

## PLANNING COMMISSION

January 13, 2010

Action Report

### ROLL CALL

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

ABSENT: Kamkar (arrived at 7:30 p.m.)

### **1. DEFERRALS**

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- a. **CP09-026.** Conditional Use Permit to allow the off-sale of alcoholic beverages in an existing 2,893 square foot building on a 0.25 gross acre site in the CG General Commercial Zoning District, located on the southeast corner of Alum Rock Avenue and 34th Street (1652 ALUM ROCK AV)(Alfredo Barajas, Owner). Council District 5. SNI: None. CEQA: Exempt. Deferred from 12/2/09. *PROJECT MANAGER, M.ENDERBY*

**APPROVED TO DROP TO RE-NOTICE PER APPLICANT'S REQUEST (6-0-1; KAMKAR ABSENT)**

- b. **GP09-07-02.** General Plan Amendment request to change the Land Use/Transportation Diagram designation to add Mixed Industrial Overlay to an existing Heavy Industrial land use designation on a 3.95 gross-acre site, located at 2159 South 10th Street (Provident Holdings & Investments LLC, Owner). Council District: 7. SNI: None. CEQA: Incomplete *PROJECT MANAGER, A.BATY*

**APPROVED TO DEFER TO 01/27/10 PER STAFF REQUEST TO COMPLETE STAFF ANALYSIS (6-0-1; KAMKAR ABSENT)**

- c. **PDC08-010.** Planned Development Rezoning from LI Light Industrial Zoning District to A(PD) Planned Development Zoning District to allow up to 77 affordable senior housing units on a 0.55 acre site, located at/on the west side of North 6th Street, approximately 200 feet south of East Taylor Street (675 N 6TH ST) (First Community Housing, Owner). Council District 3. SNI: None. CEQA: Use of Japantown Corporataion Yard Redevelopment EIR. Deferred from 12/2/09. *PROJECT MANAGER, S.ZARNOWITZ*

**APPROVED TO DEFER TO 01/27/10 PER STAFF REQUEST TO COMPLETE STAFF ANALYSIS (6-0-1; KAMKAR 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

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- a. **CP08-084.** Conditional Use Permit to convert an existing 2-story building to an adult day care facility and residential service facility with interior and exterior site modifications on a 0.69 gross acre site in the CN Neighborhood Commercial Zoning District, located at 3900 Monterey Road (Shirley Richards, Owner). Council District 7. SNI: N/A. CEQA: Exempt. *PROJECT MANAGER, A.BATY*

**APPROVED (6-0-1; KAMKAR ABSENT)**

## 3. PUBLIC HEARING

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- a. **PDC08-051.** Planned Development Rezoning from the R-1-1 Residential Zoning District to the A(PD) Planned Development Zoning District to allow for 7 single-family residential units on a 0.85 gross acre site, located on the east side of Almaden Expressway, approximately 400 feet north of Redmond Avenue (16430 ALMADEN RD)(Woodrum, Ronnie L. and Phyllis R. Trustee, Owner). Council District 10. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, L.XAVIER*

**RECOMMENDED APPROVAL (6-0-1; KAMKAR ABSENT)**

- b. **H08-007.** APPEAL of the Planning Director's decision to approve a Site Development Permit to demolish an existing structures and to construct a new 5,950 square foot retail building on a 0.38 gross acre site, in the CP Pedestrian Commercial Zoning District, located at the southeast corner of Race Street and Garland Avenue (78 Race St)(Soltanzad Farhang & Najmi Fahry Trustee, owner). Council District 6. SNI: N/A. CEQA: Exempt. *PROJECT MANAGER, M.ENDERBY*

**APPROVED TO DEFER TO 01-27-10 FOR COMMISSIONER KAMKAR TO RECONSTITUTE (6-0-1; KAMKAR ABSENT)**

- c. **PDC09-016.** Planned Development Rezoning from the CP Commercial Zoning District to the CP(PD) Planned Development Zoning District to allow 41,457 square feet of commercial uses (office over retail) with an attached two level parking structure on a 2.08 gross acre site, located at on the southeast corner of Lincoln Avenue and Willow Street (1098 Lincoln Avenue) (Paja Investments, Owner). Council District 6. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, S.ZARNOWITZ*

**RECOMMENDED APPROVAL WITH CONDITION THAT THE PROJECT DESIGN BE CONSISTENT WITH CONCEPTUAL PROJECT; MINIMUM OF 11 FEET FOR RAMP & LIGHTING ON GARAGE (7-0-0)**

## 4. PETITIONS AND COMMUNICATIONS

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*No items*

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

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*No items*

## 6. GOOD AND WELFARE

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- a. Report from City Council
- *City Clerks Office is accepting applications for 3 Planning Commission seats.*
  - *Report given regarding Council discussion on Sign Code Update, including Billboard Ban & Discussion of Freeway Signs continued on 02-22-10*
- b. Commissioners' Report from Committees:
1. Norman Y. Mineta San Jose International Airport Noise Advisory Committee (Campos)  
*No report*
  2. Envision San José 2040 General Plan Update Process (Kamkar).
    - *Brief overview of last meeting.*
    - *Meetings will be held 2 times a month.*
- c. Review Synopsis from 12/09/09  
**ADOPTED (7-0-0)**
- d. Schedule and Approve a Study Session on May 3, 2010 regarding the Capital Improvement Program.  
**APPROVED (7-0-0).**
- e. Subcommittee Reports and Outstanding Business  
*No items*

**ADJOURNMENT**