WELCOME

SALUTE TO THE FLAG

ROLL CALL

PRESENT: Commissioners Yob, Abelite, Ballard, Bit-Badal, O’Halloran, Pham and Yesney
ABSENT: None

Vice Chair Abelite, on behalf of the Planning Commission, Planning Staff and San Jose residents, thanked Chair Yob and Commissioner O’Halloran for their service on the Commission. Commissioner Yesney commended Chair Yob and Commissioner O’Halloran for their work.

SUMMARY OF HEARING PROCEDURES

1. PUBLIC COMMENT

None

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

a. CP15-048 (Administrative Hearing). Conditional Use Permit to allow for a 4,306-square foot addition to an existing 3,893-square foot fuel canopy (totaling: 8,199-square feet), installation of four new gasoline dispensers (eight fueling stations), upgrade of eight existing gasoline dispensers, and associated site work on a 13.6-gross acre site in the IP Industrial Park Zoning District, located at 1709 Automation Parkway (Costco Wholesale, Owner). Council District: 4. CEQA: Exempt per CEQA Guidelines Section 15301(e) for Existing Facilities. PROJECT MANAGER, JENNIFER PIOZET

1. DETERMINED THE EXEMPTION IS IN ACCORDANCE WITH CEQA (7-0-0)

2. APPROVED THE CONDITIONAL USE PERMIT – RESOLUTION NO. 16-034 (7-0-0)

Access the video, agenda, and related reports for this meeting by visiting the City’s website at:
http://www.sanjoseca.gov/planning/hearings/
4. **PUBLIC HEARING**

a. **Bylaws Amendments.** Consideration of amendments to the Planning Commission Bylaws (Planning Commission Resolution No. 64-1) to: (1) amend the number of votes required for the Commission to take action in accordance with a new City ordinance (SJMC § 2.08.095) and (2) include a provision specifying the result of a tie vote. CEQA: Not a project.

1. **MOTION TO RECOMMEND ADOPTION OF THE PROPOSED AMENDMENTS TO PLANNING COMMISSION RESOLUTION NO. 64-1 AND DIRECT THE COMMISSION SECRETARY TO REFER THE AMENDMENT TO THE CITY COUNCIL RULES COMMITTEE FOR APPROVAL FAILED (4-3-0; BIT-BADAL, O’HALLORAN & PHAM OPPOSED)

2. **MOTION TO CONTINUE THE ITEM TO THE JULY 13, 2016 PLANNING COMMISSION HEARING FAILED (3-4-0; YOB, ABELITE, BALLARD & YESNEY OPPOSED)

3. **RECOMMENDED ADOPTION OF THE PROPOSED AMENDMENTS TO PLANNING COMMISSION RESOLUTION NO. 64-1 AND DIRECT THE COMMISSION SECRETARY TO REFER THE AMENDMENT TO THE CITY COUNCIL RULES COMMITTEE FOR APPROVAL (7-0-0), WITH A MODIFICATION TO ARTICLE 3, SECTION 7, PARAGRAPH 1, TO ADD A SUNSET DATE OF OCTOBER 31, 2016 TO THE STAFF PROPOSED LANGUAGE, AND MAINTAIN THE EXISTING “FOUR OR MORE MEMBERS OF THE COMMISSION VOTE” LANGUAGE THEREAFTER.

5. **REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES**

*No Items*

6. **GOOD AND WELFARE**

a. **Report from City Council**

At the June 21, 2016 City Council hearing, the Council reappointed Commissioners Ballard and Yesney to the Planning Commission. The City Council also considered the following projects:

i. **Approved a General Plan Text Amendment to increase the floor area ratio and number of stories for the Neighborhood/Community Commercial General Plan Land Use/Transportation Diagram designation.**

ii. **Denied a privately-initiated General Plan Amendment request to expand the Urban Service Area boundary and change to the Land Use/Transportation Diagram designation from lower Hillside to Residential Neighborhood for a property located at the northwest corner of Silicon Valley Road and Gravina Loop.**

iii. **Denied a privately-initiated General Plan Amendment to change the Land Use/Transportation Diagram designation from Light Industrial to Mixed Use Neighborhood for a property located near Campbell Avenue and Newhall Street.**

iv. **Approved a Planned Development Zoning and Planned Development Permit for a mixed-use development located by W. San Carlos and Sunol Street.**

v. **Approved a Zoning, Site Development Permit and Tentative Map for a residential development by Delmas Avenue and Auzerais Avenue.**
vi. Approved a Plan Development Zoning and Planned Development Permit for a mixed-use development with zero parking at Montgomery Street and Lorraine Avenue.

vii. Approved a Planned Development Rezoning for a mixed-use development at Tamien Station, with a motion to direct staff to analyze a 10,000 square foot daycare with a Planned Development Permit, delete the 3,000 square foot of commercial in the development standards, and encourage the highest density possible within the range of 62-90 dwelling units per acre.

viii. Approved a Rezoning, Conditional Use Permit, and Determination of Public Convenience or Necessity for a CVS at Saratoga Avenue and Quito Road.

ix. Approved a Planned Development Rezoning, Vesting Tentative Map, and Planned Development Permit for a single-family residential development at Oakland Road and Trujo Street, with a motion to direct Staff to process a permit amendment to evaluate the shade impact of the project and hold a properly noticed neighborhood meeting.

x. Denied the Environmental appeal of a Planned Development Permit for the Reserve project located at S. Winchester Boulevard and Williams Road.

xi. Denied the Environmental and permit appeal of a Planned Development Permit for the Kaiser medical office building project located at Technology Drive and Skyport Drive.

b. Review and Approve Minutes from 5-25-16
Minutes Approved (7-0-0)

c. Election of Chair and Vice Chair for Fiscal Year 2016-2017
Commissioner Pham elected as Vice Chair (5-0-2, Yob & O’Halloran abstained)
Vice Chair Abelite elected as Chair (5-0-2, Yob & O’Halloran abstained)

d. Subcommittee Formation, Reports, and Outstanding Business
No Reports

e. Commission Calendar and Study Sessions
No Reports

f. The Public Record
No Items

ADJOURNMENT