

## PLANNING COMMISSION

August 23, 2017

Action Minutes

### STUDY SESSION & PUBLIC HEARING AT 4:30 PM

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a. **VEHICLE MILES TRAVELED (VMT).**

*PROJECT MANAGERS, JESSICA ZENK AND KAREN MACK*

1. **STAFF PRESENTED THE CITY'S NEW DRAFT VMT POLICY, WHICH WOULD REPLACE THE CURRENT LEVEL OF SERVICE (LOS) POLICY AS INFORMATIONAL ONLY. STAFF TO COME BACK TO PLANNING COMMISSION WITH FINAL VMT POLICY AND ASSOCIATED GENERAL PLAN CHANGES AT A LATER DATE. NO PLANNING COMMISSION ACTION REQUIRED.**
2. **THE COMMISSION CONCLUDED THE STUDY SESSION AT 6:30 PM, AND THE CONTINUED PUBLIC HEARING COMMENCED AT 6:40 PM IN COUNCIL CHAMBERS IMMEDIATELY FOLLOWING THE DEFERRALS (ITEM 4) AND THE CONSENT CALENDER (ITEM 5).**

### WELCOME

### SALUTE TO THE FLAG

### ROLL CALL

PRESENT: Commissioners Pham, Allen, Abelite, Ballard, Bit-Badal, Vora, and Yesney

ABSENT: None

### SUMMARY OF HEARING PROCEDURES

## 1. CALL TO ORDER & ORDERS OF THE DAY

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Meeting called to order at 6:40 p.m.

## 2. PUBLIC COMMENT

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*None*

## 3. DEFERRALS AND REMOVALS FROM CALENDAR

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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.

- a. **GP17-012.** City-initiated General Plan Amendment associated with the adoption of the South Bascom (North) Urban Village Plan, including modifications to the boundary and changes to General Plan land use designations on properties within the boundaries of the Urban Village Plan as shown on the proposed Urban Village Land Use Plan. This Urban Village Plan will provide a policy framework to guide new job and housing growth within the Urban Village boundaries, as well as, provide a framework for the characteristics of future development, including urban design, open space, public art/placemaking, streetscape and circulation, and implementation. CEQA: Determination of Consistency to the Envision San José 2040 General Plan EIR, Resolution No. 76041, Supplemental EIR to Envision San José General Plan EIR, Resolution No. 77617, and Addenda thereto.

*PROJECT MANAGER, JENNIFER PIOZET*

**DROPPED ITEM PER STAFF REQUEST. MOTION TO DEFER CARRIES UNANIMOUSLY (7-0-0)**

- b. **GP17-013.** City-initiated General Plan Amendment associated with the adoption of the West San Carlos Urban Village Plan, including modifications to the boundary and changes to General Plan land use designations on properties within the boundaries of the Urban Village Plan as shown on the proposed Urban Village land use plan. This Urban Village Plan will provide a policy framework to guide new job and housing growth within the Urban Village boundaries, as well as, provide a framework for the characteristics of future development, including urban design, open space, public art/placemaking, streetscape and circulation, and implementation. CEQA: Determination of Consistency to the Envision San José 2040 General Plan EIR, Resolution No. 76041, Supplemental EIR to Envision San José General Plan EIR, Resolution No. 77617, and Addenda thereto.

*PROJECT MANAGER, JENNIFER PIOZET*

**DROPPED ITEM PER STAFF REQUEST. MOTION TO DEFER CARRIES UNANIMOUSLY (7-0-0)**

- c. **GPT17-007 and PP17-051** to further the goals and policies of the Envision San José 2040 General Plan and support implementation of the North José Area Development Policy, the project proposes the following:
1. City-initiated General Plan Text Amendment to revise the Industrial Park and Transit Employment Center land use designations to allow additional flexibility for retail uses consistent with area plans and area policies;

2. Amendments to the North San José Area Development Policy to allow additional flexibility for local serving commercial uses that meet certain criteria; and
3. Amendments to the Zoning Code to add provisions to allow stand-alone commercial support uses in the IP Industrial Park Zoning District within the North San José Development Policy area that meet certain criteria and are consistent with the North San José Area Development Policy.

Council Districts: Council Districts: 3 and 4 (within North San José Development Policy area).  
CEQA: Determination of Consistency with the Final Program EIR for the North San José Development Policies Update, Resolution No. 72768 and Addenda thereto, the Envision San José 2040 General Plan EIR, Resolution No. 76041 and the Supplemental EIR to Envision San José General Plan EIR, Resolution No. 77617 and Addenda thereto.

*PROJECT MANAGER, JARED HART*

**DROPPED ITEM PER STAFF REQUEST. MOTION TO DEFER CARRIES UNANIMOUSLY (7-0-0)**

#### **4. CONSENT CALENDAR**

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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.

**No Items**

#### **5. PUBLIC HEARING**

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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. [\*\*CP17-005 and ABC17-002.\*\*](#) Conditional Use Permit (File No. CP17-005) and a Determination of Public Convenience or Necessity (File No. ABC17-002) to allow late-night use and the off-sale of alcohol for a full range of alcoholic beverages (ABC Type-21 License) for an approved commercial/retail development (File No. H17-018, Smart and Final) on an approximately 2.0-gross acre site, located at the Southeast corner of West San Carlos Street and Race Street (320 Race Street) (San Carlos 1 LLC, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15332 for In-Fill Development Projects.

*PROJECT MANAGER, JOHN TU*

1. **RECOMMEND TO THE CITY COUNCIL CONSIDERATION OF THE EXEMPTION IN ACCORDANCE WITH CEQA (7-0-0)**
2. **ACTION: COMMISSIONER ABELITE MOTIONED TO APPROVE. COMMISSIONER BIT-BADAL SECONDED THE MOTION. RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF A CONDITIONAL USE PERMIT AND DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY AS DESCRIBED ABOVE. (7-0-0)**

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

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**No Items**

## **7. GOOD AND WELFARE**

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a. Report from City Council

*No Reports*

b. Review and Approve Action Minutes from [8/9/17](#)

*Action Minutes Approved (7-0-0)*

c. Subcommittee Formation, Reports, and Outstanding Business

*No Reports*

d. Commission Calendar and Study Sessions

*No Items*

e. The Public Record

*No Items*

## **8. ADJOURNMENT**

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Meeting adjourned at 8:22 p.m.