

## PLANNING COMMISSION

December 7, 2011

Action Report

### **ROLL CALL**

Meeting:

PRESENT: Commissioners Abelite, Bit-Badal, Cahan, Kamkar, Kline, Platten, and Yob

ABSENT: None

### **1. DEFERRALS**

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- a. **PDC10-002.** A Planning Development Rezoning to allow for the development of up to seven (7) single-family detached residence on a 2.8 gross acre site, located on the east side of Quimby Road, approximately 440 feet east of Murillo Road (3770 Quimby Road) (Huang Tammy C Et Al, Huang Euson, Owner). Council District 8. SNI: None. CEQA: Mitigated Negative Declaration.  
*PROJECT MANAGER, LESLEY XAVIER*

**DEFERRED TO 12-14-11 (7-0-0)**

### **2. CONSENT CALENDAR**

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*No items.*

### **3. PUBLIC HEARING**

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- a. **TITLE 20 AMENDMENT.** Consideration of approval of an ordinance amending Title 20 of the San Jose Municipal Code (the Zoning Code) to amend portions of Chapters 20.10, 20.30, 20.40, 20.50, 20.70, 20.75, 20.80, 20.90, 20.100, and 20.200 to facilitate economic development goals, to establish regulations for the siting of above-ground storage tanks, to provide greater flexibility in connection with minor additions to existing non-residential buildings, to allow certain vehicle leasing activities in the CG-Commercial General Zoning District, to clarify regulations pertaining to incidental electric vehicle charging stations, to allow certain drinking establishments contained within full-service hotels or motels, to provide for the installation of tankless water heaters and energy power inverters, to expand the ability to use temporary use trailers, to provide for the neighborhood agriculture use in specified circumstances, to allow higher densities within the R-M Multi-Family Residential District, to clarify regulations and provide greater flexibility for residential uses in Residential and Main Street Zoning Districts, to streamline permitting processes for the

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conversion of two-family dwelling units to one-family dwelling units, to update the boundaries of the Downtown Zoning Area, as well as to make other clarifying or minor technical amendments throughout. Citywide. All SNI areas. CEQA: Reuse of the San Jose 2020 General Plan EIR, Council Resolution No. 65459. Continued from 11/16/11. *PROJECT MANAGERS, LEE BUTLER & ANDREW CRABTREE*

**RECOMMENDED APPROVAL (7-0-0)**

- b. **TITLE 20 ZONING CODE.** Consideration of approval of an ordinance amending Title 20 of the San Jose Municipal Code (the Zoning Code) to add a new chapter, Chapter 20.85 establishing certain height restrictions, and to amend portions of chapters 20.20, 20.40, 20.50, 20.90, and 20.120 to align zoning code provisions with the recently adopted Envision San Jose 2040 General Plan. Citywide. All SNI areas. CEQA: Reuse of the Envision San Jose 2040 General Plan EIR, Council Resolution No. 76041. Continued from 11/16/11. *PROJECT MANAGERS, LEE BUTLER & ANDREW CRABTREE*

**RECOMMENDED APPROVAL (7-0-0)**

**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  
*Summarized recent City Council action on land use items and announced the availability of the report of Rules regarding Boards and Commissions.*
- b. Commissioners' Report from Committees:
1. Norman Y. Mineta San José International Airport Noise Advisory Committee (Cahan)  
*No report.*
- c. Review and Approve Synopsis from 11-2-11 and 11-16-11  
*Approved 11-2-11 Synopsis (6-0-0-1; Abelite Abstained)*  
*Approved 11-16-11 Synopsis (7-0-0)*
- d. Subcommittee Formation, Reports, and Outstanding Business  
*None*
- e. Commission Calendar and Study Sessions