

PLANNING COMMISSION

June 20, 2012

Action Report

ROLL CALL

Meeting:

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

ABSENT: Commissioner Yob

1. DEFERRALS

- a. **SP11-039.** Appeal of the Director's decision to approve a Special Use Permit for the installation of a 60-foot tall wireless communications antenna (slimline monopole) and associated equipment on a 2.5 gross acre site in the A-Agricultural Zoning District, located on the east side of San Felipe Road, approximately 730 feet northerly of Delta Road (3880 San Felipe Road) (Pacific Bell, Owner). Council District 8. SNI: None. CEQA: Exempt. Deferred from 4/11/12 and 5/23/12. *PROJECT MANAGER, JOHN BATY*

DROP AND RENOTICE; (6-0-1; YOB ABSENT)

2. CONSENT CALENDAR

- a. **CPA08-057-02** Conditional Use Permit Amendment to allow passenger vehicle and pick-up truck servicing (tires, batteries, lube, oil change, smog check, air conditioning) associated with a future AAA store, within a previously approved tenant space (under construction) on a 5.33 acre portion of an 8.19 acre shopping center site (Brokaw Commons) in the CN – Commercial Neighborhood Zoning District, located on the northwest corner of Brokaw Road and Oakland Road (1035 E Brokaw Rd) (Brokaw Ventures LLC, Owner). Council District 4. SNI: None. CEQA: Exempt. *PROJECT MANAGER, JOHN BATY*

APPROVED – RESOLUTION NO. 12-019 (6-0-1; YOB ABSENT)

- b. **ET12-005.** Release of Covenant of Easement for an ingress/egress easement for the prior office use of the subject site to facilitate the approved Brookside Estates residential project in the R-1-8(PD) Planned Development Zoning District, located on the west side of Guadalupe Mines Road, approximately 1,130 feet south of Via Campagna (Brookfield Brookside, LLC). Council District: 10. SNI: NA. CEQA: Exempt. *PROJECT MANAGER, LESLEY XAVIER*

APPROVED – RESOLUTION NO. 12-020 (6-0-1; YOB 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

- a. **PDA08-054-01.** APPEAL of the Planning Director's decision to approve a Planned Development Permit Amendment to allow for a 7-bed residential care facility within an existing medical office building in the A(PD) Planned Development Zoning District on a 5.4 gross acre site, located at the northeast corner of Samaritan Drive, South Bascom Avenue, and State Route 85 (2581 Samaritan Drive)(Samaritan Properties, LLC, Owner). Council District 9. SNI: N/A. CEQA: Mitigated Negative DeclarationPlanned.
PROJECT MANAGER, LESLEY XAVIER

**WITHDRAWAL OF APPLICATION PER APPLICANT'S REQUEST;
APPROVED (5-0-1-1; YOB ABSENT AND BIT-BADAL RECUSED)**

- b. **PDC11-022.** Planned Development Rezoning from the CP - Commercial Pedestrian Zoning District to the A(PD) Planned Development Zoning District to allow a 7,700 square foot retail use (AutoZone) on a 0.53 gross acre site, located on the west of N. 13th Street, approximately 260 feet southerly of E. Mission Street (761 N 13th St) (Fernandez Jesus And Virginia, Owner). Council District 3. SNI: 13th Street. CEQA: Exempt.
PROJECT MANAGER, JOHN BATY

APPROVED (6-0-1; YOB 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
Union and Curtner rezoning project with the drive-through was approved by City Council 6/19/12.
- b. Commissioners' Report from Committees:
1. Norman Y. Mineta San José International Airport Noise Advisory Committee (Cahan)
None
- c. Review and Approve Synopsis from 5/23/12 & 6/6/12.
Approved Synopsis from 5/23/12 (4-0-1-2; Commissioner Yob Absent; Commissioners Kline and Patten Abstained)
Approved Synopsis from 6/6/12 (6-0-1; Commissioner Yob Absent)

- d. Election of Chair and Vice Chair for Fiscal Year 2012-2013
Vice Chair – Kamkar (6-0-1; Commissioner Yob Absent)
Chair – Bit-Badal (5-1-1; Commissioner Abelite opposed; Yob Absent)
- e. Subcommittee Formation, Reports, and Outstanding Business
None
- f. Commission Calendar and Study Sessions
None