

Peter Allen — Chair
Michelle Yesney
John Leyba

Shiloh Ballard — Vice Chair
Namrata Vora
Melanie Griswold

REGULAR HEARING AGENDA
JANUARY 16, 2019

6:30 p.m.

San José City Hall
Council Chambers

I. Call to Order & Orders of the Day

II. Public Comment

Public comments to the Planning Commission on nonagendized items. Please fill out a speaker's card and give it to the technician. 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.*

III. Deferrals

IV. Consent Calendar

V. Public Hearing

- A. **PDC16-036, PT17-023, PD17-014** Planned Development Zoning from the CG Commercial General Zoning District to a CP(PD) Commercial Pedestrian Planned Development Zoning District. Vesting Tentative Map to allow the subdivision of three existing parcels into four parcels and seven common parcels. Planned Development Permit to allow the demolition of five existing buildings totaling approximately 105,980 square feet, the removal of 68 ordinance sized trees, and to construct a 6-story approximately 233,000-square foot office building, a 6-story parking garage, an 8-story mixed-use building containing approximately 10,000 square feet of ground floor commercial and up to 289 residential units, and an 8-story residential building containing up to 293 residential units, approximately 88 affordable residential units will be dispersed throughout the mixed-use and residential building located on the southerly side of Stevens Creek and Lopina Way intersection (4300-4360 Stevens Creek Boulevard) (Stevens Creek Owner LLC, Owner). Council District: 1. CEQA: 4300 Stevens Creek Boulevard Mixed-Use Project Environmental Impact Report.

PROJECT MANAGER, TRACY TAM

Staff Recommendation:

That Planning Commission recommend that that City Council take all of the following actions:

1. Adopt a resolution certifying the 4300 Stevens Creek Boulevard Mixed-Use

Project Environmental Impact Report and making certain findings concerning significant impacts, mitigation measures, alternatives, and adopting a Statement of Overriding Considerations and Mitigation, Monitoring and Reporting Program, all in accordance with the California Environmental Quality, Act, as amended (CEQA);

2. Adopt an ordinance of the City of San José rezoning (File No. PDC16-036) an approximately 10-gross acre site generally located on the south side of Stevens Creek Boulevard, roughly between Kiely Boulevard and Palace Drive (4300–4360 Stevens Creek Boulevard; APNs: 294-40-009, 296-38-014, and 296-38-013) from the CG Commercial General Zoning District to the CP(PD) Planned Development Zoning District;
3. Adopt a resolution approving a Vesting Tentative Map Permit (File No. PT17-023), subject to conditions, to allow the subdivision of three existing parcels into four parcels and seven common parcels; and
4. Adopt a resolution approving a Planned Development Permit (File No. PD17-014), subject to conditions, to allow the demolition of five buildings totaling approximately 105,980 square feet, the removal of 68 ordinance size trees and to construct a six-story approximately 233,000 square foot office building, a six-story parking garage, an eight-story mixed-use building containing approximately 10,000 square feet of ground floor commercial and up to 289 residential units, and an eight-story residential building containing up to 293 residential units, and approximately 88 affordable residential units will be dispersed throughout the mixed-use and residential building.

VI. Referrals from City Council, Boards, Commissions, or Other Agencies

VII. Good and Welfare

- a. Report from City Council
- b. Review and Approve Action Minutes from 12/5/18
- c. Subcommittee Formation, Reports, and Outstanding Business
- d. Commission Calendar and Study Sessions
- e. The Public Record

VIII. Adjournment

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.

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Public Comments on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Public Comments. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.

Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at <http://www.sanjoseca.gov/index.aspx?NID=5267>.

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 inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14th Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the commission meeting may not be the final documents approved by the commission. Contact the Office of the City Clerk for the final document.

On occasion the Commission may consider agenda items out of order.

The Planning Commission meets every 2nd and 4th Wednesday of each month at 6:30 p.m., with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

To request an accommodation or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting.

Please direct correspondence and questions to:

City of San José
Attn: Sylvia Do
200 East Santa Clara Street
San José, California 95113
Tel: (408) 535-7907
Email: Sylvia.Do@sanjoseca.gov