

PLANNING COMMISSION

September 28, 2011

Action Report

ROLL CALL

STUDY SESSION:

Present: Commissioners Abelite, Bit-Badal, Cahan, Kamkar, and Kline

Absent: Commissioner Platten

MEETING:

Present: Commissioners Abelite, Bit-Badal, Cahan, Kamkar, and Kline

Absent: Commissioner Platten

1. DEFERRALS

- a. **CPA05-013-01**. Conditional Use Permit Amendment to modify an existing service station by removing the service bays, adding approximately 519 square feet, and converting the space to a retail use in the CP Commercial Pedestrian Zoning District, located on the southeast corner of Bascom Avenue and Hedding Street (910 North Bascom Avenue) (JRMB LLC, Owner). Council District 6. SNI: None. CEQA: Exempt. *PROJECT MANAGER, JENNY NUSBAUM*

DEFERRED TO 10/12/11 (5-0-1; PLATTEN ABSENT)

2. CONSENT CALENDAR

- a. **CP11-013**. Conditional Use Permit to allow a Social Services Agency use in an approximately 131,100 square-foot industrial manufacturing building on an approximately 6.23 gross-acre site on the west side of Senter Road, approximately 520 feet southerly of Phelan Avenue (1867 SENTER RD) and an off-site alternate parking arrangement on a 1.22-acre site 140 feet west of the northerly terminus of Needles Drive. Both sites are in the LI-Light Industrial Zoning District, (Sci Technology Inc & DDD II LLC/ JP DiNapoli Companies, Inc, Owner; Santa Clara County, applicant). Council District 7. SNI: None. CEQA: Exempt. *PROJECT MANAGER, JENNY NUSBAUM*

APPROVED (5-0-1; 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

NO ITEMS.

4. OPEN FALL 2011 GENERAL PLAN AMENDMENT HEARING

APPROVED (5-0-1; PLATTEN ABSENT)

5. GENERAL PLAN CONSENT CALENDAR

NO ITEMS

6. GENERAL PLAN PUBLIC HEARING

- a. **ENVISION GENERAL PLAN UPDATE.** The project being considered, the Envision San Jose 2040 General Plan update, is a comprehensive update of the current *Focus on the Future San Jose 2020 General Plan*, adopted by the City Council in 1994. The City's General Plan is a long-term plan that describes the amount, type and phasing of development needed to achieve the City's social, economic and environmental goals. The General Plan is the policy framework which creates a blueprint for future development and addresses all geographic areas contained within San Jose's Sphere of Influence and also incorporates goals and policies for a wide variety of municipal services provided by the City (City of San Jose). All Council Districts. SNI: All CEQA: EIR Resolution to be adopted.

1. **CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT (PEIR FOR THE DRAFT ENVISION SAN JOSE 2040 GENERAL PLAN UPDATE (FILE NO. PP09-011.**
PROJECT MANAGER, JOHN DAVIDSON

CERTIFIED EIR (5-0-1; PLATTEN ABSENT)

2. **ENVISION SAN JOSE 2040 GENERAL PLAN AND LAND USE/TRANSPORTATION DIAGRAM** including consideration of (a) Other minor land use and policy text options, (b) Rancho del Pueblo Residential Option, and (c) iStar Residential Option contained in the PEIR.

- a) Discussion regarding policy options submitted by community stakeholders as part of the Envision San Jose 2040 General Plan update process, such as but not limited to:

- 1) **Open Hillside Development:** an option forwarded by the Envision Task Force for City Council consideration to modify the text of the Envision San Jose 2040 General Plan, Policy Goal LU-19 to add further restrictions on the allowable intensity of development for lands with the Open Hillside designation.

RECOMMENDED APPROVAL of staff recommendation not to modify the text of Envision 2040 (4-1-1; CAHAN OPPOSED, PLATTEN ABSENT)

- 2) 1506 Hamilton Avenue: a privately requested option for Envision Land Use/Transportation Diagram designation of Mixed-Use Neighborhood (up to 30 DU/AC, FAR 0.25 to 2.0) to allow attached residential units instead of Neighborhood Community/Commercial to for the 0.92-acre property located at 1506 Hamilton Avenue.

RECOMMENDED APPROVAL OF STAFF RECOMMENDATION NOT TO MODIFY THE TEXT OF ENVISION 2040 (5-0-1; PLATTEN ABSENT)

- 3) 12750 and 12751 Mabury Road: a privately requested option for Envision Land Use/Transportation Diagram designation of Mixed-Use Neighborhood (up to 30 DU/AC, FAR 0.25 to 2.0) to allow attached residential units instead of Residential Neighborhood (up to 8 DU/AC) for the 3.1-acre property located at 12750 and 12751 Mabury Road.

RECOMMENDED APPROVAL OF STAFF RECOMMENDATION NOT TO INCLUDE IN ENVISION 2040 (5-0-1; PLATTEN ABSENT)

- b) **Rancho del Pueblo Residential Option (GP10-05-01)**: an option for Envision Land Use/Transportation Diagram designation of Mixed Use Neighborhood (up to 30 DU/AC, FAR 0.25 to 2.0) to allow approximately 700 townhouse units, instead of Open Space, Parklands and Habitat as recommended by the Envision Task Force and staff on the approximately 31-acre site(City-owned Ranch del Pueblo golf course), located at the northwest corner of King Road and Hermocilla Way (City of San Jose, Owner). Council District 5. SNI/RDA: Gateway East SNI area.

RECOMMENDED APPROVAL OF STAFF RECOMMENDATION NOT TO INCLUDE IN ENVISION 2040 (5-0-1; PLATTEN ABSENT)

- c) **iStar Residential Option (GP07-02-01)**: an option for Envision Land Use/Transportation Diagram designation of Mixed Use Neighborhood (up to 30 DU/AC, FAR 0.25 to 2.0) to allow approximately 700 attached residential units instead of Combined Industrial/Commercial as recommended on a 51.7-acre portion of the approximately 76-acre site (iStar site) located north of State Route 85, west of Monterey Highway (iStar, Owner). Council District 2. SNI/RDA: Edenvale RDA area.

RECOMMENDED APPROVAL OF STAFF RECOMMENDATION NOT TO INCLUDE IN ENVISION 2040 (4-1-1; BIT-BADAL OPPOSED, PLATTEN ABSENT)

- d) **OVERALL RECOMMENDATION on Envision 2040 general plan and land use transportation diagram.**

RECOMMENDED APPROVAL (5-0-1; PLATTEN ABSENT)

7. CLOSE 2011 FALL GENERAL PLAN AMENDMENT HEARING

APPROVED (5-0-1; PLATTEN ABSENT)

8. PETITIONS AND COMMUNICATIONS

NO ITEMS

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

NO ITEMS

10. 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 9-14-11

Approved (4-0-1-1; ABELITE ABSTAINED, PLATTEN ABSENT)

d. Subcommittee Formation, Reports, and Outstanding Business

None

e. Commission Calendar and Study Sessions

None