

Shiloh Ballard — Chair  
Peter Allen  
Mariel Caballero  
Michelle Yesney

Melanie Griswold — Vice Chair  
Rolando Bonilla  
Pierluigi Oliverio

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REGULAR HEARING AGENDA

6:30 p.m.

December 11, 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. **CP19-028.** Conditional Use Permit and Determination of Public Convenience or Necessity for an ABC License to allow the off-sale of alcohol (Type 21 full range of alcoholic beverages) at an existing 1,150-square foot retail store on an approximately 0.46-gross acre site located on the southeast corner of North King Road and Mabury Road (788 North King Road) (Rosado Letica and Carmelo G, Owner) Council District: 3. CEQA: Exempt pursuant to CEQA Section 15301(a) for Existing Facilities.  
**PROJECT MANAGER, ALEC ATIENZA**

**Staff Recommendation:**

1. Dropped to be renoticed at a later date per Staff request.

**IV. Consent Calendar**

- a. **CP17-028 (Administrative Hearing).** Conditional Use Permit and Site Development Permit to allow the demolition of an existing 1,647 square foot gas station (Arco) building, fueling canopy, gas dispensers and underground storage tanks, and construction of a new 24-hour use gas station with 3,054-square foot convenience store with off-sale of alcohol (beer & wine), 4,872-square foot gas fueling canopy over eight dual gas dispensers, 792-square foot 24-hour drive-through car wash, and removal of five ordinance-size trees, on a 0.75-gross acre site located northwest corner of Quimby Road and E. Capitol Expressway (2375 Quimby Road) (BP West Coast Prods LLC, Owner). Council District 8. CEQA: Mitigated Negative Declaration for the ARCO Redevelopment Project at 2375 Quimby Road.  
**PROJECT MANAGER, RINA SHAH**

**Staff Recommendation:**

1. Adopt a resolution adopting the ARCO Redevelopment Project at 2375 Quimby Road Mitigated Negative Declaration, for which an Initial Study was prepared, and adopting a related Mitigation Monitoring and Reporting Program, all in accordance with the California Environmental Quality Act (CEQA), as amended.
2. Adopt a resolution approving the Conditional Use Permit and Site Development Permit to allow the demolition of an existing 1,647-square foot gas station (includes removal of a small convenience store, pump island canopy over four dual gas dispensers and underground storage tanks) and construction of a new 24-hour gas station with a 3,054-square foot 24-hour use convenience store with off-sale of alcohol (Type 20 beer & wine only), with a determination of public convenience or necessity, 4,872-square foot pump island canopy over eight dual gas fueling dispensers, new underground storage tanks, 792-square foot drive-through 24-hour car wash and removal of five ordinance-size trees on a 0.75-gross acre site, in the CG Commercial General Zoning District.

**V. Public Hearing**

- a. **CP18-022 & T18-034 (Administrative Hearing).** A Conditional Use Permit to demolish an approximately 32,000 square foot building, remove two ordinance-sized trees and two non-ordinance sized trees, and construct a 147-unit affordable housing development for seniors, of which 49 units will be reserved as permanent supportive housing, with approximately 16,000 square feet of ground floor commercial uses, a Special Use Permit to allow up to 16,000 square feet of social service agency uses and one commercial condominium (16,000-sf), site improvements, and a State Density Bonus request for reductions in motorcycle parking, private open space requirements, and use of one City Density Development Incentive (parking reduction) on an approximately 2.0-gross acre site; and a Tentative Map to subdivide 1 lot to 1 lot and allow one residential condominium and one commercial condominium on an approximately 2.0 gross acre site located on the Northside of Blossom Hill (397 Blossom Hill Road) (Blossom Hill L P, Owner) Council District 2. CEQA: Mitigated Negative Declaration for the Blossom Hill Mixed-Use Project, File No. CP18-022.

*PROJECT MANAGER, RUTH CUETO*

**Staff Recommendation:**

1. Adopt a resolution adopting the Blossom Hill Mixed Use Project Mitigated Negative Declaration, for which an Initial Study was prepared, and adopting an associated Mitigation Monitoring and Reporting Plan, all in accordance with the California Environmental Quality Act (CEQA), as amended;
2. Adopt a Resolution approving, subject to conditions, the Tentative Map to subdivide one parcel into two condominium units consisting of one residential condominium and one commercial condominium on an approximately 2.0 gross acre site.
3. Adopt a resolution approving, subject to conditions, a Conditional Use Permit to allow the demolition of approximately 32,000 square foot building, removal of two ordinance-sized trees and two non-ordinance sized trees, and construction of a 147-unit affordable housing development for seniors, of which 49 units will be reserved

as permanent supportive housing (residential condominium), with approximately 16,000 square feet of ground floor commercial uses, a Special Use Permit to allow up to 16,000 square feet of social service agency uses and one commercial condominium (16,000-sf for commercial and social service agency uses), site improvements, and a State Density Bonus request for reductions in motorcycle parking, private open space requirements, and use of one City Density Development Incentive (parking reduction) on an approximately 2.0-gross acre site.

4. Adopt a resolution approving a Density Bonus Regulatory Agreement.

**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 12/4/19
- 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, 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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