

Shiloh Ballard — Chair  
Peter Allen  
Mariel Caballero  
Michelle Yesney

Melanie Griswold — Vice Chair  
Rolando Bonilla  
Pierluigi Oliverio

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REGULAR & GENERAL PLAN HEARING AGENDA

6:30 p.m.

November 13, 2019

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**

- a. **PP19-080.** An ordinance of the City of San José amending various sections of Title 20 (Zoning Ordinance or Zoning Code) of the San José Municipal Code to further align with California State Law requirements: (a) add new Part 4.5 “Accessory Dwelling Units,” including Sections 20.60.460 (Single-Family Dwelling Units), 20.60.470 (Junior Accessory Dwelling Units), 20.60.480 (Two-family and Multi-family Dwelling Units), 20.60.490 (Amnesty Program); (b) delete Section 20.30.150 (Secondary Units) from Part 2 “Uses Allowed”; (c) amend Section 20.200.325 to add clarifying language to Accessory Dwelling Unit definition, and add Section 20.200.342 to include new definition of Junior Accessory Dwelling Unit; and to make other technical, non-substantive, or formatting changes within those sections of Title 20 of the San José Municipal Code.

**PROJECT MANAGER, APARNA ANKOLA**

**Staff Recommendation:** Deffered to the December 4, 2019 Planning Commission meeting per Staff request

**IV. Consent Calendar**

- a. **CP18-041 (Administrative Hearing).** Conditional Use Permit and Site Development Permit to allow the removal of one ordinance-sized tree, partial demolition of an existing building, and allow a commercial and residential mixed use development consisting of a four-story, 18,771-square foot building with 12 residential units and retain an existing 7,811-square foot, single-story office building and the associated site improvements on a 0.79-acre site located at the northeast corner of Pedro Street and Meridian Way located on the northeast corner of Pedro Street and Meridian Way (720 & 790 Meridian Way)

(Prime Meridian 060 LLC, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15332 for Infill Development Projects.

*PROJECT MANAGER, ANGELA WANG*

**Staff Recommendation:**

1. Consider the exemption in accordance with CEQA; and
  2. Adopt a resolution approving, subject to conditions, a Conditional Use Permit and Site Development Permit to allow the removal of one ordinance-sized tree, partial demolition of an existing building, construction of a commercial/residential mixed use development consisting of a four-story, 18,771-square foot building with 12 residential units, and retain an existing 7,811-square foot, single-story office building, and the associated site improvements on a 0.79-acre site located at the northeast corner of Pedro Street and Meridian Way.
- a. [CP19-010 \(Administrative Hearing\)](#). Conditional Use Permit to allow a new fifty-four-foot tall mono-Eucalyptus wireless communications antenna with 12 panel antennas within a 600-square foot lease area on a 4.2-gross acre site located on the southwest corner of West Plumeria Drive and North 1st Street (2731 North 1st Street) (American Red Cross, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:**

1. Consider an exemption in accordance with CEQA; and
2. Adopt a resolution approving, subject to conditions, a Conditional Use Permit to allow a new fifty-four-foot tall mono-Eucalyptus wireless communications antenna with 12 panel antennas within a 600-square foot lease area on a 4.2-gross acre site located on the southwest corner of West Plumeria Drive and North 1st Street.

**V. Public Hearing**

**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 11/13/19
- c. Subcommittee Formation, Reports, and Outstanding Business
- d. Commission Calendar and Study Sessions
  - i. Planning Commission retreat scheduled for 11/22/19 morning
- 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, 14<sup>th</sup> 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 2<sup>nd</sup> and 4<sup>th</sup> 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:**

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