



PLANNING COMMISSION
Action Minutes

Wednesday, November 8, 2023

Regular & General Plan Hearing

6:30 p.m.

Hybrid Meeting

Council Chambers and Virtually at

<https://sanjoseca.zoom.us/j/84325178536>

Justin Lardinois, Chair
Sylvia Ornelas-Wise, Vice Chair
Louis Barocio Melissa Bickford
Charles Cantrell George Casey
Jorge A. Garcia Pierluigi Oliverio
Carlos Rosario Anthony Tordillos
Michael Young

Christopher Burton, Director
Planning, Building & Code Enforcement

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/commissions-hearings-and-developers-roundtable/planning-commission/planning-commission-agendas-minutes>

AGENDA ORDER OF BUSINESS

WELCOME

1. Welcome to the Planning Commission Meeting. Please remember to turn off your cell phones. The parking validation machine for the garage under City Hall is located at the rear of the Chambers.

2. SALUTE TO THE FLAG

ROLL CALL

PRESENT: Commissioners Lardinois, Ornelas-Wise, Barocio, Bickford, Cantrell, Oliverio and Tordillos

ABSENT: Commissioners Casey, Garcia, Rosario, and Young

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

Meeting called to order at: 6:30 p.m.

2. PUBLIC COMMENT

Public comments to the Planning Commission on non-agendized items. Please use the ‘raise hand’ feature in Zoom or click *9 to raise a hand to speak. Each member of the public may address the Commission for up to two 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

No items

4. CONSENT CALENDAR

- a. [Review and Approve Action Minutes from October 11, 2023.](#)

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE CONSENT CALENDAR ITEM 4.A.

COMMISSIONER BICKFORD SECONDED THE MOTION (7-0-4; CASEY, GARCIA, ROSARIO, & YOUNG ABSENT).

5. PUBLIC HEARING

No Items

6. OPEN THE GENERAL PLAN HEARING (2023 CYCLE 4)

7. GENERAL PLAN CONSENT CALENDAR

Notice to the public: There will be no separate discussion of individual Consent Calendar items as they are considered to be routine and will be adopted by one motion. If a member of the Commission requests debate, separate vote or recusal on a particular item, that item may be removed from the Consent Calendar by the Chair and considered separately. The public may comment on the entire Consent Calendar and any items removed from the Consent Calendar by the Chair.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time. For members of the public who joined by teleconference and wish to speak on one of these items individually, please use the 'raise hand' feature in Zoom or press *9 on your phone to raise a hand to speak.

No Items

8. GENERAL PLAN PUBLIC HEARING

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Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time. For members of the public who joined by teleconference and wish to speak on one of these items individually, please use the 'raise hand' feature in Zoom or press *9 on your phone to raise a hand to speak.

- a. [GP23-008, C23-109 & C23-110](#): City-initiated General Plan Amendment (GP23-008) for the adoption of the Capitol Caltrain Urban Village (CCUV), including changes General Plan land use designations for properties within the Urban Village land use plan; and City-initiated

Conforming Rezonings (C23-109, C23-110) of properties within the North Block and Mid-Block of the Urban Village located at 3600 Monterey Road (Trang Hung Tan Et Al, Owner). Council District: 7. **CEQA:** Addendum to the Envision San José 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Envision San José 2040 General Plan Supplemental Program Environmental Impact Report (Resolution No. 77617), and Addenda thereto, File No. ER23-225. *Deferred from 10/25/23.*

PROJECT MANAGER, ERIC ROBERTS AND CHARLA GOMEZ

ACTION: COMMISSIONER ORNELAS-WISE MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:

- 1. CONSIDER THE ADDENDUM TO THE ENVISION SAN JOSÉ 2040 GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 76041) AND THE SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO THE ENVISION SAN JOSÉ 2040 GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (RESOLUTION 77617), AND ADDENDA THERETO IN ACCORDANCE WITH CEQA;**
- 2. ADOPT A RESOLUTION APPROVING THE FOLLOWING:**
 - A. GENERAL PLAN AMENDMENT (FILE NO. GP23-008) TO THE ENVISION SAN JOSÉ 2040 GENERAL PLAN TO MAKE CHANGES TO THE LAND USE/TRANSPORTATION DIAGRAM FOR PROPERTIES WITHIN THE BOUNDARIES OF THE URBAN VILLAGE PLANNING AREA AS SHOWN ON THE CAPITOL CALTRAIN URBAN VILLAGE LAND USE DIAGRAM (SEE EXHIBIT B);**
 - B. ADOPTION OF THE CAPITOL CALTRAIN URBAN VILLAGE PLAN AS THE GUIDING POLICY DOCUMENT FOR NEW DEVELOPMENT AND IDENTIFIED PUBLIC IMPROVEMENTS WITHIN THE URBAN VILLAGE AREA; AND**
- 3. APPROVE AN ORDINANCE REZONING THE FOLLOWING OF A CUMULATIVE 10.4 ACRES:**
 - A. CERTAIN REAL PROPERTY OF APPROXIMATELY 3.4 GROSS ACRES (FILE NO. C23-109) LOCATED IN THE MID BLOCK AREA OF THE CAPITOL CALTRAIN URBAN VILLAGE PLAN AREA GENERALLY BOUNDED BY MONTEREY ROAD TO THE WEST; RANCHO DRIVE TO THE SOUTH, FEHREN DRIVE TO THE NORTH, AND PFIEFLE AVENUE TO THE EAST FROM THE CG COMMERCIAL GENERAL ZONING DISTRICT TO THE UR URBAN RESIDENTIAL ZONING DISTRICT (APNS 497-07-028 AND 497-07-029),**
 - B. CERTAIN REAL PROPERTY OF APPROXIMATELY 7.0 GROSS ACRES (FILE NO. C23-110) LOCATED IN THE MID BLOCK AND NORTH BLOCK AREA OF THE CAPITOL CALTRAIN URBAN VILLAGE PLAN AREA FROM THE CP COMMERCIAL PEDESTRIAN ZONING DISTRICT, CG COMMERCIAL GENERAL ZONING DISTRICT, AND THE CN COMMERCIAL NEIGHBORHOOD ZONING DISTRICT TO THE UV URBAN VILLAGE ZONING DISTRICT (APNS 497-07-030, 497-08-019, 497-08-020, 497-08-022, 497-08-023, 497-08-024, AND 497-08-025).**

- 3. AFTER COMMISSIONER QUESTIONS AND STAFF RESPONSES, AND COMMISSIONERS AGREED, CHAIR LARDINOIS REQUESTED A FRIENDLY AMENDMENT TO THE STAFF RECOMMENDATION FOR THE CITY COUNCIL TO CONSIDER INCREASING THE ALLOWABLE RESIDENTIAL DENSITY AND HEIGHT IN THE URBAN VILLAGE PLAN.**

COMMISSIONER OLIVERIO SECONDED THE MOTION (7-0-4; CASEY, GARCIA, ROSARIO, & YOUNG ABSENT).

9. CLOSE THE GENERAL PLAN HEARING (2023 CYCLE 4)

CORRECTION TO THE AGENDA, THE GENERAL PLAN HEARING CYCLE #4 WILL CONTINUE TO THE NOVEMBER 15, 2023, PLANNING COMMISSION MEETING, NOT CLOSE.

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

No items

11. GOOD AND WELFARE

- a. Report from City Council

The Commission Secretary reported on City Council actions taken on October 17, 24 and November 7, 2023.

- b. Subcommittee Formation, Reports, and Outstanding Business

No items

- c. Commission Calendar and Study Sessions

- i. [Review and Approve 2024 Planning Commission Meeting Schedule](#)

THE COMMISSION APPROVED THE 2024 PLANNING COMMISSION MEETING SCHEDULE (7-0-4; CASEY, GARCIA, ROSARIO, & YOUNG ABSENT)

- d. The Public Record

- i. **THE COMMISSIONERS INQUIRED ABOUT THE UPCOMING PLANNING COMMISSION RETREAT DATE. THE SECRETARY RESPONDED THAT THE MEETING IS SCHEDULED FOR FRIDAY NOVEMBER 17, 2023. THE COMMISSIONERS WILL BE SENT NOTICES AND AGENDA.**

12. ADJOURNMENT

Meeting adjourned at 7:48 p.m.