

PLANNING COMMISSION

February 26, 2020

Action Minutes

WELCOME

SALUTE TO THE FLAG

ROLL CALL

PRESENT: Commissioners Ballard, Griswold, Allen, Bonilla, Caballero, Oliverio, Yesney

ABSENT: None

STUDY SESSION AND PUBLIC HEARING: TO BE HEARD AT 5:00 PM

a. [Planning Commission Composition](#)

1. CALL TO ORDER & ORDERS OF THE DAY

Meeting called to order at 6:30 p.m.

2. PUBLIC COMMENT

Paul Soto a San José resident commented on how the Planning Commission holds an important duty to represent the citizens of the City.

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. 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

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. **C19-030.** Conventional Rezoning of a 0.41-gross acre site located at the southwest corner of Hayes Avenue and Lean Avenue from the R-1-1 Single Family Residence Zoning District to the R-2 Two-Family Residence Zoning District (200 Hayes Avenue) (Xu Sharon et al, Owner). Council District 2. **CEQA:** Exempt per CEQA Guidelines Section 15303(a).

PROJECT MANAGER, ANGELA WANG

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:

- 1. CONSIDER AN EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15303(A) FOR NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES; AND**
- 2. APPROVE AN ORDINANCE REZONING CERTAIN REAL PROPERTY APPROXIMATELY 0.41 GROSS ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF HAYES AVENUE AND LEAN AVENUE FROM THE R-1-1 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE R-2 TWO-FAMILY RESIDENCE ZONING DISTRICT.**

COMMISSIONER YESNEY SECONDED THE MOTION (7-0-0)

- b. **CP20-003 (Administrative Hearing):** Conditional Use Permit to allow the phased development and expansion of an existing ministorage. This permit includes the demolition of four existing ministorage buildings totaling 34,457 square feet, the removal of six ordinance-size trees, and the construction of an approximately 179,616 square foot ministorage building on an approximately 6.4-gross acre site located on north side of West Capitol Expressway, approximately 200 feet westerly of Snell Ave (231 West Capitol Expressway) (Public Storage Properties VI Inc., Owner). Council District 10. **CEQA:** Initial Study/Mitigated Negative Declaration for the West Capitol Expressway Public Storage Project.

ACTION: THE COMMISSION UNANIMOUSLY APPROVED THE STAFF RECOMMENDATIONS TO:

- 1. ADOPT A RESOLUTION ADOPTING THE WEST CAPITOL EXPRESSWAY PUBLIC STORAGE PROJECT MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM IN ACCORDANCE WITH CEQA; AND**
- 2. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, THE DEMOLITION OF FOUR SINGLE-STORY MINISTORAGE BUILDINGS AND THE REMOVAL OF SIX ORDINANCE-SIZE TREES FOR THE CONSTRUCTION OF AN APPROXIMATELY 179,616-SQUARE FOOT MINISTORAGE BUILDING ON AN APPROXIMATELY 6.4-GROSS ACRE SITE.**

(7-0-0)

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.

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

No Items

7. GOOD AND WELFARE

a. Report from City Council

On February 25, 2020, City Council took action on the following projects:

- i. Approved an Amendment to Title 23 of the San José Municipal Code (Sign Code).*
- ii. Approved an Amendment to Title 20 of the San José Municipal Code (Zoning Ordinance) (PP19-084).*
- iii. Approved an Amendment to Title 20 of the San José Municipal Code (Zoning Ordinance) (PP19-085).*
- iv. Approved a Conventional Rezoning, Special Use Permit, and Vesting Tentative Map for Certain Real Property Located at 292 Stockton Avenue (C19-039, SP19-063, T19-050).*

b. Review and Approve Action Minutes from [2/12/2020](#).

Commissioner Allen made a motion to approve the 2/12/20 minutes.

Commissioner Caballero seconded the motion (7-0-0).

c. Subcommittee Formation, Reports, and Outstanding Business

No Reports

- d. Commission Calendar and Study Sessions
 - i. *Study Session scheduled for 05/06/2020.*
- e. The Public Record
 - No Reports*

8. ADJOURNMENT

Meeting adjourned at 6:42 p.m.