



PLANNING COMMISSION AGENDA

Regular Hearing & General Plan Hearing

Wednesday, May 26, 2021

Commencing at 6:30 p.m.

Teleconferenced Meeting

The Planning Commission is meeting via teleconference from remote locations in accordance with state and local orders and measures taken as a result of the Covid-19 pandemic.

Members of the public may view and listen to the meeting by following the instructions listed on page 2. Additional instructions are provided on page 2 to those members of the Public who would like to comment on agendized items.

Mariel Caballero, Chair

Rolando Bonilla, Vice Chair

George Casey Jorge A. Garcia

Justin Lardinois Pierluigi Oliverio

Deborah Torrens

Chu Chang, Acting Director

Planning, Building & Code Enforcement

Note

Electronic device instructions:

For participants who would like to join electronically from a PC, Mac, iPad, iPhone, or Android device, please click this URL: <https://sanjoseca.zoom.us/j/94619151258>. Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call or click *9 to raise hand to speak.

1. 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.
2. 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.
3. When the Chair 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.
4. When called, please limit your remarks to the time limit allotted.

Telephone device instructions:

For participants who would like to join telephonically please dial +1-213-338-8477, +1-408-638-0968, 888-475-4499 or 877-853-5257 and when prompted, enter meeting Web Id: 946 1915 1258. Before or during the Commission meeting, email PlanningSupportStaff@sanjoseca.gov or call 408-535-3505 and provide your name, phone number and what item(s) you would like to speak on. You may also click *9 to raise a hand to speak.

Public Comments prior to meeting:

If you would like to submit your comments prior to the meeting, please e-mail planningsupportstaff@sanjoseca.gov or dial 408-535-3505. Comments submitted prior to the meeting will be considered as if you were present in the meeting.

NOTE

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Support Staff at 408-535-3505 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event.

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.

If you would like to provide public comment, you have two methods to identify to provide public comment in writing transmitted to the City prior to or at the meeting when the item is being considered or verbally by following the instructions to participate herein. All members of the public will remain on mute until the individual identifies they would like to speak and they are unmuted.

For members of the public who desire to address the Commission on an item, please connect to the meeting either by Zoom or by telephone using the instructions on p. 2 of this agenda

ROLL CALL

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

2. PUBLIC COMMENT

Public comments to the Planning Commission on non-agendized items. Please contact the Commission in the manner specified on p. 2 of this agenda to comment on any item that is not specified on the agenda. Please use the 'raise hand' feature in Zoom or click *9 to raise a hand to speak or contact 408-535-3505 to request to speak. 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.

3. DEFERRALS AND REMOVALS FROM CALENDAR

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, you should request to speak in the manner specified on p. 2 of this agenda.

No Items

4. CONSENT CALENDAR

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Planning Commission, staff, or the public to have an item removed from the consent calendar and considered separately.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items please use the 'raise hand' feature in Zoom or click *9 to raise a hand to speak or contact 408-535-3505 to request to speak.

- a. Review and Approve Action Minutes from [May 12, 2021](#).
- b. [CPA89-053-01 \(Administrative Hearing\)](#): Conditional Use Permit Amendment is to allow the modification of existing well blow off conveyance piping, install an engineered sump for blow off water from existing on-site wells, a pre-treatment unit for well blow off water and discharge piping to the City of San Jose storm drain system at an existing water utility facility on an approximately 2.65-gross acre site located on the Southerly side of Willow Glen Way, approximately 285 feet Easterly of Creek Drive (500 Willow Glen Way) (San Jose Water Works, Owner) Council District: 6. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation:

1. Consider the exemption in accordance with CEQA; and
2. Adopt a resolution approving, subject to conditions, a Conditional Use Permit Amendment to allow the installation of a well blow off sump (San Jose Water Company) on an approximately 2.65-gross acre site located on the southerly side of Willow Glen Way, approximately 285 feet easterly of Creek Drive (500 Willow Glen Way).

- c. [CP19-033 \(Administrative Hearing\)](#): Conditional Use Permit to allow the operation of a hazardous materials storage facility in an existing 31,633-square foot warehouse and the construction of an approximately 448-square foot detached prefabricated storage container on an approximately 2.36-gross acre site located on the East side of Lenfest Road, approximately 540 feet southerly of Mabury Road (660 Lenfest Road) (Clean Harbors San Jose LLC., Owner). Council District 3. **CEQA**: Clean Harbors San José Facility High Pile Project Initial Study/Mitigated Negative Declaration.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation:

1. Adopt a resolution adopting the Initial Study/Mitigated Negative Declaration for the Clean Harbors San José Facility High Pile Project and the associated Mitigation Monitoring and Reporting Plan, all in accordance with the California Environmental Quality Act (CEQA).
2. Adopt a resolution approving, subject to conditions, a Conditional Use Permit to allow the operation of a hazardous materials storage facility in an existing approximately 31,633-square foot warehouse and the construction of an approximately 448-square foot detached prefabricated storage container on an approximately 2.36-gross acre site

- d. **CP21-001 (Administrative Hearing):** Conditional Use Permit to allow the construction of an approximately 1,248-square foot canopy and allow additional site and landscaping improvements at an existing fuel service station on an approximately 0.35-gross acre site located on the Southeast corner of Union Avenue and Curtner Avenue (2708 Union Avenue) (AMG Reality LLC., Owner). Council District: 9. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(c) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation:

1. Consider the Exemption under the provisions of Section 15303(c) for the new construction or conversion of small structures, pursuant to the State Guidelines for Implementation of the California Environmental Quality Act (CEQA).
2. Adopt a resolution approving, subject to conditions, a Conditional Use Permit to allow the construction of an approximately 1,248-square foot canopy and allow additional site and landscaping improvements at an existing fuel service station on an approximately 0.35-gross acre site

5. PUBLIC HEARING

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. **PP21-005:** Adopt an ordinance of the City of San José amending sections of Title 20 (Zoning Ordinance or Zoning Code) to amend Chapter 20.80 Specific Use Regulations to add Part 11.5 to add criteria for issuing a Conditional Use Permit for pawnshops and pawnbrokers that meet certain distance criteria from sensitive uses, and to make other technical, non-substantive, or formatting changes within those sections of Title 20 of the San José Municipal Code. **CEQA:** Not a Project. General Procedure & Policy Making resulting in no changes to the physical environment. Public Project number PP17-008.

PROJECT MANAGER, ALEXANDRE HUGHES

Staff Recommendation:

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

1. Adopt an ordinance of the City of San José amending sections of Title 20 (Zoning Ordinance or Zoning Code) to amend Chapter 20.80 Specific Use Regulationsto add Part 11.5 to add criteria for issuing a Conditional Use Permit for pawnshops and pawnbrokers that meet certain distance criteria from sensitive uses, and to make other technical, non-substantive, or formatting changes within those sections of title 20 of the San José Municipal Code.

6. CONTINUED GENERAL PLAN HEARING (CYCLE 1 2021)

7. GENERAL PLAN CONSENT CALENDAR

No Items

8. GENERAL PLAN PUBLIC HEARING

- a. [GP19-007](#): City-initiated General Plan Amendment to the Envision San José 2040 General Plan to change the land use designation from Mixed Use Neighborhood to Urban Residential on an approximately 5.93-gross-acre site, located at 2078 and 0 Evans Lane (City of San Jose, Owner). Council District: City wide. **CEQA**: Adoption of the Evans Lane General Plan Amendment Negative Declaration, for which an Initial Study was prepared, all in accordance with the California Environmental Quality Act.

PROJECT MANAGER, JOE SORDI

Staff Recommendation:

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

1. Consider the Negative Declaration in accordance with CEQA; and
2. Adopt a resolution to approve the Envision San José 2040 General Plan Land Use/Transportation Diagram amendment to change the land use designation from Mixed Use Neighborhood to Urban Residential on an approximately 5.93-gross-acre site, located at 2078 and 0 Evans Lane (APNs 456-09-016 and 456-09-017).

9. CONTINUE THE GENERAL PLAN PUBLIC HEARING TO JUNE 9, 2021

10. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

No Items

11. GOOD AND WELFARE

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

12. ADJOURNMENT

2021 PLANNING COMMISSION MEETING SCHEDULE

<u>Date</u>	<u>Time</u>	<u>Type of Meeting</u>	<u>Location</u>
January 13- <u>Cancelled</u>			
January 27	6:30 p.m.	Regular & General Plan	Teleconferenced Meeting
February 10	6:30 p.m.	Regular	Teleconferenced Meeting
February 24	6:30 p.m.	Regular	Teleconferenced Meeting
March 10	6:30 p.m.	Regular	Teleconferenced Meeting
March 24	6:30 p.m.	Regular & General Plan	Teleconferenced Meeting
April 14	6:30 p.m.	Regular	Teleconferenced Meeting
April 28	6:30 p.m.	Regular & General Plan	Teleconferenced Meeting
May 12	5:00 p.m.	Study Session/Public Hearing	Teleconferenced Meeting
<u>2021/2022 Capital Budget & 2022/2026 Capital Improvement Program Study Session</u>			
May 12	6:30 p.m.	Regular & General Plan	Teleconferenced Meeting
May 26	6:30 p.m.	Regular & General Plan	Teleconferenced Meeting
June 9	6:30 p.m.	Regular	Council Chambers
June 23	6:30 p.m.	Regular	Council Chambers
July 14	6:30 p.m.	Regular	Council Chambers
July 28	6:30 p.m.	Regular	Council Chambers
August 11	6:30 p.m.	Regular	Council Chambers
August 25	6:30 p.m.	Regular	Council Chambers
September 8	6:30 p.m.	Regular	Council Chambers
September 22	6:30 p.m.	Regular	Council Chambers
October 13	6:30 p.m.	Regular	Council Chambers
October 27	6:30 p.m.	Regular	Council Chambers
November 10	6:30 p.m.	Regular	Council Chambers
November 17	6:30 p.m.	Regular	Council Chambers
December 1	6:30 p.m.	Regular	Council Chambers
December 8	6:30 p.m.	Regular	Council Chambers

ABOUT THE PLANNING COMMISSION

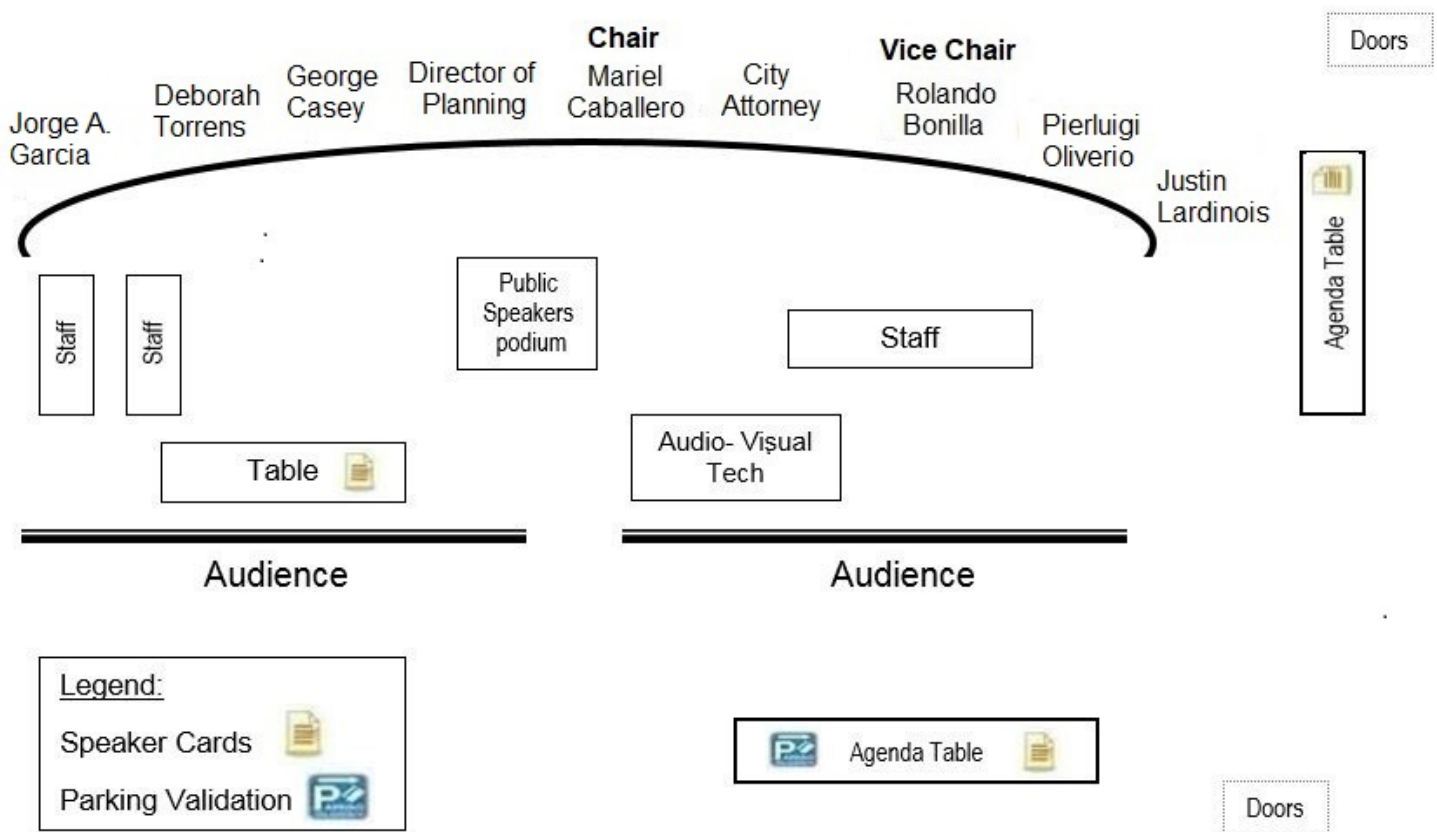
The Planning Commission is a seven-member body, appointed by the City Council, which performs two types of actions:

- 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 2nd and 4th 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 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

If you have any agenda questions, please contact Support Staff at (408) 535-3505 or email 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

CEQA	California Environmental Quality Act
CP	Conditional Use Permit
DA	Development Agreement
PD	Planned Development Permit
PDC	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.