

PLANNING COMMISSION

January 28, 2009

Meeting Report

ROLL CALL

PRESENT: Commissioners' Cahan, Campos, Do, Jensen, Kamkar, Platten, Zito

ABSENT: None

1. DEFERRALS

- a. **CP08-073.** Wireless - Conditional Use Permit to allow a temporary wireless communications antenna facility on wheels with generator on a 0.47 gross acre site, in the CP Pedestrian Commercial Zoning District, located at 2448 Story Road (Vu Investment and Development, owner; FMHC, applicant). Council District 5. SNI: East Valley/680 Communities. CEQA: Exempt. *PROJECT MANAGER, J.DAVIDSON*

DEFERRED TO 2/11/09 AT REQUEST OF STAFF

2. CONSENT CALENDAR

- a. **ET08-001.** Petition for the Release of a Covenant of Easement in the CG Commercial General Zoning District, located at the southeast corner of Curtner Avenue and Almaden Road (2302, 2306, 2390, 2424 Almaden Road) (Willow Glen Plaza, LLC, et al, owner). Council District 6. SNI: None. CEQA: Exempt. Deferred from 1/14/09. *PROJECT MANAGER, S. DO*

APPROVED (6-0-0-1; CAHAN ABSTAINED)

- b. **CP08-052.** Conditional Use Permit to allow a childcare center, for up to 237 children, installation of new fencing and minor facade modifications to an existing 13,149 square-foot building on a 12.49 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at the southwest corner of Terilyn Avenue & Wayward Drive (1945 TERILYN AVENUE and 1500 CUNNINGHAM AVENUE) (San Jose Apartment Associates, Owner). Council District 7. SNI: King Ocala Neighborhood Area (K.O.N.A.). CEQA: Exempt. *PROJECT MANAGER, B.ROTH*

APPROVED (6-0-0-1; CAHAN ABSTAINED)

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://www.sanjoseca.gov/planning/hearings/>

- c. [CP08-093](#). Conditional Use Permit for the operation of two medical/dental offices in an industrial condominium on a 3.27 gross acre site in the IP Industrial Park Zoning District, located at 2050 Concourse Drive, Units 150 and 152 (Willow Glen Invs LLC, Son Nguyen, Owner). Council District 4. SNI: None. CEQA: Exempt. *PROJECT MANAGER, J.DAVIDSON*

APPROVED (6-0-0-1; CAHAN ABSTAINED)

3. PUBLIC HEARING

- a. [PDC08-048](#). Rezoning from R-1-8 Single-Family Residence to A(PD) Planned Development to allow up to five new single-family residences on a 0.70 gross acre site, located on the north side of Foxworthy Avenue approximately 100 feet east of Lansford Avenue (1345 Foxworthy Avenue) (Hawkstone Foxworthy LLC, Owner). Council District 9. SNI: None. CEQA: Negative Declaration. Deferred from 1/14/09. *PROJECT MANAGER, A.BATY*

RECOMMENDED APPROVAL WITH PREFERENCE FOR APPLICANT'S RECOMMENDED SITE PLAN; THAT ALL COMMON AREAS SHOULD BE MAINTAINED THROUGH A HOME OWNER'S ASSOCIATION; WITH 15-FOOT MINIMUM FRONT SETBACK, AND INCREASE TO 20 FEET WHEN POSSIBLE; INCORPORATE PERMANENT LANDSCAPING FOR SCREENING PURPOSES; AND DISCOURAGE MASSING OF CARS IN CUL-DE-SAC (5-1-0-1; JENSEN OPPOSED; CAHAN ABSTAINED)

- b. The projects being considered are located on a 3.21 gross acre site, located on the southwest corner of N. First Street and Skyport Drive (Green Valley Corp., owner). Council District 3. SNI: None. CEQA: North San Jose EIR Resolution No. 72628 , and Addenda thereto. *PROJECT MANAGER, J.DAVIDSON*
1. [PDC08-037](#). Planned Development Rezoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow 22 additional hotel rooms for a total of up to 322 hotel rooms.

RECOMMENDED APPROVAL WITH CONDITION TO PROVIDE SHUTTLE TO BUSINESSES IN 5 MILE RADIUS FOR PATRONS OF THE HOTEL AS AGREED TO BY THE APPLICANT AND SUGGEST DEVELOPER IMPLEMENT GREEN BUILDING POLICY AS FULLY AS POSSIBLE (6-0-0-1; CAHAN ABSTAINED)

2. [PD08-062](#). Planned Development Permit to construct a 215,828 square foot 321-room hotel.

**RECOMMENDED APPROVAL (6-0-01; CAHAN ABSTAINED)
(SEE ABOVE)**

4. PETITIONS AND COMMUNICATIONS

Request for session with Commission regarding J-Pod Car Network

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

Commissioner Kamkar inquired regarding the liquefaction along creeks article in San José Mercury News; Director to follow-up with Public Works Director, but commented city staff and architects already work to ensure buildings can handle liquefaction as whole valley affected.

6. GOOD AND WELFARE

- a. Report from City Council
- b. Commissioners' Report from Committees:
 - 1. Norman Y. Mineta San José International Airport Noise Advisory Committee (Campos).
Have not met.
 - 2. Envision San José 2040 General Plan Update Process (Kamkar).
January 26th Meeting Cancelled
February 7th Workshop for Community
- c. Review Synopsis from 1/14/09
(6-0-0-1; CAHAN ABSTAINED)
- d. Consider Study Session dates and/or topics.
None

ADJOURNMENT