

PLANNING COMMISSION

July 14, 2021

Action Minutes

WELCOME

ROLL CALL

PRESENT: Commissioners Bonilla, Casey, Caballero, Cantrell, Garcia, Lardinois, Montañez, Oliverio (arrived at 6:35 p.m.), Torrens, Young

ABSENT: Commissioner Ornelas-Wise

1. CALL TO ORDER & ORDERS OF THE DAY

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

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/commissions-and-hearings/planning-commission>

2. PUBLIC COMMENT

Public comments to the Planning Commission on non-agendized items. Please contact the Commission in the manner specified on p. 2 of the agenda to comment on any item that is not specified on the agenda. Please use the 'raise hand' feature in Zoom or click *9 to raise a hand to speak or contact 408-535-3505 to request to speak. 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

Alex Shoor made a comment regarding the Flea Market project, which was recently heard at City Council. Mr. Shoor added that City Council approved the Rezoning and Urban Village Plan for the Berryessa area. He also added that the City Council was able to come to an agreement with all parties to improve the plan from where it started.

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.

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 request to speak in the manner specified on p. 2 of the Planning Commission agenda.

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, please use the 'raise hand' feature in Zoom or click *9 to raise a hand to speak or contact 408-535-3505 to request to speak.

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE THE ACTION MINUTES FOR JUNE 9, 2021.

COMMISSIONER CABALLERO SECONDED THE MOTION (8-0-1-2; ORNELAS-WISE ABSENT; YOUNG AND MONTAÑEZ ABSTAIN).

- a. Review and Approve Action Minutes from [June 9, 2021](#).

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. **SP20-004:** Special Use Permit to allow the demolition of five existing commercial buildings, eight residential buildings, and three service structures totaling approximately 14,131 square feet, the removal of 15 trees (11 ordinance-size, four non-ordinance-size) for the construction of two seven-story residential mixed-use buildings, including 173 residential units and 17,836-square feet of commercial space with an approximately 42 percent parking reduction on an approximately 1.34-gross acre site located on the south side of West San Carlos Street, approximately 140 feet westerly of South Buena Vista Avenue (1530 West San Carlos Street) (Urban Villas LLC., Owner). Council District 6. **CEQA:** West San Carlos Mixed-Use Project Environmental Impact Report (EIR).

PROJECT MANAGER, ALEC ATIENZA

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

- 1. ADOPT A RESOLUTION CERTIFYING THE WEST SAN CARLOS MIXED-USE PROJECT ENVIRONMENTAL IMPACT REPORT, AND MAKING CERTAIN FINDINGS CONCERNING SIGNIFICANT IMPACTS, MITIGATION MEASURES, ALTERNATIVES, AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A RELATED MITIGATION MONITORING AND REPORTING PLAN, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**
- 2. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A SPECIAL USE PERMIT AND SITE DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF FIVE EXISTING COMMERCIAL BUILDINGS, EIGHT RESIDENTIAL BUILDINGS, AND THREE SERVICE STRUCTURES TOTALING APPROXIMATELY 12,620 SQUARE FEET, THE REMOVAL OF 15 TREES (11 ORDINANCE-SIZE, FOUR NON-ORDINANCE-SIZE) FOR THE CONSTRUCTION OF TWO SEVEN-STORY RESIDENTIAL MIXED USE BUILDINGS, INCLUDING 173 RESIDENTIAL UNITS AND 17,836 SQUARE FEET OF COMMERCIAL RETAIL SPACE WITH A 43 PERCENT PARKING REDUCTION ON AN APPROXIMATELY 1.34-GROSS ACRE SITE.**

COMMISSIONER LARDINOIS SECONDED THE MOTION (9-0-1-1; ORNELAS-WISE ABSENT; CANTRELL ABSTAIN).

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

No Items

7. GOOD AND WELFARE

a. Report from City Council

No Reports

b. Subcommittee Formation, Reports, and Outstanding Business

c. Commission Calendar and Study Sessions

d. The Public Record

Greetings and welcoming of new Planning Commission members. Exchange of pleasantries by Commissioners.

8. ADJOURNMENT

Meeting adjourned at 7:46 p.m.