

**PLANNING COMMISSION**

May 13, 2009

Hearing Report

**ROLL CALL**

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

ABSENT: None

**1. ELECTION OF CHAIR AND VICE CHAIR BE EFFECTIVE JULY 1, 2009**

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*Chair, Commissioner Do (4-3); Vice Chair, Commissioner Jensen (7-0-0)*

**2. DEFERRALS**

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- a. **PDC08-035**. Planned Development Rezoning from LI Light Industrial and R-M Multiple Family Residence Zoning Districts to A(PD) Planned Development Zoning District to allow relocation of one National Register eligible house, demolition of five structures and construction of up to 50 residential units and approximately 4,000 square feet of commercial/retail space on a 1.08 gross acre site, located at the southwest corner of Edwards Avenue and South 1st Street (Barriga Emilio Et Al, Jose Montero, Owner). Council District 3. SNI: Washington. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, S.ZARNOWITZ*

**DEFERRED (7-0-0) TO 5/27/09 AT APPLICANT'S REQUEST**

**3. CONSENT CALENDAR**

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- a. **CP09-003**. Conditional Use Permit to allow the continued use of an existing tow yard facility with lien sale auctions on a 2.16 gross acre site in the LI Light Industrial Zoning District, located at the southeast corner of South 24th Street and San Antonio Street (208 South 24th Street)(Kenneth Carvalho, owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt. Deferred from 4/22/09. *PROJECT MANAGER, S.DO*

**APPROVED (7-0-0)**

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

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

- b. **PDC08-052**. Planned Development Rezoning from the A(PD) Planned Development District to the A(PD) Planned Development District to allow up to 4,685 square-feet of commercial/ retail uses including a drive-through on a 0.64 gross acre site, located on the west side of South Winchester Boulevard, approximately 550 feet southerly of Stevens Creek Boulevard (369 S WINCHESTER BL) (Dennee Glenford V Jr Trustee, Owner; Glen Dennee Company Mark Brading, Developer). Council District 1. SNI: None. CEQA: Exempt. *PROJECT MANAGER, E.SCHREINER*

**RECOMMEND APPROVAL (7-0-0)**

#### **4. PUBLIC HEARING**

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- a. **CA09-001**. Conservation Area Designation request to designate as a Conservation Area; the area generally bounded on the north by Interstate 280, on the east by the rear property lines of the commercial properties on the west side of South First Street, on the west by the Guadalupe River, and on the south by portions of Willow Street and the rear property lines of properties on the north side of Willow Street. (Various owners/City of San Jose, applicant). CEQA: Exempt. Council Districts 3 & 7. SNI: Washington. *PROJECT MANAGER, P.SHAFFER*

**RECOMMEND APPROVAL (7-0-0)**

#### **5. OPEN PLANNING COMMISSION SPRING 2009 HEARING ON GENERAL PLAN AMENDMENTS**

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#### **6. GENERAL PLAN CONSENT CALENDAR**

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NONE

#### **7. GENERAL PLAN PUBLIC HEARING**

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- a. **GP08-06-01**. General Plan amendment request to change the Land Use/Transportation Diagram designation from Medium High Density Residential (12-25 DU/AC) to General Commercial on a 2.37-acre site located on the north side of Parkmoor Avenue, approximately 1,070 feet west of Meridian Avenue, in the rear lot (1555 Parkmoor Avenue) (Chiechi Park West III/Hope Services, Owner / Leslye Krutko-City of San Jose Housing Department, Applicant)(APN 277-22-020). Council District: 6. SNI: Burbank/Del Monte. CEQA: Negative Declaration. *PROJECT MANAGER, J.NUSBAUM*

**RECOMMEND APPROVAL (6-1-0; KAMKAR OPPOSED)**

- b. **GP08-T-06**. City-initiated General Plan text amendment request to revise the San José 2020 General Plan Text Appendix C: Housing, to update demographic and housing data, goals, policies, selected land use designations' minimum densities, and implementation actions for the 2007-2014 planning period, and other minor technical, clarifying and clerical revisions, as necessary, to comply with State Housing Element Law (Government Code Section 65580-65589.8). CEQA: (See attached staff report). *PROJECT MANAGER, A.TAI*

**RECOMMEND APPROVAL (7-0-0)**

**8. CONTINUE THE PLANNING COMMISSION HEARING FOR SPRING 2009  
GENERAL PLAN AMENDMENTS TO MAY 27, 2009**

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**APPROVED (7-0-0)**

**9. PETITIONS AND COMMUNICATIONS**

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*NONE*

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

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*NONE*

**11. GOOD AND WELFARE**

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a. Report from City Council

*Continue Budget Hearings*

b. Commissioners' Report from Committees:

1. Norman Y. Mineta San José International Airport Noise Advisory Committee (Campos).

*Commissioner Campos reported on meeting and results of Noise Report.*

2. Envision San José 2040 General Plan Update Process (Kamkar).

*No report (will report on 5/27)*

c. Review Synopsis from 5/6/09

*Approved (7-0-0), agendize formation of an environmental subcommittee for 5/27/09.*

d. Consider Study Session dates and/or topics.

*None*

e. Subcommittee Reports and Outstanding Business

*Director and Counsel provided report regarding options for how to form subcommittees function and parameters. Generally subcommittee has less than a quorum then will not need a formal Brown Act meeting notice.*

- \* Off-Sale of Alcohol Process (full-service grocery stores)

- \* Deferral Protocol Criteria

*Report will be presented on May 27, 2009 regarding the reason for the deferral on the agenda (staff, applicant, Planning Commissioner)*

**ADJOURNMENT**