly of East Santa Clara Street (19 South 21st Street) (VIAM Vapital LLC, Owner). Council District 3. CEQA: Addendum to Envision San José 2040 General Plan Final Program Environmental Impact Report, Supplemental Environmental Impact Report, and addenda thereto (SCH# 2009072096)

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation:

That Planning Commission recommends that the City Council take all of the following actions:

1. Adopt a resolution approving the addendum, in accordance with CEQA, to the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041), Supplemental Environmental Impact Report (Resolution No. 77617), and Addenda thereto; and
2. Adopt an ordinance of the City of San José rezoning certain real property of approximately 0.15 gross acres, situated on the west side of South 21st Street approximately 110 feet southerly of East Santa Clara Street (19 South 21st Street), from the R-M Multiple-Residence Zoning District and the CG Commercial General Zoning District to the R-M Multiple-Residence Zoning District.

- b. **CPA93-068-01 (Administrative Hearing).** Conditional Use Permit Amendment to amend a previously approved permit (File No. CP93-11-068) to allow a 936-square foot addition to an existing 1,703 square foot church annex building to include new classroom and expanded meeting space, and 1,385 square feet of new patio areas and other landscaping improvements on a 1.9 gross-acre site in the R-1-8 Residential District located on the southeast corner of Sierra Road and North Capitol Avenue (1298 North Capitol Avenue) (Northern California Baptist Conference, Owner). Council District 4. CEQA: Exempt pursuant to CEQA Guidelines, Section 15301(e) for existing facilities.

PROJECT MANAGER, MAIRA BLANCO

Staff Recommendation:

1. Consider an exemption in accordance with CEQA Guidelines Section 15301(e) for existing facilities; and
2. Adopt a resolution approving, subject to conditions, a Conditional Use Permit Amendment and Site Development Permit to allow a 936-square foot addition to an existing 1,703-square foot church annex building to include new classroom and expanded meeting space, and 1,385-square feet of new patio area, including new porches, a decorative metal fence, and new landscaping areas, on a 1.9 gross-acre site in the R-1-8 Single-Family Residence District.

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. [CP18-025 & C18-018](#). Conventional rezoning (**C18-018**) from R-1-8 Single Family Residence District to the CN Commercial Neighborhood Zoning District; and Conditional Use Permit (**CP18-025**) to allow the demolition of four total approximately 19,850-square foot, one-story storage buildings, and the construction of a four-story, 125,303-square foot, 152-unit assisted living and memory care facility and removal of twenty ordinance-size trees on a 3.79 gross acre site located on the west side of Union Avenue, approximately 260 feet northerly of Los Gatos Almaden Road (Union School District, Owner). Council District 9. CEQA: Mitigated Negative Declaration for Belmont Village Union Avenue.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation:

That Planning Commission recommends that the City Council take all of the following actions:

1. Adopt a resolution adopting the Belmont Village Senior Living Facility Mitigated Negative Declaration, for which an Initial Study was prepared, and adopting an associated Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA), as amended;
 2. Adopt an ordinance rezoning an approximately 4.69-gross acre site (a portion of APN 421-20-010) generally located on the west side of Union Avenue, approximately 260 feet northerly of Los Gatos Almaden Road from the R-1-8 Single-Family Residence District to the CN Commercial Neighborhood Zoning District; and
 3. Adopt a resolution approving, subject to conditions, a Conditional Use Permit to allow the demolition of four total approximately 19,850-square foot, one-story storage buildings, and the construction of a four-story, 125,303-square foot, 152-unit assisted living and memory care facility and removal of twenty ordinance-size trees on an approximately 3.79-gross acre site located on the west side of Union Avenue, approximately 360 feet northerly of Los Gatos Almaden Road.
- b. [SP18-001 & T18-001](#). Special Use Permit to allow the demolition of existing on-site buildings, the removal one (1) non-ordinance size tree, and the construction of a 27-story, high-rise tower on an approximately 0.4-gross acre site located at the southeast corner of South 1st Street and East Reed Street (600 South 1st Street) , comprised of the following options:
1. Option 1: A mixed-use development of no more than 295 condominium units including a maximum of 290 residential condominium units and a maximum of five (5) commercial condominium units; or
 2. Option 2: A co-living facility of no more than six (6) condominium units including a residential condominium unit for a Co-Living Facility with a maximum of 793 Bedrooms and a maximum of five (5) commercial condominium units.
- Tentative Map to merge two parcels into one parcel and to re-subdivide the parcel into re-subdivide the parcel pursuant to either of the following options:
1. Option 1: One (1) parcel re-subdivided into no more than 295 condominium units including a maximum of 290 residential condominium units and a maximum of five (5) commercial condominium units; OR

2. Option 2: One (1) parcel re-subdivided into no more than six (6) condominium units including one (1) residential condominium unit and a maximum of five (5) commercial condominium units.

(Salata James A and Suzanne M Trustee, Owner). Council District 3. CEQA: Garden Gate Tower Supplemental Environmental Impact Report to the Downtown Strategy 2040 Environmental Impact Report (Resolution 78942).

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff Recommendation:

That Planning Commission recommends that the City Council take all of the following actions:

1. Adopt a resolution certifying the Supplemental Environmental Impact Report to the Downtown Strategy 2040 Environmental Impact Report (Resolution 78942) and adopting the associated Mitigation Monitoring and Reporting Plan for the Garden Gate Tower Project in accordance with CEQA; and
2. Adopt a Resolution approving the Vesting Tentative Subdivision Map to merge two parcels into one parcel and to re-subdivide the parcel pursuant to either of the following options:

Option 1: One (1) parcel re-subdivided into no more than 295 condominium units including a maximum of 290 residential condominium units and a maximum of five (5) commercial condominium units; OR

Option 2: One (1) parcel re-subdivided into no more than six (6) condominium units including one (1) residential condominium unit and a maximum of five (5) commercial condominium units.
3. Adopt a Resolution approving a Special Use Permit, subject to conditions, to allow the demolition of existing on-site buildings, the removal one (1) non-ordinance size tree, and the construction of a 27-story, high-rise tower on an approximately 0.4-gross acre site located at the southeast corner of South 1st Street and East Reed Street, comprised of the following options:

Option 1: A mixed-use development of no more than 295 condominium units including a maximum of 290 residential condominium units and a maximum of five (5) commercial condominium units; or

Option 2: A co-living facility of no more than six (6) condominium units including a residential condominium unit for a Co-Living Facility with a maximum of 793 Bedrooms and a maximum of five (5) commercial condominium units.
4. Direct Staff to file a Notice of Determination pursuant to Section 15094 of the State CEQA Guidelines.

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

No Items

7. GOOD AND WELFARE

- a. Report from City Council
- b. Review and Approve Action Minutes from [10/9/19](#)
- c. Subcommittee Formation, Reports, and Outstanding Business
- d. Commission Calendar and Study Sessions
- e. The Public Record

8. ADJOURNMENT

2019 PLANNING COMMISSION MEETING SCHEDULE

<u>Date</u>	<u>Time</u>	<u>Type of Meeting</u>	<u>Location</u>
January 16	6:30 p.m.	Regular	Council Chambers
January 30	6:30 p.m.	Regular	Council Chambers
February 13	6:30 p.m.	Regular	Council Chambers
February 27	6:30 p.m.	Regular	Council Chambers
March 13	6:30 p.m.	Regular	Council Chambers
March 27	6:30 p.m.	Regular	Council Chambers
April 10	6:30 p.m.	Regular & General Plan	Council Chambers
April 24	6:30 p.m.	Regular	Council Chambers
<i>May 1</i>	<i>5:00 p.m.</i>	<i>Study Session/Public Hearing</i>	<i>Council Chambers</i>
<i>2019/2020 Capital Budget and 2020/2024 Capital Improvement Program</i>			
May 1	6:30 p.m.	Regular & General Plan	Council Chambers
May 8	6:30 p.m.	<u>Cancelled:</u> Regular	Council Chambers
May 22	6:30 p.m.	Regular	Council Chambers
June 12	6:30 p.m.	Regular	Council Chambers
June 26	6:30 p.m.	<u>Cancelled:</u> Regular	Council Chambers
July 10	6:30 p.m.	<u>Cancelled:</u> Regular	Council Chambers
July 24	6:30 p.m.	Regular	Council Chambers
August 14	6:30 p.m.	Regular	Council Chambers
August 28	6:30 p.m.	Regular	Council Chambers
September 11	6:30 p.m.	<u>Cancelled:</u> Regular	Council Chambers
September 25	6:30 p.m.	Regular	Council Chambers
October 9	6:30 p.m.	Regular	Council Chambers
<i>October 23</i>	<i>5:00 p.m.</i>	<i>Study Session/Public Hearing</i>	<i>T-332</i>
<i>General Plan Annual Review Study Session</i>			
October 23	6:30 p.m.	Regular	Council Chambers
November 6	6:30 p.m.	Regular	Council Chambers
November 13	6:30 p.m.	Regular	Council Chambers
<i>November 22</i>	<i>8:00 a.m.</i>	<i>Planning Commission Retreat</i>	<i>T-332</i>
December 4	6:30 p.m.	Regular	Council Chambers
December 11	6:30 p.m.	Regular	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) 535-7868 or email Danielle.buscher@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.