



# City of San José Planning Commission

Shiloh Ballard — Chair  
Peter Allen  
Mariel Caballero  
Michelle Yesney

Melanie Griswold — Vice Chair  
Rolando Bonilla  
Pierluigi Oliverio

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## STUDY SESSION: PARKING STRATEGIES FOR CLIMATE SMART SAN JOSE, BY THE URBAN LAND INSTITUTE'S TECHNICAL ADVISORY PANEL

5:00 p.m.

January 29, 2020

San José City Hall  
Wing Room 118 119

## REGULAR HEARING AGENDA

6:30 p.m.

January 29, 2020

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

- a. **T19-050, C19-039 & SP19-063.** Conventional Rezoning (C19-039) of a 0.86-acre site from the HI Heavy Industrial Zoning District to the DC Downtown Primary Commercial Zoning District; Special Use Permit (SP19-063) to allow a mixed-use development consisting of a 303-room hotel and 19 attached residential units within a nine-story, approximately 342,388-square foot building with three levels of underground parking on a 0.86-gross acre site, and to allow the hotel to become one commercial condominium unit; and Vesting Tentative Map (T19-050) to allow the subdivision of the building's airspace into one commercial condominium unit and 19 residential condominium units located on the southeast corner of Stockton Avenue and West Julian Street (292 Stockton Avenue) (Diridon Hospitality LLC/KADE Development, Owner). Council District 3. CEQA: Addendum to the Downtown Strategy 2040 Final EIR (Resolution No. 78942) .

***PROJECT MANAGER, ANGELA WANG***

**Staff Recommendation:**

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

1. Adopt a resolution adopting the Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution No. 78942) and associated Mitigation Monitoring and Reporting Program for the Stockton Hotel and Condominium Project, in accordance with the California Environmental Quality Act, as amended;
2. Approve an Ordinance of the City of San José rezoning certain real property approximately 0.86-gross acres in size, located at 292 Stockton Avenue, from the HI Heavy Industrial Zoning District to the DC Downtown Primary Commercial Zoning District;
3. Adopt a Resolution approving, subject to conditions, the Vesting Tentative Map to subdivide the building's airspace into one commercial condominium unit for hotel use and 19 residential condominium units above the hotel space; and
4. Adopt a Resolution approving, subject to conditions, a Special Use Permit, to allow a mixed-use development consisting of a 303-room hotel and 19 attached residential units within a nine-story, 342,388-square foot building with three levels of underground parking on a 0.86-gross acre site, and to allow the hotel to become one commercial condominium unit.

**V. Public Hearing**

- a. **GP17-015, C18-034, SP18-059, & T19-017.** General Plan Amendment (GP17-015) to modify the Land Use Designation from Mixed Use Commercial to Transit Residential on an approximately 1.22-gross acre site; Conforming rezoning (C18-034) from the HI Heavy Industrial Zoning District to the R-M Multiple Residence Zoning District on an approximately 1.13-gross acre site; Special Use Permit (SP18-059) to allow the demolition of two industrial buildings and removal of three (3) ordinance-sized trees, for the construction a 100% affordable housing (excluding the manager's units) project with up to 365 multi-family residential units with an alternative parking arrangement, back-up generator, and up to 12.5-foot tall retaining wall on an approximately 1.13-gross acre site. A State Density Bonus is requested to allow a 29% increase in density and waivers to increase the building height; reduce the required setbacks along McEvoy Street, Dupont Street, and the West San Carlos Street bridge, and reduce the amount of required motorcycle parking on an approximately 1.13-gross acre site; and Vesting Tentative Map (T19-017) to consolidate six parcels into one parcel and to subdivide into three condominiums for a 365 unit multi-family residential apartment development on an approximately 1.13-gross acre site located on the North of West San Carlos Street between McEvoy Street and Dupont Street (699 West San Carlos Street) (699 West San Carlos Street LLC, Owner) Council District: 6 CEQA: Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096).

***PROJECT MANAGER, RHONDA BUSS***

**Staff Recommendation:**

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

1. Adopt a Resolution adopting the Addendum to the Diridon Station Area Plan Final Environmental Impact Report and associated Mitigation Monitoring and Reporting Plan for the McEvoy Affordable Housing Project, in accordance with CEQA.
  2. Adopt a Resolution amending the Envision San José 2040 General Plan Land Use/Transportation Diagram designation (APN's 261-38-001, 261-38-004, 261-38-005, 261-38-030, 261-38-047, 261-38-048, and 261-38-049) from Mixed Use Commercial to Transit Residential on an approximately 1.22-gross acre site.
  3. Approve an Ordinance rezoning certain real property of approximately 1.13 gross acres, at northeast corner of McEvoy Street and West San Carlos Street at 699 West San Carlos Street (APN's 261-38-001, 261-38-004, 261-38-030, 261-38-047, 261-38-048, and 261-38-049) from the HI Heavy Industrial Zoning District to the R-M Multiple-Residence Zoning District.
  4. Adopt a Resolution approving, subject to conditions, a Vesting Tentative Map to merge six parcels and reconfigure them into three parcels.
  5. Adopt a Resolution approving, subject to conditions, the Special Use Permit and State Density Bonus to allow the demolition of two industrial buildings and removal of three (3) ordinance-sized trees and one non-ordinance sized tree, for the construction a 100% affordable housing (excluding four market rate manager's units) project with up to 365 multi-family residential apartment units with an alternative parking arrangement, back-up generator, and up to 12.5-foot tall retaining wall, and concessions and waivers under State Density Bonus laws to increase density, increase the building height; reduce the required setbacks along McEvoy Street, Dupont Street, the West San Carlos Street bridge, and reduce the amount of required motorcycle parking, all on an approximately 1.13-gross acre site.
  - 6.. Adopt a resolution approving a Density Bonus Regulatory Agreement pursuant to San Jose Municipal Code Chapter 20.190.100.
- b. **GP18-013, C18-039, & SP18-060.** General Plan Amendment (**GP18-013**) to change the Land Use Designation from Residential Neighborhood to Neighborhood Community Commercial on an approximately 0.2-gross acre site (623 Stockton Avenue); Conforming Rezoning (**C18-039**) from the CN Commercial Neighborhood Zoning District to the CP Commercial Pedestrian Zoning District on an approximately 0.59-gross acre site (615 and 623 Stockton Avenue); and Special Use Permit (**SP18-060**) to demolish an approximately 4,400-square foot commercial building, re-locate and re-purpose the existing historic structure on-site, and construct a 120-room, five-story hotel including outdoor uses (outdoor guest areas including a roof deck) within 150 feet of residential uses on an approximately 0.59-gross acre site located on the northwesterly corner of Stockton Avenue and Schiele Avenue (615 and 623 Stockton Avenue) (Infinite Investment Realty Corporation, Owner). Council District: 6 CEQA: 615 Stockton Avenue Hotel Project Mitigated Negative Declaration.  
*PROJECT MANAGER, CASSANDRA VAN DER ZWEEP*

**Staff Recommendation:**

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

1. Adopt a resolution adopting the 615 Stockton Avenue Hotel Project Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Plan, for which an Initial Study was prepared, in accordance with the California Environmental Quality Act, as amended (CEQA).
2. Adopt a resolution approving an amendment to the Envision San José 2040 General Plan Land Use/Transportation Diagram designation from Residential Neighborhood to Neighborhood Community Commercial on a 0.2-gross acre site at 623 Stockton Avenue.
3. Approve an ordinance of the City of San José rezoning the approximately 0.59-gross acre project site generally located at the northwest corner of Stockton Avenue and Schiele Avenue (615 and 623 Stockton Avenue) from the CN Commercial Neighborhood Zoning District to the CP Commercial Pedestrian Zoning District.
4. Adopt a resolution approving, subject to conditions, a Special Use Permit to demolish an approximately 4,400-square foot commercial building, re-locate and re-purpose the existing historic 1,292-square foot structure, and construct a 120-room, five-story hotel including outdoor uses (outdoor guest area including a roof deck) within 150 feet of residential uses on an approximately 0.59-gross acre site.

**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 1/15/2020
- 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 <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/commissions-and-hearings/planning-commission>.

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:**

City of San José  
Attn: Robert Manford  
200 East Santa Clara Street  
San José, California 95113  
Tel: (408) 535-7900  
Email: [robert.manford@sanjoseca.gov](mailto:robert.manford@sanjoseca.gov)