

PLANNING COMMISSION

April 13, 2022

Action Minutes

WELCOME

ROLL CALL

PRESENT: Commissioners Bonilla, Casey, Cantrell, Garcia, Lardinois, Oliverio, Ornelas-Wise, Torrens, Young

ABSENT: Commissioners Caballero, Montañez

1. CALL TO ORDER & ORDERS OF THE DAY

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

2. PUBLIC COMMENT

Public comments to the Planning Commission on non-agendized 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. Each member of the public may address the Commission for up to two 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.

No Items

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>

3. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

4. CONSENT CALENDAR

ITEM 4.A. WILL BE DEFERRED TO THE NEXT MEETING, DUE TO NEEDED CORRECTIONS. COMMISSIONERS WILL PROVIDE FEEDBACK, TO STAFF, FOR CORRECTIONS TO BE MADE

ACTION: COMMISSIONER LARDINOIS MADE A MOTION TO DEFER CONSENT CALENDAR ITEM 4.A.

COMMISSIONER GARCIA SECONDED THE MOTION (8-0-2-1; CABALLERO & MONTAÑEZ ABSENT, TORRENS ABSTAINED)

- a. Review and Approve Action Minutes from [March 23, 2022](#).

5. PUBLIC HEARING

- a. [PDC20-020, PD20-011 & PT20-036](#). Planned Development Rezoning (PDC20-020) to rezone the site from the R-M Zoning District to an R-M(PD) Zoning District. Planned Development Permit (PD20-011) to allow the demolition of nine buildings totaling approximately 64,800 square feet, the removal of 56 trees (26 ordinance-size, 30 non-ordinance-size) and the construction of two five-story multifamily apartment buildings consisting of 689 units (375 affordable units) and approximately 4,005 square feet of commercial space with a State Density Bonus concession for a 38% parking reduction on an approximately 5.4-gross acre site. Vesting Tentative Map (PT20-036) to reconfigure six lots into two lots and reconfigure an existing public street (Dupont Street) on an approximately 5.4-gross acre site. The projects are located on the Southeast corner of McEvoy Street and Dupont Street (226-254 McEvoy Street and 205-214 Dupont Street) (M&M Diridon LLC, Owner). Council District 6. CEQA: Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (City Council Resolution No. 78942).

PROJECT MANAGER, ALEC ATIENZA

ACTION: COMMISSIONER OLIVERIO MADE A MOTION, CONSISTENT WITH THE STAFF RECOMMENDATION, TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:

1. **CONSIDER THE ADDENDUM TO THE DOWNTOWN STRATEGY 2040 FINAL ENVIRONMENTAL IMPACT REPORT (CITY COUNCIL RESOLUTION NO. 78942) IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

2. APPROVE AN ORDINANCE REZONING AN APPROXIMATELY 5.4-GROSS ACRE SITE, LOCATED ON THE SOUTHEAST CORNER OF MCEVOY AND DUPONT STREET, FROM THE R-M ZONING DISTRICT TO AN R-M(PD) PLANNED DEVELOPMENT ZONING DISTRICT.
3. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A VESTING TENTATIVE MAP TO MERGE THE EXISTING SIX LOTS INTO TWO LOTS AND RECONFIGURE AN EXISTING PUBLIC STREET (DUPONT STREET), ON AN APPROXIMATELY 5.4-GROSS ACRE SITE.
4. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF NINE BUILDINGS ON SITE, TOTALING APPROXIMATELY 64,800 SQUARE FEET, THE REMOVAL OF 56 TREES (26 ORDINANCE-SIZE, 30 NON-ORDINANCE-SIZE) AND THE CONSTRUCTION OF TWO FIVE-STORY MULTIFAMILY APARTMENT BUILDINGS CONSISTING OF 689 UNITS AND APPROXIMATELY 4,005 SQUARE FEET OF COMMERCIAL SPACE WITH A STATE DENSITY BONUS CONCESSION FOR AN APPROXIMATELY 38% PARKING REDUCTION ON AN APPROXIMATELY 5.4-GROSS ACRE SITE.

COMMISSIONER TORRENS SECONDED THE MOTION (9-0-2; CABALLERO & MONTAÑEZ ABSENT)

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

No items

7. GOOD AND WELFARE

- a. Report from City Council

The Commission Secretary reported on City Council actions taken on April 5, 2022 and April 12, 2022. In person Commission meetings will be held, beginning July 1, 2022.

- b. Subcommittee Formation, Reports, and Outstanding Business

No items

- c. Commission Calendar and Study Sessions

No items

- d. The Public Record

Commissioner Bonilla indicated that his term will end on June 30, 2022.

8. ADJOURNMENT

Meeting adjourned at 7:16 p.m.