



PLANNING COMMISSION

Action Minutes

Wednesday, September 11, 2024

Regular Hearing

6:30 p.m.

Council Chambers

First Floor, City Hall Wing
200 East Santa Clara Street
San José, California

Anthony Tordillos, Chair

Charles Cantrell, Vice Chair

Louis Barocio Dilpreet Bhandal

Melissa Bickford Justin Lardinois

Pierluigi Oliverio Carlos Rosario

Michael Young

Christopher Burton, Director

Planning, Building & Code Enforcement

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

AGENDA
ORDER OF BUSINESS

WELCOME

SALUTE TO THE FLAG

ROLL CALL

PRESENT: Commissioners Tordillos, Cantrell, Barocio (arrived at 6:45 p.m.), Bhandal, Bickford, Lardinois (arrived at 6:33 p.m.), Oliverio (arrived at 6:34 p.m.), Rosario and Young

ABSENT: None

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

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

2. PUBLIC COMMENT

No Items

3. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

4. CONSENT CALENDAR

- a. [Review and Approve Action Minutes from August 14, 2024.](#)

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE CONSENT CALENDAR ITEM 4.A.

COMMISSIONER LARDINOIS SECONDED THE MOTION (9-0)

5. PUBLIC HEARING

- a. [PDC22-008, PD22-021, & T22-034:](#) Planned Development Zoning (PDC22-008) to rezone the 2.59-acre project site from the R-1-5 Zoning District to the R-1-5(PD) Planned Development Zoning District. Planned Development Permit (PD22-021) to allow the demolition of one single-family residence, an ADU, and five accessory structures, and the removal of 39 trees including 23 ordinance-size trees for the construction of 4 detached single-family residences. Vesting Tentative Map (T22-034) to allow the subdivision of 2 existing lots to 4 single-family residential lots located at 3464 Ambum Avenue (Viam Ambum Partners LLC, Owners). Council District: 8. **CEQA:** Mitigated Negative Declaration for the 3464 Ambum Avenue Residential Subdivision Project

PROJECT MANAGER, ANGELA WANG

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

1. **ADOPT A RESOLUTION ADOPTING THE 3464 AMBUM AVENUE RESIDENTIAL SUBDIVISION PROJECT MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPTING A RELATED MITIGATION MONITORING AND REPORTING PROGRAM.**
2. **APPROVE AN ORDINANCE REZONING THE PROJECT SITE FROM THE R-1-5 SINGLE FAMILY RESIDENCE DISTRICT TO THE R-1-5(PD) PLANNED DEVELOPMENT ZONING DISTRICT ON AN APPROXIMATELY 2.59-GROSS-ACRE SITE TO ESTABLISH DEVELOPMENT STANDARDS.**
3. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A VESTING TENTATIVE MAP TO MERGE TWO EXISTING PARCELS INTO ONE LOT AND SUBDIVIDE INTO FOUR SINGLE-FAMILY RESIDENTIAL LOTS ON AN APPROXIMATELY 2.59-GROSS-ACRE SITE.**
4. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF ONE SINGLE-FAMILY RESIDENCE, ONE ACCESSORY DWELLING UNIT, AND FIVE ACCESSORY BUILDINGS, THE REMOVAL OF 23 ORDINANCE-SIZE AND 16 NON-ORDINANCE-SIZE TREES, AND THE CONSTRUCTION OF FOUR DETACHED-SINGLE-FAMILY RESIDENCES ON AN APPROXIMATELY 2.59-GROSS-ACRE SITE.**

COMMISSIONER BICKFORD SECONDED THE MOTION (9-0)

- b. **PDC23-006, PD23-002, H24-008:** PDC23-006 (the entire Kaiser Permanente San José Medical Center site as shown in the grey-shaded areas on the map): Rezoning the 39.2-gross-acre site (APNs 706-05-011, -025, -017, -037, -020, -032, and -035) located to the southeast of Highway 85/ramp Cottle Road from the A(PD) Planned Development Zoning District to a new A(PD) Planned Development Zoning District to increase the development capacity and modify the development standards. PD23-002 (the two sites on the northeast and northwest corners of Santa Teresa Blvd and Camino Verde Dr): Planned Development Permit to effectuate the Planned Development Rezoning, PDC23-006, to allow demolition of the existing 250,000-square-foot hospital at 250 Hospital Parkway (APN 706-05-037), the removal of 59 trees including 32 ordinance-size trees on an 8.45-acre site (APN 706-05-011) on the northwest corner of Santa Teresa Boulevard and Camino Verde Drive for the construction of a 303-bed, six-story, 685,000-square-foot hospital and a 35,000-square-foot energy center/service yard, to allow the removal of 56 trees including 14 ordinance-size trees on a 2.46-acre site (APN 706-05-025) on the northeast corner of Santa Teresa Boulevard and Camino Verde Drive for the construction of a five-level, 350,000-square-foot parking structure, and allow extended construction hours from 6:00 AM to 7:00 PM, five days a week and on Saturdays between 8:00 AM and 5:00 PM, and certain nighttime construction activities such as concrete pours on an as-needed basis. The existing hospital will be demolished after the construction of the new hospital is complete. H24-008 (a portion of 6120 Liska Lane, within the orange boundary on the map): Site Development Permit to allow the removal of 16 trees including seven ordinance-size trees for the installation of an approximately 18,543-square-foot temporary construction office trailer complex within the 0.9-acre area of a 3.96-acre site at 6120 Liska Lane to support the hospital construction project, and to allow extended construction hours for installing the trailer complex from 6:00 AM to 7:00 PM, Monday to Friday and 8:00 AM to 5:00 PM on Saturdays for a three-to-four month period. The trailer complex will be removed after the hospital construction is complete. located on the northeast and northwest corners of Santa Teresa Boulevard and Camino Verde Drive (284 Hospital Parkway Kaiser Santa Teresa)(

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

- 1. ADOPT A RESOLUTION CERTIFYING THE ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE KAISER PERMANENTE SAN JOSÉ MEDICAL CENTER (SCH #2023050424), MAKE CERTAIN FINDINGS CONCERNING SIGNIFICANT IMPACTS, MITIGATION MEASURES, ALTERNATIVES, AND ADOPT A RELATED MITIGATION MONITORING AND REPORTING PLAN, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA);**
- 2. APPROVE AN ORDINANCE REZONING THE APPROXIMATELY 39.2-GROSS-ACRE CAMPUS SITE FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO A NEW A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO INCREASE THE DEVELOPMENT CAPACITY AND MODIFY THE DEVELOPMENT STANDARDS.**
- 3. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT TO EFFECTUATE THE PLANNED DEVELOPMENT REZONING, PDC23-006, TO ALLOW THE DEMOLITION OF THE EXISTING APPROXIMATELY 250,000-SQUARE-FOOT HOSPITAL AT 250 HOSPITAL PARKWAY (APN 706-05-037), THE REMOVAL OF TEMPORARY STRUCTURES AND 59 TREES INCLUDING 32 ORDINANCE-SIZE TREES ON AN APPROXIMATELY 8.45-ACRE SITE (APN 706-05-011) ”) LOCATED ON THE NORTHWEST CORNER OF SANTA TERESA BOULEVARD AND CAMINO VERDE DRIVE FOR THE CONSTRUCTION OF A 303-BED, SIX-STORY, APPROXIMATELY 685,000-SQUARE-FOOT HOSPITAL INCLUDING A BASEMENT, AND A NEW 35,000-SQUARE-FOOT ENERGY CENTER/SERVICE YARD, AND TO ALLOW THE REMOVAL OF 56 TREES INCLUDING 14 ORDINANCE-SIZE TREES ON AN APPROXIMATELY 2.46-ACRE SITE (APN 706-05-025) LOCATED ON THE NORTHEAST CORNER OF SANTA TERESA BOULEVARD AND CAMINO VERDE DRIVE FOR THE CONSTRUCTION OF A FIVE-LEVEL, APPROXIMATELY 350,000-SQUARE-FOOT PARKING STRUCTURE, AND TO ALLOW EXTENDED CONSTRUCTION HOURS FROM 6:00 AM TO 7:00 PM, MONDAY TO FRIDAY, AND 8:00 AM TO 5:00 PM ON SATURDAYS, AND CERTAIN NIGHTTIME CONSTRUCTION ACTIVITIES SUCH AS CONCRETE POURS ON AN AS-NEEDED BASIS DURING THE CONSTRUCTION PERIOD.**
- 4. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A SITE DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 16 TREES INCLUDING SEVEN ORDINANCE-SIZE TREES FOR THE INSTALLATION OF AN APPROXIMATELY 18,543-SQUARE-FOOT TEMPORARY CONSTRUCTION OFFICE TRAILER COMPLEX WITH SITE IMPROVEMENTS WITHIN THE 0.9-ACRE AREA OF AN APPROXIMATELY 3.96-ACRE SITE LOCATED AT 6120 LISKALANE APPROXIMATELY 91 FEET NORTHERLY FROM CHERYL BECK COURT TO SUPPORT THE HOSPITAL CONSTRUCTION, AND TO ALLOW THE EXTENDED CONSTRUCTION HOURS FOR INSTALLING THE TRAILER COMPLEX FROM 6:00 AM TO 7:00 PM, MONDAY TO FRIDAY AND 8:00 AM TO 5:00 PM ON SATURDAYS FOR A THREE-TO-FOUR MONTH PERIOD.**

COMMISSIONER OLIVERIO SECONDED THE MOTION (9-0)

- c. **PP24-002:** The Pleasant Hills Guiding Principles are community-informed guiding principles that will be used to review a future development proposal located at 2079 South White Road (Duino Family Parts LP, Owner). Council District: 8. **CEQA:** PP17-009, Not a Project

PROJECT MANAGER, MICHELLE FLORES

ACTION: COMMISSIONER YOUNG MADE A MOTION TO AMEND RECOMMENDATION 2, TO RECOMMEND THAT THE CITY COUNCIL ACCEPT AND CONSIDER THE PLEASANT HILLS GUIDING PRINCIPLES AS RECOMMENDATIONS FROM THE COMMUNITY:

- 1. CONSIDER THE PLEASANT HILLS GUIDING PRINCIPLES THAT ARE COMMUNITY-INFORMED GUIDING PRINCIPLES THAT WILL BE USED IN THE REVIEW OF A FUTURE DEVELOPMENT PROPOSAL; AND**
- 2. RECOMMEND CITY COUNCIL ACCEPT THE PLEASANT HILLS GUIDING PRINCIPLES.**

COMMISSIONER BHANDAL SECONDED THE MOTION (6-3; TORDILLOS, CANTRELL & LARDINOIS OPPOSED)

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

No items

- c. Commission Calendar and Study Sessions.

No Items

- d. The Public Record

Commissioner Bickford asked about the date for this year's Annual Planning Commission Retreat. Chris Burton responded that he does not know but will inform the Commission at the next Planning Commission Meeting.

8. ADJOURNMENT

The meeting adjourned at 9:33 p.m.