

PLANNING COMMISSION

September 23, 2020

Action Minutes

WELCOME

ROLL CALL

PRESENT: Commissioners Caballero, Bonilla, Casey, Garcia, Lardinois, Oliverio (arrived at 6:50 p.m.), Torrens

ABSENT:

1. CALL TO ORDER & ORDERS OF THE DAY

Meeting called to order at: 6:30 pm

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 the 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

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

Alexander Sywak spoke about his project PT16-040 and requested that Planning Commission send his project to hearing. Commissioner Caballero confirmed with staff that Mr. Sywak's application is currently under review by the City. Robert Manford also added that there are challenges with traffic and environmental matters, but the project will be scheduled for a future hearing. Manjit Banwait from the Department of Public Works confirmed that the Department has and will continue to provide verbal and written communication to Mr. Sywak regarding his project.

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 the Planning Commission 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.

No Items

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. **PP16-037.** An Environmental Impact Report (EIR) and Historic Preservation Permit for St. James Master Plan which includes both physical and programmatic changes to 7.5-acre St. James Park in downtown San José. Physical changes to the park include, but are not limited to, construction or installation of a performing arts pavilion; a central plaza; small commercial buildings; public transit stops and streetscapes improvements; other landscape and park amenities. Programmatic changes to the use of the park include, but are not limited to, new music and performing arts events at the performing arts pavilion; new commercial uses; street performers, festivals, and a farmers' market. The project also proposes permanently vacating the segment of North 2nd Street that bisects the site (from East St. James Street to East St. John Street), which would prohibit vehicle and bus through-traffic located at Downtown San Jose: St. James Park bound by East St. John Street, North 1st Street, St. James Street, and North 3rd Street. The park is bisected by North 2nd Street (0 East Santa Clara Street) (City of San Jose, Owner). Council District 3. **CEQA:** St. James Park Capital Vision and Performing Arts Pavilion Project Environmental Impact Report (EIR).

PROJECT MANAGER, THAI-CHAU LE

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS WITH THE ADDED CONDITION THAT CITY COUNCIL MAKE THE ST. JAMES PARK BUDGET AVAILABLE FOR THE IMPLEMENTATION OF THE PLAN.

- 1. RECOMMEND THE CITY COUNCIL TO ADOPT A RESOLUTION CERTIFYING THE ST. JAMES PARK CAPITAL VISION AND PERFORMING ARTS PAVILION PROJECT ENVIRONMENTAL IMPACT REPORT (EIR) AND MAKING CERTAIN FINDINGS CONCERNING SIGNIFICANT IMPACTS, MITIGATION MEASURES, ALTERNATIVES, AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A RELATED MITIGATION MONITORING AND REPORTING PROGRAM, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**
- 2. PROVIDE COMMENTS TO THE ST. JAMES PARK CAPITAL VISION TO STAFF AND TO CITY COUNCIL.**

COMMISSIONER BONILLA SECONDED THE MOTION (7-0).

- b. **C19-013, CP19-013 & T20-015.** Conforming Rezoning from IP Industrial Park to CIC Combined Industrial/Commercial; Conditional Use Permit to demolish one existing office building (1401 Parkmoor Avenue) and three warehouse buildings (691, 581, 529 Race Street) totaling 210,636 square feet and redevelop the site for use as a private pre-kindergarten through 12th grade school, ages 2 to 18. The approximately 458,155-square foot school would allow 2,744 students and 480 faculty and staff. The project would adaptively re-use two office buildings (550 and 570 Meridian Avenue), retain the existing parking structure, construct four new buildings (including a gymnasium and aquatic center, theater building, classroom buildings, and student lab/administrative support building), construct a lighted sports field, and make various access and site improvements in four main phases and the removal of 122 on-site trees, nine of which are ordinance-size trees; and a Tentative Map to merge eight lots into one lot located on the northwest corner of Race Street and Parkmoor Avenue (550-570 Meridian Avenue, 1401 Parkmoor Avenue, and 529, 591, and 691 Race Street) (Avenues Silicon Valley, LLC., Owner). Council District 6. **CEQA:** Avenues: The World School Project Environmental Impact Report (EIR)

PROJECT MANAGER, MAIRA BLANCO

ACTION: COMMISSIONER BONILLA MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:

- 1. ADOPT A RESOLUTION CERTIFYING THE AVENUES: THE WORLD SCHOOL PROJECT ENVIRONMENTAL IMPACT REPORT (SCH#201907027)**
- 2. APPROVE AN ORDINANCE REZONING AN APPROXIMATELY 11.87-GROSS ACRE SITE ON THAT CERTAIN REAL PROPERTY LOCATED ON THE NORTHWEST CORNER OF RACE STREET AND PARKMOOR AVENUE INTERSECTION FROM THE IP INDUSTRIAL PARK ZONING DISTRICT TO CIC COMBINED INDUSTRIAL/COMMERCIAL ZONING DISTRICT; AND**
- 3. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A TENTATIVE MAP TO MERGE EIGHT LOTS INTO ONE LOT, AND;**
- 4. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE DEMOLITION OF EXISTING BUILDINGS TOTALING 210,636 SQUARE FEET AND THE PHASED CONSTRUCTION AND OPERATION OF A PRIVATE SCHOOL (TODDLER THROUGH 12TH GRADE, AGES 2-18), FOR UP TO 2,744 STUDENTS AND 480 FACULTY AND STAFF AT FINAL BUILD-OUT. TWO EXISTING OFFICE BUILDINGS AND AN EXISTING PARKING STRUCTURE WOULD BE MAINTAINED AND REUSED FOR THE PRIVATE SCHOOL USE AND SITE ADDITIONS WOULD INCLUDE A SPORTS PLAYING FIELD AND FOUR SCHOOL BUILDINGS. THE PROJECT WOULD INCLUDE THE REMOVAL OF 122 ON-SITE TREES, NINE OF WHICH ARE ORDINANCE-SIZE TREES, ON AN APPROXIMATELY 11.87-GROSS ACRE SITE.**

COMMISSIONER OLIVERIO SECONDED THE MOTION (7-0).

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

No Items

7. GOOD AND WELFARE

a. Report from City Council

On September 15, 2020 City Council took action on the following projects:

- i. Approved a Conforming Rezoning of certain real property located at 931 Meridian Avenue (C20-006).*
- ii. Approved an Amendment to Title 20 (Zoning Ordinance or Zoning Code) of the San Jose Municipal Code for Proposed Quarterly Zoning Code Update (PP20-011).*

On September 22, 2020 City Council took action on the following projects:

- i. Approved an Audit of Development Fees Work-in-Progress Reserves.*
- ii. Approved a Citywide Residential Anti-Displacement Strategy.*

b. Review and Approve Action Minutes from [9/9/2020](#).

Commissioner Oliverio made a motion to approve the 9/9/20 minutes.

Commissioner Torrens seconded the motion (6-0-0-1; Caballero abstained)

c. Subcommittee Formation, Reports, and Outstanding Business

d. Commission Calendar and Study Sessions

e. The Public Record

8. ADJOURNMENT

Meeting adjourned at 8:38 pm