

PLANNING COMMISSION

October 28, 2009

Hearing Report

ROLL CALL

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

ABSENT: Cahan

1. DEFERRALS

- a. **CP09-015.** Conditional Use Permit to allow the demolition of an existing single-family detached residence and the expansion of an existing gas and service station (three additional gas pumps and a canopy for the new pumping facility will be constructed) in the CP Pedestrian Commercial Zoning District, located on the southeast corner of McKee Road and N. 33rd Street (280 N 33RD ST)(Amir Shirazi, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: MND. *PROJECT MANAGER, E.SCHREINER*

APPROVED REQUEST TO BE DROPPED (6-0-1; CAHAN ABSENT)

- b. **PDC09-017.** Director-Initiated Planned Development Rezoning to establish development standards to facilitate site and architectural upgrades for 58 existing residential apartment buildings (236 individual apartment units) on a 11.75 gross acre site located in the area generally bounded by both sides of Underwood Drive, Temple Drive, Barker Drive, and Keltner Avenue north of Williams Road. Council District 1. SNI: Blackford. CEQA: Exempt. *PROJECT MANAGER, P.SHAFFER*

APPROVED DEFERRAL TO 11/4/09 (6-0-1; CAHAN ABSENT)

- c. **PDC06-069.** Planned Development Rezoning from LI Light Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 166 single-family attached residences on a 3.28 gross acre site, located at/on the west side of North 10th Street, between Vestal Street and East Mission Street (825 N 10TH ST) (825 N. Tenth Street, LLC Don Kvingedal, Owner; Hudson Industrial Equities, Inc, Developer). Council District 3. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, S.ZARNOWITZ*

APPROVED DEFERRAL TO 11/4/09 (6-0-1; CAHAN ABSENT)

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

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

2. CONSENT CALENDAR

- a. **CPA88-056-01.** Adoption of Resolution with revised conditions for approval of a Conditional Use Permit Amendment to allow privately-run assembly and entertainment activities with occasional events until 1:00 a.m., an increase of capacity to 450 occupants, the demolition of an existing structure on an adjacent parcel to facilitate surface parking and to allow alternative parking arrangements (valet/off-site parking) at an existing religious assembly use on a 2.0 gross acre site in the CP Pedestrian Commercial Zoning District, located at 650 & 680 Minnesota Avenue (Holy Apostolic Catholic Assyrian, Owner). Council District 6. SNI: None. CEQA: Exempt. Deferred from 9/23/09. *PROJECT MANAGER, E.SCHREINER*

APPROVED RESOLUTION (6-0-1; CAHAN ABSENT)

3. PUBLIC HEARING

- a. **ZONING CODE AMENDMENT.** An ordinance of the City of San Jose amending Sections 20.100.290 and 20.100.300 of Chapter 100 of Title 20 of the San Jose Municipal Code relating to recordation of land use permits, and 20.120.510 of Chapter 120 of Title 20 of the San Jose Municipal Code relating to alternative means of compliance with General Development Plans. CEQA: Not a project. *PROJECT MANAGER, P.SHAFFER*

APPROVED (6-0-1; CAHAN ABSENT)

4. PETITIONS AND COMMUNICATIONS

NONE

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

NONE

6. GOOD AND WELFARE

- a. Report from City Council
REPORT GIVEN ON FLEA MARKET.
- b. Commissioners' Report from Committees:
1. Norman Y. Mineta San Jose International Airport Noise Advisory Committee (Campos)
REPORT GIVEN BY COMMISSIONER CAMPOS
 2. Envision San José 2040 General Plan Update Process (Kamkar).
REPORT GIVEN BY COMMISSIONER JENSEN & ZITO.

- c. Review Synopsis from 9/23/09
APPROVED (6-0-1; CAHAN ABSENT)
- d. General Plan Hearing Dates
APPROVED (6-0-1) CAHAN ABSENT)
- e. 2010 Planning Commission Meeting Schedule
APPROVED (6-0-1 CAHAN ABSENT)
- f. Subcommittee Reports and Outstanding Business
NONE

ADJOURNMENT