



## **PLANNING COMMISSION AGENDA**

**Wednesday, February 22, 2023**

**Regular Hearing**

**Commencing at 6:30 p.m.**

Virtual Meeting: <https://sanjoseca.zoom.us/j/84325178536>

**Pierluigi Oliverio, Chair**  
**Justin Lardinois, Vice Chair**  
**Louis Barocio Charles Cantrell**  
**George Casey Jorge A. Garcia**  
**Sylvia Ornelas-Wise Carlos Rosario**  
**Michael Young**

**Christopher Burton, Director**  
**Planning, Building & Code Enforcement**

**\* COVID-19 NOTICE \***

Consistent with AB 361 and City of San Jose Resolution Numbers 80628, 80659, 80685, 80724, 80758, 80809, 80853, RES2023-1 and RES2023-22, this meeting will not be physically open to the public and the Planning Commission Members will be teleconferencing from remote locations.

**How to submit written Public Comment before the Planning Commission meeting:**

Send email to [planningsupportstaff@sanjoseca.gov](mailto:planningsupportstaff@sanjoseca.gov) by 1:00 p.m. the day of the meeting. Those emails will be attached to the item on the Agenda. Please identify the Agenda Item Number in the subject line of your email. Public correspondence received after 1:00 p.m. may not be considered by the Commission due to time constraints. Public comments received after 1:00 p.m. should be presented during the hearing.

**How to provide spoken Public Comment during the Planning Commission Meeting:**

1. By Phone: (888) 475 4499. Webinar ID is 843 2517 8536. Click \*9 to raise a hand to speak. Click \*6 to unmute when called. Alternative phone numbers are: US: +1 (213) 338-8477 or +1 (408) 638-0968 or (877) 853-5257 (Toll Free)
2. Online at: <https://sanjoseca.zoom.us/j/84325178536>
  - a. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
  - b. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
  - c. When the Commission calls for the item on which you wish to speak, click on “raise hand.” Speakers will be notified shortly before they are called to speak.
  - d. When called, please limit your remarks to the time limit allotted.

Before or during the Planning Commission meeting, if you have any questions or trouble logging into the Zoom meeting please email [PlanningSupportStaff@sanjoseca.gov](mailto:PlanningSupportStaff@sanjoseca.gov) or call Support Staff at 408-535-3505 for assistance.

## NOTICE

To request an alternative format agenda under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call Support Staff at 408-535-3505 or 1-800-735-2992 (TTY), as soon as possible, but at least three business days before any meeting or event. Accommodations: Any member of the public who needs accommodations should email the ADA Coordinator at ADA@sanjoseca.gov or by calling (408) 535-8430.

## SUMMARY OF HEARING PROCEDURES

The procedure for this hearing is as follows:

- After the staff report, applicants, and appellants may make a 5-minute presentation.
- The meeting technician will connect persons who desire to speak to the commission to the meeting so they can be heard.
- 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 all staff reports for this meeting may be accessed at: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/commissions-and-hearings/planning-commission/agendas-minutes-2020>

**AGENDA**  
**ORDER OF BUSINESS**

**WELCOME**

Welcome to the Planning Commission Meeting. This meeting is being held via Zoom Conference Call due to the COVID-19 crisis. Members of the public may participate by following the instructions listed on the Agenda. You may also view and listen to the meeting on live stream Cable TV, Granicus, and YouTube.

**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 use the ‘raise hand’ feature in Zoom or click \*9 to raise a hand 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.

### 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.

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, please use the 'raise hand' feature in Zoom or click \*9 to raise a hand to speak.

**No items**

### 4. CONSENT CALENDAR

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Notice to the public: There will be no separate discussion of individual Consent Calendar items as they are considered to be routine and will be adopted by one motion. If a member of the Commission requests debate, separate vote or recusal on a particular item, that item may be removed from the Consent Calendar by the Chair and considered separately. The public may comment on the entire Consent Calendar and any items removed from the Consent Calendar by the Chair.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please use the 'raise hand' feature in Zoom or click \*9 to raise a hand to speak.

- a. [Review and Approve Action Minutes from February 8, 2023.](#)

### 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. [HP21-001 & SP21-044/ER20-249.](#) Historic Preservation Permit (HP21-001) to allow the demolition of the majority of the roof and interior (except for stairway core) of a City Landmark for the construction of a 22-story, 240-foot-high new building within the walls of the City Landmark that would integrate and restore the historic street-facing façade and a portion of the existing roof, on an approximately 0.22-gross acre site. Special Use Permit (SP21-044) to allow the partial demolition of an existing 15,000-square foot, two-story building, the retention and integration of the building walls, street facing façade and a portion of the existing roof, for the construction of a 22-story, 240-foot-high mixed-use 100% affordable senior housing project with 220 residential units and approximately 18,643 square feet of commercial space on an approximately 0.22-gross acre site, located on the west side of North 2nd Street approximately 70 feet north of East Santa Clara Street (19 North 2nd Street) (Roygbiv Real Estate Development LLC, Owner). Council District: 3. **CEQA:** Supplemental Environmental Impact Report (SEIR) to the Downtown Strategy 2040 Final EIR for the 19 North Second Street Mixed-Use Project (ER20-249). *Deferred from 1/25/23.*  
**PROJECT MANAGER, ALEC ATIENZA**

**Staff recommends that the Planning Commission recommend that the City Council take all of the following actions:**

1. Adopt a Resolution certifying the 19 North Second Street Mixed-Use Project Supplemental 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 to allow the removal of the majority of the roof and interior (except for stairway core) of an existing 15,000-square foot, two-story building, the retention and integration of the building walls, street facing façade and a portion of the existing roof and the construction of a 22-story, 240-foot-high mixed use 100% affordable senior housing project with 220 multifamily residential units and approximately 18,643 square feet of commercial space with up to four commercial condominiums on an approximately 0.22-gross acre site
  3. Consider the staff recommendation regarding the adoption of a Resolution approving, subject to conditions, a Historic Preservation Permit to allow the removal of the majority of the roof and interior (except for stairway core) of a City Landmark and the construction of a 22-story, 240-foot-high building within the walls of the City Landmark that would integrate and restore the street-facing façade and a portion of the existing roof on an approximately 0.22-gross acre site
- b. [C20-012, SP20-024 & ER20-047](#). Conventional Rezoning (C20-012) to rezone from the R-1-5 Single-Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District on an approximately 1.86-gross acre site. Special Use Permit (SP20-024) to allow the removal of 20 ordinance-size trees for the construction of an approximately 13,902-square foot church/religious assembly use (Wat Khmer Buddhist Temple) with an alternative parking arrangement on an approximately 1.86-gross acre site located on the Northeast corner of Ruby Avenue and Norwood Avenue (2740 Ruby Avenue). (A Khmer Buddhist Foundation, Owner). Council District: 8.  
**CEQA:** Wat Khmer Kampuchea Krom Temple Project Environmental Impact Report (ER20-147)  
*PROJECT MANAGER, ALEC ATIENZA*

**Staff recommends that the Planning Commission recommend that the City Council take all of the following actions:**

1. Adopt a Resolution certifying the Wat Khmer Kampuchea Krom Temple Project Environmental Impact Report, and adopting a related Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA); and
2. Adopt an Ordinance rezoning an approximately 1.86-gross-acre site, located on the northeast corner of Ruby Avenue and Norwood Avenue, from the R-1-5 Single-Family Residence Zoning District to the PQP Public/Quasi-Public Zoning District; and
3. Adopt a Resolution approving, subject to conditions, a Special Use Permit to allow the removal of 21 trees (20 ordinance-size, one non-ordinance-size, with 75 replacement trees) for the construction of an approximately 13,902-square foot private gathering facility (Wat Khmer Buddhist Temple) with an alternative parking arrangement on an approximately 1.86-gross-acre site.

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

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## **7. GOOD AND WELFARE**

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- a. Report from City Council
- b. Subcommittee Formation, Reports, and Outstanding Business
- c. Commission Calendar and Study Sessions.
- d. The Public Record

## **8. ADJOURNMENT**

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## **2023 PLANNING COMMISSION MEETING SCHEDULE**

<b><u>Date</u></b>	<b><u>Time</u></b>	<b><u>Type of Meeting</u></b>	<b><u>Location</u></b>
January 11	6:30 p.m.	Regular	Virtual Meeting
January 25	6:30 p.m.	Regular	Virtual Meeting
February 8	6:30 p.m.	Regular	Virtual Meeting
February 22	6:30 p.m.	Regular	Virtual Meeting
March 8	6:30 p.m.	Regular	TBD
March 22	6:30 p.m.	Regular	TBD
April 12	6:30 p.m.	Regular	TBD
April 26	6:30 p.m.	Regular	TBD
May 10	6:30 p.m.	Regular	TBD
May 24	6:30 p.m.	Regular	TBD
June 14	6:30 p.m.	Regular	TBD
June 28	6:30 p.m.	Regular	TBD
July 12	6:30 p.m.	Regular	TBD
July 26	6:30 p.m.	Regular	TBD
August 9	6:30 p.m.	Regular	TBD
August 23	6:30 p.m.	Regular	TBD
September 13	6:30 p.m.	Regular	TBD
September 27	6:30 p.m.	Regular	TBD
October 11	6:30 p.m.	Regular	TBD
October 25	6:30 p.m.	Regular	TBD
November 8	6:30 p.m.	Regular	TBD
November 15	6:30 p.m.	Regular	TBD
December 6	6:30 p.m.	Regular	TBD
December 13	6:30 p.m.	Regular	TBD



## ABOUT THE PLANNING COMMISSION

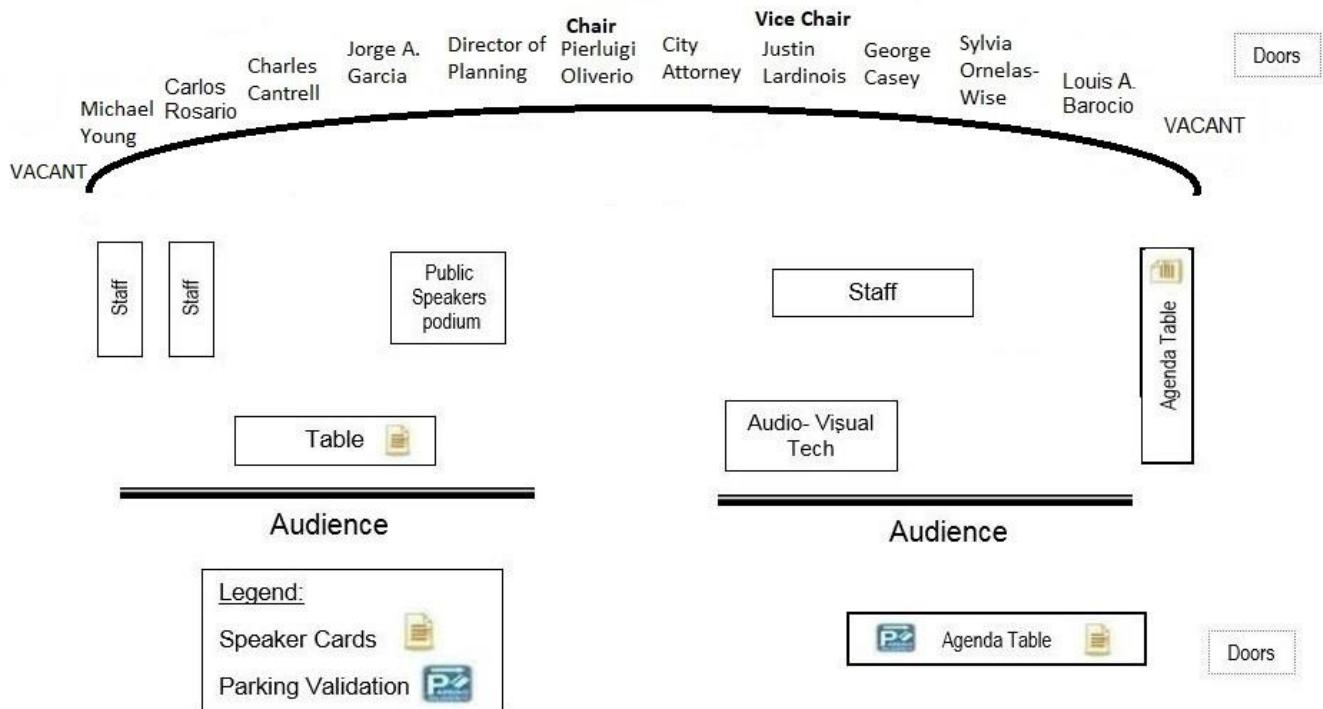
The Planning Commission is a eleven-member body, appointed by the City Council, which performs two types of actions:

- One type is “Quasi-Legislative” in nature in which the Planning Commission makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, Zoning Code provisions, or regulations related to the land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs.
- The second type of action is “Quasi-Judicial” in nature in which the Planning Commission applies previously adopted legislation to particular applications and acts as a decision-making or appellate body. Examples of these types of actions include Commission decisions on Conditional Use Permits, appeals of the Planning Director’s decisions on certain land use permits, and the certification of Environmental Impact Reports.

A notation of “Administrative Hearing” for an agenda item indicates that the item is a Quasi-Judicial action of the Commission in order to assist the public in understanding the role of the Planning Commission on a particular item.

To effectively manage the Planning Commission Agenda, and to be sensitive to concerns regarding the length of public hearing, the Planning Commission may determine to proceed with remaining agendized items past 11:00 p.m., or to continue this hearing to a later date, or to defer remaining items to the next regularly scheduled Planning Commission meeting date. The decision on how to proceed will be heard by the Planning Commission no later than 11:00 p.m.

### Seating Chart within the City 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 <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/commissions-and-hearings/planning-commission>

**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 <https://www.sanjoseca.gov/home/showdocument?id=11915>**

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 view by clicking the link associated specifically to documents on this agenda, at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. Contact the Office of the City Clerk at (408) 535-1260 or [CityClerk@sanjoseca.gov](mailto:CityClerk@sanjoseca.gov) for the final document. City Hall is currently closed due to the COVID-19 shelter-in-place and records are not available for in-person inspection.

Planning Commission hearings are video recorded and broadcasted live. To view the live broadcast or past hearing recordings go to the Internet website: [https://sanjose.granicus.com/ViewPublisher.php?view\\_id=51](https://sanjose.granicus.com/ViewPublisher.php?view_id=51)

If you have any agenda questions, please contact Support Staff at (408) 535-3505 or email [PlanningSupportStaff@sanjoseca.gov](mailto:PlanningSupportStaff@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.