

## PLANNING COMMISSION

July 11, 2012

Action Report

### ROLL CALL

Meeting:

PRESENT: Commissioners Abelite, Bit-Badal, Cahan, Kamkar, Kline, O'Halloran and Yob

ABSENT: NONE

### 1. DEFERRALS

---

No items

### 2. CONSENT CALENDAR

---

- a. **ET12-004.** A Release of Covenant of Easement in the CG Commercial General and R-1-8 Single-Family Residence Zoning District, located on the south side of East Santa Clara Street, approximately 83 feet easterly of S. 12th Street (562 E. Santa Clara Street and 26 S. 12th Street)(Eredia Family LP, Owner). Council District 3. SNI: University. CEQA: Exempt. *PROJECT MANAGER, LESLEY XAVIER*

**APPROVED – RESOLUTION NO. 12-021 (7-0-0)**

### 3. PUBLIC HEARING

---

- a. **CP10-010.** Conditional Use Permit to allow the addition of an automated carwash at an existing smog test facility on a 0.40 gross acre site in the CN Neighborhood Commercial Zoning District, located on the south side of Camden Avenue, 250 feet westerly of S. Bascom Avenue (2270 CAMDEN AVENUE) (Akbar and Mary E. Nazemian, et al., Owner). Council District 9. SNI: None. CEQA: Incomplete. *PROJECT MANAGER, LORI MONIZ*

**DENIED – RESOLUTION NO. 12-022 (5-2-0; COMMISSIONER BIT-BADAL & KAMKAR OPPOSED)**

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

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

- b. **CP10-052.** Conditional Use Permit to facilitate a building remodel and legalize a drive-through use for an existing restaurant (Taco Bell) on an approximately 0.55 gross acre site in the CN Commercial Neighborhood Zoning District, located south of McKee Road, approximately 330 feet westerly of Jose Figueres Avenue (2102 McKee Road) (John F. and Concetta M. Lozon, trustee, owner). Council District: 5. SNI: None. CEQA: Incomplete. *PROJECT MANAGER, SYLVIA DO*

**DENIED – RESOLUTION NO. 12-023 (6-1-0; COMMISSIONER KAMKAR OPPOSED)**

- c. **CP12-009.** Conditional Use Permit to allow a new private club/lodge with minor façade and landscaping improvements and parking area modifications including grading, paving, and parking lot striping on a 0.49 acre site in the CP Commercial Pedestrian Zoning District, located on the northwest corner of S. Winchester Boulevard and Cadillac Drive (1495 S. Winchester Blvd.) (Alano Club West San Jose California Inc, Owner). Council District 1. SNI: Winchester. CEQA: Exempt. *PROJECT MANAGER, JOHN BATY*

**APPROVED – RESOLUTION NO. 12-024 (7-0-0)**

- d. **PDC11-003.** A Planned Development Rezoning from the A(PD) Planned Development Zoning District to the A(PD) Planned Development Zoning District to allow for the development of 16 single-family detached residential units and a religious assembly use with up to 200 seats on a 7.24 gross acre site, located at the southeast corner of Yerba Buena Road and Highway 101 (3800 Dove Hill Road) (Lo, Joey and Frances, Owner). Council District 8. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, LESLEY XAVIER*

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

#### **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  
*None*
- b. Commissioners' Report from Committees:
  - 1. Norman Y. Mineta San José International Airport Noise Advisory Committee (Cahan)  
*None*
- c. Review and Approve Synopsis from 6/20/12.  
*Approved (5-0-0-2; Commissioners O'Halloran and Yob Abstained)*
- d. Subcommittee Formation, Reports, and Outstanding Business  
*None*
- f. Commission Calendar and Study Sessions  
*None*