

PLANNING COMMISSION

April 21, 2010

Action Report

ROLL CALL

PRESENT: Commissioners' Cahan, Do, Jensen, Zito

ABSENT: Commissioner's Campos, Kamkar; Platten (arrived after Consent Calendar voting)

1. DEFERRALS

- a. **CP09-050**. Conditional Use Permit for the operation of a private school for special needs children on a 2.89 gross acre site in the CO Office Commercial Zoning District, located on the east side of McGinness Avenue 700 feet southerly of Story Road (1212 McGinness Avenue) (Achieve, Calf Non Profit Corp, Owner). Council District 5. SNI: East Valley/680 Communities. CEQA: Exempt. Deferred from 04-07-10. *PROJECT MANAGER, J.CLARK*

DEFERRED TO 05-05-10 (4-0-3, COMMISSIONERS CAMPOS, PLATTEN AND KAMKAR ABSENT)

- b. **ORDINANCE AMENDMENT PP10-059**. An Ordinance of the City of San Jose amending Title 20 of the San Jose Municipal Code to amend: Table 20-190 (parking spaces required by land use) in Section 20.90.60 and Section 20.90.220, both of Chapter 20.90, to specify a parking requirement for business destination areas; and Chapter 20.200 to add a definition of business destination areas. Citywide. CEQA: Negative Declaration. Deferred from 04-07-10. *PROJECT MANAGER, L.PREVETTI*

DEFERRED TO 05-05-10 (4-0-3, COMMISSIONERS PLATTEN, CAMPOS, AND KAMKAR ABSENT)

2. CONSENT CALENDAR

- 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, including construction of three additional gas pumps and a canopy for the new pumping facility, in the CP Pedestrian Commercial Zoning District, located at 280 N. 33rd Street & 1604 McKee Road (Amir Shirazi, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Negative Declaration. *PROJECT MANAGER, A.BATY*

APPROVED (5-0-2, COMMISSIONERS CAMPOS AND KAMKAR ABSENT)

Notes: Pulled From Consent.

3. PUBLIC HEARING

- a. **MAJOR AMENDMENT TO AIRPORT MASTER PLAN** for Mineta San Jose International Airport to Update Demand Projections and the Facility Development Program. CEQA: Resolutions 67380 and 71451, PP10-024. *PROJECT MANAGER, C.GREENE*

RECOMMENDED APPROVAL (5-0-2, COMMISSIONERS CAMPOS AND KAMKAR ABSENT)

- b. **CPA03-055-01.** Conditional Use Permit Amendment to convert two existing single-family residences to school office uses on a 0.40 gross acre site in the R-1-8 Single Family Residence Zoning District, located at 2276 Plummer Avenue and 1547 Jenvey Avenue (Presentation High School, Owner; Lou Basile % Sainte Claire Custom Homes, Developer) Council District 6. SNI: None. CEQA: Exempt. *PROJECT MANAGER, A.BATY*

APPROVED (5-0-2, COMMISSIONERS CAMPOS AND KAMKAR ABSENT)

Notes: Bring back on May 5, 2010 for final adoption of resolution

- c. **PD09-023.** Appeal of the Director's decision to approve a Planned Development Permit to demolish an existing commercial building and construct a new 17,000 pad building for retail/commercial uses, reconfiguration of 13,090 square feet of previously approved in-line retail space, and allow the off-sale of alcohol, on a 8.96 gross acre site in the A(PD) Planned Development Zoning District, located on the northwest corner of Meridian Avenue and Hillsdale Avenue. This project also allows the relocation of a retail use that includes the off-sale of alcohol into an existing pad building (temporary location) while the proposed building is under construction. (9647 TRACT)(Hacienda Gardens LLC, Owner; Hacienda Gardens, LLC Mark Tersini/Rite Aid, Developer). Council District 9. SNI: None. CEQA: Use of Mitigated Negative Declaration for PDC02-053. *PROJECT MANAGER, M.ENDERBY*

DEFERRED TO 05-05-10 (5-0-2, COMMISSIONER'S CAMPOS AND KAMKAR 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

Director Horwedel reported out on Council Discussion on GP Update Status.

b. Commissioners' Report from Committees:

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

Absent

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

Zito gave a brief report on Task Force progress.

c. Review Synopsis from 04-07-10

Approved (5-0-2, Commissioners Campos and Kamkar Absent)

d. Subcommittee Reports and Outstanding Business

NONE

e. Approve changes to the Planning Commission schedule:

- Cancel: 05-12-10
- Add: 05-19-10

Approved (5-0-2, Commissioners Campos and Kamkar Absent)

ADJOURNED