WELCOME

ROLL CALL

PRESENT: Commissioners Caballero, Bonilla, Casey, Garcia, Lardinois, Oliverio (arrived at 6:35 pm), Torrens

ABSENT: None

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
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.

**ACTION:** COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE THE STAFF RECOMMENDATIONS FOR THE CONSENT CALENDAR, ITEMS 4.A. AND 4.B. SPECIFIED BELOW.

COMMISSIONER CASEY SECONDED THE MOTION (7-0).

a. **CPA03-064-02 (Administrative Hearing):** Conditional Use Permit Amendment to allow the renewal of a previously approved permit (File No. CPA03-064-01) for an existing monopine (wireless facility) on an approximately 1.75-gross acre site located on the north side of Yerba Buena Road, approximately 2,000 feet easterly of San Felipe Road (2995 Yerba Buena Road) (Central CA Conf Assoc/Seventh Day Advent, Owner). Council District 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

**PROJECT MANAGER, MICHELLE FLORES**

1. CONSIDER THE CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15301 FOR EXISTING FACILITIES; AND

2. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT AMENDMENT TO ALLOW THE RENEWAL OF A PREVIOUSLY APPROVED PERMIT (FILE NO. CPA03-064-01) FOR AN EXISTING MONOPINE ON AN APPROXIMATELY 1.75-GROSS ACRE SITE.
b. **PDC17-046, PT17-047 & PD19-022.** PDC17-046: Ordinance to rezone from the R-M Multiple Residence Zoning District to a Planned Development Zoning District to facilitate a development with six single-family attached residences on an approximately 0.46-gross acre site. PT17-047: Tentative Map Resolution to allow the subdivision of one lot into six residential lots and one common lot. PD19-022: Planned Development Permit Resolution for the demolition of an existing single-family residence, two-car garage, and shed, the removal of five ordinance-size trees, and the construction of six single-family attached residences on an approximately 0.46-gross acre site located on west side of North Capitol Avenue, approximately 240 feet northerly of Penitencia Creek Road (907 North Capitol Avenue) (Hoang William and Nancy et al., Owner). Council District 4. CEQA: Categorical Exemption per New Construction or Conversion of Small Structures, Section 15303(b).

**PROJECT MANAGER, CASSANDRA VAN DER ZWEEP**

1. **CONSIDER THE EXEMPTION, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15303(B);**

2. **ADOPT AN ORDINANCE OF THE CITY OF SAN JOSÉ REZONING CERTAIN REAL PROPERTY LOCATED AT THE WEST SIDE OF NORTH CAPITOL AVENUE, APPROXIMATELY 240 FEET NORTHERLY OF PENITENCIA CREEK ROAD (907 NORTH CAPITOL AVENUE) FROM THE R-M MULTI-FAMILY RESIDENCE ZONING DISTRICT TO THE R-M(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO SIX SINGLE-FAMILY ATTACHED RESIDENCES ON AN APPROXIMATELY 0.46-GROSS ACRE SITE;**

3. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A TENTATIVE SUBDIVISION MAP TO ALLOW THE SUBDIVISION OF ONE PARCEL INTO SEVEN PARCELS CONSISTING OF SIX RESIDENTIAL PARCELS AND ONE COMMON AREA PARCEL ON AN APPROXIMATELY 0.46-GROSS ACRE SITE.**

4. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A PERMIT TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE, TWO-CAR GARAGE, AND SHED TOTALING 2,400 SQUARE FEET, THE REMOVAL OF FIVE ORDINANCE-SIZE TREES, AND THE CONSTRUCTION OF SIX SINGLE-FAMILY ATTACHED RESIDENCES ON AN APPROXIMATELY 0.46-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.

*No Items*

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

*No Items*

7. **GOOD AND WELFARE**

a. **Report from City Council**

*On November 10, 2020 City Council took action on the following projects:*

- Approved an update on the 6th Cycle Regional Housing Needs Allocation.
- Approved a Housing Crisis Workplan Update.

*On November 17, 2020 City Council took action on the following projects:*

- Approved an Appeal Hearing for Site Development Permit and Tentative Map Permit for Real Property Located at 6805 Alamden Road (H19-039 & T19-033).
- Approved a Planned Development Zoning and Planned Development Permit for Real Property Located at 1661, 1663, 1665 Alum Rock Avenue (PDC18-021 & PD18-016).

b. **Review and Approve Action Minutes from 10/23 Retreat and 10/28 Meeting.**

Commissioner Lardinois made a motion to approve the 10/23 Retreat minutes. Commissioner Torrens seconded the motion (7-0).

Commissioner Oliverio made a motion to approve the 10/28 meeting minutes. Commissioner Lardinois seconded the motion (7-0).
c. Subcommittee Formation, Reports, and Outstanding Business
   
   No Reports

d. Commission Calendar and Study Sessions
   
   i. The DSAP Study Session is scheduled for 12/2/20

   ii. The Downtown West Mixed-Use Plan Proposal Study Session is scheduled for 12/9/20.

e. The Public Record
   
   No Reports

8. **ADJOURNMENT**

   Meeting adjourned at 6:47 pm