

PLANNING COMMISSION

February 28, 2018

Action Minutes

WELCOME

SALUTE TO THE FLAG

ROLL CALL

PRESENT: Commissioners Pham, Abelite, Allen (arrived at 6:31 PM), Bit-Badal, Vora, Yesney

ABSENT: Commissioner Ballard

1. CALL TO ORDER & ORDERS OF THE DAY

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

2. PUBLIC COMMENT

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. A list of staff-recommended deferrals is available on the Press Table.

Staff will provide an update on the items for which deferral is being requested. If you want to change any of the deferral dates recommended, or speak to the question of deferring these or any other items, you should say so at this time.

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 individually, please come to the podium at this time.

- a. **CP17-017 (Administrative Hearing)**. Conditional Use Permit to allow 24-hour use for a gym (49er Fit) within an existing shopping center (Westgate Center) on an approximately 44-gross acre site located in the CG Commercial General Zoning District at 1600 Saratoga Avenue, Suite 505. (FR Westgate Mall, LLC, Owner). Council District: 1. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RHONDA BUSS

1. **CONSIDERED THE EXEMPTION IN ACCORDANCE WITH CEQA (6-0-1, BALLARD ABSENT)**
2. **ACTION: COMMISSIONER ABELITE MADE A MOTION TO APPROVE THE CONDITIONAL USE PERMIT RESOLUTION AS DESCRIBED ABOVE. COMMISSIONER BIT-BADAL SECONDED THE MOTION. (6-0-1, BALLARD ABSENT)**

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. **PDC17-019**. Planned Development Zoning to rezone from the A(PD) Planned Development Zoning District to the R-M(PD) Planned Development Zoning District to allow up to 206 multi-family residential units on an approximately 2.3-gross-acre site located between Race Street and Grand Avenue, 300 feet southerly of Park Avenue (237-253 Race Street and 216-280 Grand Avenue) (Race Street Investments LLC, Owner). Council District 6. CEQA: Race and Grand Residential Mitigated Negative Declaration.

PROJECT MANAGER, SHAUNN MENDRIN

1. **RECOMMEND TO THE CITY COUNCIL CONSIDERATION OF THE RACE AND GRAND RESIDENTIAL MITIGATED NEGATIVE DECLARATION AND RELATED MITIGATION MONITORING AND REPORTING PROGRAM IN ACCORDANCE WITH CEQA. (6-0-1, BALLARD ABSENT)**
2. **ACTION: COMMISSIONER ALLEN MADE A MOTION TO RECOMMEND TO THE CITY COUNCIL:**
 - A. **THE ADOPTION OF A RESOLUTION ADOPTING THE RACE AND GRAND RESIDENTIAL MITIGATED NEGATIVE DECLARATION, FOR WHICH AN INITIAL STUDY WAS PREPARED, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND ADOPT A RELATED MITIGATION MONITORING AND REPORTING PROGRAM; AND**

B. THE CONSIDERATION OF AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING AN APPROXIMATELY 2.3-GROSS ACRE SITE LOCATED BETWEEN RACE STREET AND GRAND AVENUE, 300 FEET SOUTHERLY OF PARK AVENUE (237-253 RACE STREET AND 216-280 GRAND AVENUE) FROM THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO THE R-M(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 206 MULTI-FAMILY RESIDENTIAL UNITS, AS DESCRIBED ABOVE.

COMMISSIONER YESNEY SECONDED THE MOTION. (6-0-1, BALLARD ABSENT)

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

No items

7. GOOD AND WELFARE

a. Report from City Council

On February 27, 2018, City Council approved the Vehicle Miles Traveled (VMT) Project GPT17-009 & PP17-082.

b. Review and Approve Action Minutes from [2/7/18](#)

Commissioner Abelite made a motion to approve the 1/24/18 minutes. Commissioner Bit-Badal seconded the motion. (6-0-1, Ballard Absent)

c. Subcommittee Formation, Reports, and Outstanding Business

None

d. Commission Calendar and Study Sessions

Commissioner Bit-Badal will be absent for the next meeting

e. The Public Record

None

8. ADJOURNMENT

Meeting adjourned at 7:19 p.m.