



## **PLANNING COMMISSION AGENDA**

**Wednesday, December 11, 2019**

### **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**

**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.

- a. **CP19-028.** Conditional Use Permit and Determination of Public Convenience or Necessity for an ABC License to allow the off-sale of alcohol (Type 21 full range of alcoholic beverages) at an existing 1,150-square foot retail store on an approximately 0.46-gross acre site located on the southeast corner of North King Road and Mabury Road (788 North King Road) (Rosado Letica and Carmelo G, Owner) Council District: 3. CEQA: Exempt pursuant to CEQA Section 15301(a) for Existing Facilities.

*PROJECT MANAGER, ALEC ATIENZA*

**Staff Recommendation:**

1. Dropped to be renoticed at a later date per Staff 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. **CP17-028 (Administrative Hearing).** Conditional Use Permit and Site Development Permit to allow the demolition of an existing 1,647 square foot gas station (Arco) building, fueling canopy, gas dispensers and underground storage tanks, and construction of a new 24-hour use gas station with 3,054-square foot convenience store with off-sale of alcohol (beer & wine), 4,872-square foot gas fueling canopy over eight dual gas dispensers, 792-square foot 24-hour drive-through car wash, and removal of five ordinance-size trees, on a 0.75-gross acre site located northwest corner of Quimby Road and E. Capitol Expressway (2375 Quimby Road) (BP West Coast Prods LLC, Owner). Council District 8. CEQA: Mitigated Negative Declaration for the ARCO Redevelopment Project at 2375 Quimby Road.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:**

1. Adopt a resolution adopting the ARCO Redevelopment Project at 2375 Quimby Road Mitigated Negative Declaration, for which an Initial Study was prepared, and adopting a related Mitigation Monitoring and Reporting Program, all in accordance with the California Environmental Quality Act (CEQA), as amended.
2. Adopt a resolution approving the Conditional Use Permit and Site Development Permit to allow the demolition of an existing 1,647-square foot gas station (includes

removal of a small convenience store, pump island canopy over four dual gas dispensers and underground storage tanks) and construction of a new 24-hour gas station with a 3,054-square foot 24-hour use convenience store with off-sale of alcohol (Type 20 beer & wine only), with a determination of public convenience or necessity, 4,872-square foot pump island canopy over eight dual gas fueling dispensers, new underground storage tanks, 792-square foot drive-through 24-hour car wash and removal of five ordinance-size trees on a 0.75-gross acre site, in the CG Commercial General Zoning District.

## 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. [CP18-022 & T18-034 \(Administrative Hearing\)](#). A Conditional Use Permit to demolish an approximately 32,000 square foot building, remove two ordinance-sized trees and two non-ordinance sized trees, and construct a 147-unit affordable housing development for seniors, of which 49 units will be reserved as permanent supportive housing, with approximately 16,000 square feet of ground floor commercial uses, a Special Use Permit to allow up to 16,000 square feet of social service agency uses and one commercial condominium (16,000-sf), site improvements, and a State Density Bonus request for reductions in motorcycle parking, private open space requirements, and use of one City Density Development Incentive (parking reduction) on an approximately 2.0-gross acre site; and a Tentative Map to subdivide 1 lot to 1 lot and allow one residential condominium and one commercial condominium on an approximately 2.0 gross acre site located on the Northside of Blossom Hill (397 Blossom Hill Road) (Blossom Hill L P, Owner) Council District 2. CEQA: Mitigated Negative Declaration for the Blossom Hill Mixed-Use Project, File No. CP18-022.  
*PROJECT MANAGER, RUTH CUETO*

### **Staff Recommendation:**

1. Adopt a resolution adopting the Blossom Hill Mixed Use Project Mitigated Negative Declaration, for which an Initial Study was prepared, and adopting an associated Mitigation Monitoring and Reporting Plan, all in accordance with the California Environmental Quality Act (CEQA), as amended;
2. Adopt a Resolution approving, subject to conditions, the Tentative Map to subdivide one parcel into two condominium units consisting of one residential condominium and one commercial condominium on an approximately 2.0 gross acre site.
3. Adopt a resolution approving, subject to conditions, a Conditional Use Permit to allow the demolition of approximately 32,000 square foot building, removal of two ordinance-sized trees and two non-ordinance sized trees, and construction of a 147-unit affordable housing development for seniors, of which 49 units will be reserved as permanent supportive housing (residential condominium), with approximately 16,000 square feet of ground floor commercial uses, a Special Use Permit to allow up to 16,000 square feet of social service agency uses and one commercial condominium (16,000-sf for commercial and social service agency uses), site improvements, and a State Density Bonus request for reductions in motorcycle parking, private open space requirements, and use of one City Density Development Incentive (parking reduction) on an approximately 2.0-gross acre site.

4. Adopt a resolution approving a Density Bonus Regulatory Agreement.

## **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 [12/4/19](#)
- c. Subcommittee Formation, Reports, and Outstanding Business
- d. Commission Calendar and Study Sessions
- e. The Public Record

## **8. ADJOURNMENT**

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## 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 & General Plan	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 & General Plan	Council Chambers
December 11	6:30 p.m.	Regular	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) 535-7868 or email [Danielle.buscher@sanjoseca.gov](mailto: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**

<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.