

## PLANNING COMMISSION

December 15, 2010

Action Report

### ROLL CALL

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

ABSENT: Commissioners' Kamkar and Platten

### 1. DEFERRALS

- a. **CP08-033.** Conditional Use Permit to allow a new approximately 5,881 square foot building to expand the existing daycare facility on a 0.90 gross acre site in the CP Pedestrian Commercial Zoning District, located on the east side of South De Anza Boulevard, approximately 300 feet southerly of Bollinger Road (972 South De Anza Blvd)(Gravixx Property I LLC, Owner; My Dream Academy Ikko Fushiki, Developer). Council District 1. SNI: None. CEQA: Exempt. *PROJECT MANAGER, J.CLARK*

**DEFERRED TO 01-12-11 (5-0-2; KAMKAR & PLATTEN ABSENT)**

- b. **CPA00-009-01.** Conditional Use Permit Amendment for the timely renewal of an asphalt/concrete crushing and recycling facility, and the modification of Condition #31 in the original approval, relating to the required noise barrier, on a 2.7 gross acre site in the HI Heavy Industrial Zoning District, located approximately 500 feet northeast of Commercial Street and 1,000 feet northwest of Commercial Street (11711 Berryessa Road) (Granite Rock (Chris Mann), Applicant) Council District 4. SNI: None. CEQA: Addendum to a previously adopted Negative Declaration. Deferred from 11-17-10. *PROJECT MANAGER, J.DAVIDSON*

**DROPPED TO RE-NOTICE (5-0-2; KAMKAR & PLATTEN ABSENT)**

### 2. CONSENT CALENDAR

- a. **CP10-004.** Conditional Use Permit to extend the height of an existing monopole by 10 feet for a total height of 85 feet on a 0.2 gross acre site in the IP Industrial Park Zoning District, located at 670 feet easterly of Qume Drive, 550 feet southerly of Concourse Drive (2222 Qume Drive)(Becton Dickinson & Co, Owner; Nsa Wireless Gary Gochberg, Developer). Council District 4. SNI: None. CEQA: Exempt. *PROJECT MANAGER, J.CLARK*

**APPROVED (5-0-2; KAMKAR & 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/>

### 3. PUBLIC HEARING

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- a. **CPA09-054-01 & ABC10-009.** Conditional Use Permit Amendment and Determination of Public Convenience or Necessity to allow drinking establishments, off-sale of alcoholic beverages (full range of alcohol), and after midnight use to a previously approved Urban Public Market use on an approximately 1.09 gross-acre site containing a public landmark and historic site (Peralta Adobe) in the DC - Downtown Core Zoning District, located on the south side of West St. John Street between North Almaden Avenue and North San Pedro Street (180 West St. John Street) (City Of San Jose, Owner; Urban Markets Entertainment, LLC, Developer). Council District 3. SNI: N/A. CEQA: Addendum to the Downtown Strategy EIR. *PROJECT MANAGER, J.NUSBAUM*

**APPROVED (5-0-2; KAMKAR & PLATTEN ABSENT)**

- b. **RA10-001.** Appeal of the Director of Planning's Decision to grant a Request for Reasonable Accommodation to allow for the expansion of an existing residential service facility for up to 12 occupants, including resident staff members, in a single-family detached residence on 0.17 gross acre in the R-1-8 Single-Family Residence Zoning District located at 2102 Ardis Drive. (Ballard Glenn And Pu Yu Yuan, Owner). Council District 6. SNI: None. CEQA: Exempt. *PROJECT MANAGER, L.XAVIER*

**GRANT A REQUEST FOR REASONABLE ACCOMMODATION FOR SIX OCCUPANTS AND TWO RESIDENT STAFF MEMBERS (5-0-2; KAMKAR & PLATTEN ABSENT)**

### 4. PETITIONS AND COMMUNICATIONS

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None

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

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None

### 6. GOOD AND WELFARE

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- a. Report from City Council  
*Assistant Director Prevetti let the Commission know how the Council acted on the projects that came before the Commission earlier.*
- b. Commissioners' Report from Committees:
1. Norman Y. Mineta San Jose International Airport Noise Advisory Committee (Campos)  
*None*
  2. Envision San José 2040 General Plan Update Process (Kamkar).  
*None*
- c. Review and Approve Synopsis from 12-01-10  
*Approved (5-0-2; KAMKAR & PLATTEN ABSENT)*
- d. Subcommittee Reports and Outstanding Business  
*City Attorney Renee Gurza clarified that the Planning Commission is not subject to the Council directive related to the formation of subcommittees by Commissions.*
- e. Commission Calendar and Study Session  
*None*