

PLANNING COMMISSION

July 28, 2010

Action Report

ROLL CALL

PRESENT: Commissioners' Abelite, Bit-Badal, Jensen, Kamkar, Kline

ABSENT: Cahan and Platten

1. DEFERRALS

- a. **C10-008**. Conventional Rezoning from LI Light Industrial to DC Downtown Primary Commercial on a 0.81 gross acre site, located on the southwest corner of W. Julian Street and Pleasant Street (350 W. Julian Street (City Of San Jose, Owner). Council District 3. SNI: None. CEQA: Use of San Jose Downtown Strategy 2000 EIR. Deferred from 07-14-10. *PROJECT MANAGER, A.BATY*

DEFERRED TO 08-11-10 (5-0-2; CAHAN & PLATTEN ABSENT)

- b. **PDC10-005**. Planned Development Rezoning from A(PD) Planned Development Zoning District to R-1-8(PD) Planned Development Zoning District to allow for the demolition of 4 commercial/industrial buildings and the construction of 94 single-family detached residences on a 15.8 gross acre site, located on the west side of Guadalupe Mines Road, approximately 1,130 feet southerly of Via Campagna (6411 Guadalupe Mines Road) (Brokaw Interests, Owner; Trumark Companies Chris Davenport, Developer). Council District 10. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, L.XAVIER*

DEFERRED TO 08-11-10 (5-0-2; CAHAN & PLATTEN ABSENT)

2. CONSENT CALENDAR

- a. **CP06-012**. Conditional Use Permit to consider approval of a previously expired Conditional Use Permit for an existing homeless shelter use on a 2.44 gross acre site (previous file #CPA95-070-01) in the HI Heavy Industrial Zoning District, located 2011 Little Orchard Street (Emergency Housing Consortium, Owner). Council District 7. SNI: None. CEQA: Exempt. *PROJECT MANAGER, J.CLARK*

APPROVED (5-0-2; CAHAN & PLATTEN ABSENT)

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

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

- b. **CP09-056.** Conditional Use Permit to convert a vacant City of San Jose community center to a child day-care center on a 0.26 gross acre site, with no expansion to the existing building, in the R-1-8 Single Family Residence Zoning District, located on northeast corner of S. King Road and Enesco Avenue (City of San Jose, Owner). Council District 8. SNI: West Evergreen. CEQA: Exempt. *PROJECT MANAGER, A.BATY*

APPROVED (5-0-2; CAHAN & PLATTEN ABSENT)

- c. **CP10-031.** A Conditional Use Permit to allow the conversion an historic residential structure (currently use as a law office) back to the original residential use on a 0.46 gross acre site in the A(PD) Planned Development Zoning District, located on the south side of The Alameda 150 feet southerly of University Avenue (1833 The Alameda)(Robert Fulton, Owner). Council District 6. SNI: None. CEQA: Exempt. *PROJECT MANAGER, L.XAVIER*

APPROVED (5-0-2; CAHAN & PLATTEN ABSENT)

- d. **CP10-012.** A Conditional Use Permit to allow for the installation of new water pump equipment at an existing water distribution facility on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the north side of Chablis Circle, approximately 980 feet northerly from Colonial Lane (3553 CHABLIS CL)(San Jose Water Company Craig Giordano, Owner). Council District 4. SNI: None. CEQA: Exempt. Deferred from 7/14/10. *PROJECT MANAGER, L.XAVIER*

APPROVED (5-0-2; CAHAN & PLATTEN ABSENT)

3. PUBLIC HEARING

- a. **ZONING CODE AMENDMENT.** An ordinance of the City of San Jose amending Title 20 of the San Jose Municipal Code to include amendments to: (1) Section 20.70.010 of Chapter 20.70 to expand the applicability of the Downtown zoning districts to the area bounded by Julian Street, the Guadalupe River, Santa Clara Street, and Route 87 and modify the geographic description accordingly; (2) Section 20.30.100 of Chapter 20.30 to amend Table 20-50, Residential Districts Land Use Regulations, to allow with a Conditional Use Permit any use not set forth in table 20-50 for designated City of San Jose Historic Landmark Structures; (3) Section 20.40.100 of Chapter 20.40 to amend Table 20-90, Commercial Districts Land Use Regulations, to allow with a Special Use Permit any use not set forth in Table 20-90 for designated City of San Jose Historic Landmark Structures; (4) Section 20.50.100 of Chapter 20.50 to amend Table 20-110, Industrial Districts Land Use Regulations, to allow with a Special Use Permit any use not set forth in Table 20-110 for designated City of San Jose Historic Landmark Structures; (5) Section 20.70.100 of Chapter 20.70 to amend Table 20-140, Downtown Districts Land Use Regulations, to allow with a Special Use Permit any use not set forth in Table 20-140 for designated City of San Jose Historic Landmark Structures; (6) Chapter 20.80, Specific Use Regulations, to add a new part to establish regulations for uses of designated City of San Jose Historic Landmark Structures; (7) Section 20.90.220 of Chapter 20.90 to allow a reduction in the required parking for a designated City of San Jose Historic Landmark Structure; and (8) Chapter 20.200, definitions, to add a definition of historic landmark structure. Citywide . SNI: All. CEQA: Use of San Jose 2020 EIR. Deferred from 07-14-10. *PROJECT MANAGER, L. PREVETTI*

RECOMMENDED APPROVAL (5-0-2; CAHAN & PLATTEN ABSENT)

- b. **CP09-014.** Conditional Use Permit to construct an approximately 6,000 square foot addition to an existing movie theater and to allow operation past midnight on a 2.9 gross acre site in the CN Neighborhood Commercial Zoning District, located on the west side of Almaden Expressway, approximately 1,100 feet southerly of Curtner Avenue (2306 Almaden Road) (Willow Glen Plaza, LLC, Et al, Owner; Joseph Kovalik, Developer). Council District 6. SNI: None. CEQA: Exempt. *PROJECT MANAGER, J.CLARK*

APPROVED (5-0-2; CAHAN & PLATTEN ABSENT)

4. PETITIONS AND COMMUNICATIONS

No items.

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

No items.

6. GOOD AND WELFARE

- a. Report from City Council

Ordinance to be heard at City Council on Tuesday, August 10, 2010.

- b. Commissioners' Report from Committees:

1. Norman Y. Mineta San Jose International Airport Noise Advisory Committee (Cahan)

Commissioner Cahan Absent

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

To meet in late September

- c. Review and Approve Synopsis from 06-21-10 and 07-14-10

Revise both Synopses (5-0-2; Cahan & Platten Absent)

- d. Subcommittee Reports and Outstanding Business

No items.

ADJOURNED