

PLANNING COMMISSION

March 11, 2009

Hearing Report

ROLL CALL

PRESENT: Commissioners' Cahan, Campos, Do, Jensen, Kamkar, Platten

ABSENT: Zito

1. DEFERRALS

- a. **PDC06-007.** Planned Development Rezoning from Unincorporated County to A(PD) Planned Development Zoning District to allow up to 6 single-family detached residences on a 1.25 gross acre site, located at the west terminus of Fleming Avenue and Nob Hill Drive (Constructive Investments, Owner). Council District 5. SNI: None. CEQA: Mitigated Negative Declaration. Deferred from 2/25/09 *PROJECT MANAGER, B.ROTH*

DROPPED AT REQUEST OF STAFF (6-0-1; ZITO ABSENT)

2. CONSENT CALENDAR

- a. **CP08-061.** Conditional Use Permit request for an existing 2,670 square feet legal non-conforming bar/lounge (Branham Lounge) with operation hours after midnight until 1:30am to allow an entertainment establishment (Karaoke/DJ) on a 1.02 gross acre site in the CN Neighborhood Commercial Zoning District located on the southwest corner of Almaden Expressway and Branham Lane (1116 BRANHAM LN) (Branham Square Llc, Owner). Council District 9. SNI: None. CEQA: Exempt. *PROJECT MANAGER, E.SCHREINER*

APPROVED (6-0-1; ZITO ABSENT)

- b. **CPA02-048-02.** Conditional Use Permit Amendment for the demolition of 1,800 square foot classroom/faculty office space and the construction of a 3,500 square foot library on an existing 15.3 gross acre private school (Harker School) in the R-1-8 & R-1-5 Single-Family Residence Zoning District, located on the northeast corner of I-280 and Saratoga Avenue (500 SARATOGA AV)(Harker School Foundation/Mike Bassoni, Owner/Developer). Council District 1. SNI: None. CEQA: Exempt. *PROJECT MANAGER, E. SCHREINER*

APPROVED (6-0-1; ZITO ABSENT)

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://www.sanjoseca.gov/planning/hearings/>

- c. **C09-001.** Conventional Rezoning from R-2 Two Family Residence Zoning District and R-M Multiple Residence Zoning District to LI Light Industrial Zoning District to allow industrial use on a 1.01 gross acre site, located on the northeast corner of Coleman Avenue and Taylor Street (702 Coleman Ave)(Taylor Coleman Props LLC, Owner). Council District 3. SNI: None. CEQA: Reuse of the San Jose 2020 General Plan Final EIR. Deferred from 2/25/09 *PROJECT MANAGER, S. DO*

RECOMMENDED APPROVAL (6-0-1; ZITO ABSENT)

3. PUBLIC HEARING

- a. **CP08-073.** Conditional Use Permit to allow a temporary wireless communications antenna facility on wheels with generator on a 0.47 gross acre site, in the CP Pedestrian Commercial Zoning District, located at 2448 Story Road (Vu Investment and Development, owner; FMHC, applicant). Council District 5. SNI: East Valley/680 Communities. CEQA: Exempt. Deferred from 01/28/09 and 2/11/09. *PROJECT MANAGER, J.DAVIDSON*

APPROVED WITH CONDITIONS TO ADD NO OFF-STREET PARKING ALLOWED, AND TO DIRECT CODE ENFORCEMENT TO INVESTIGATE THE ON-SITE AUTO STORAGE (6-0-1; ZITO 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
MEMO AT RULES COMMITTEE DEFERRED
- b. Commissioners' Report from Committees:
1. Norman Y. Mineta San José International Airport Noise Advisory Committee (Campos).
NONE
 2. Envision San José 2040 General Plan Update Process (Kamkar).
*KAMKAR GAVE REPORT:
JENSEN INDICATED BREAKOUT SESSION WAS GOOD.*

- c. Review Synopsis from 2/25/09
APPROVED (6-0-1; ZITO ABSENT)
- d. Consider Study Session dates and/or topics.
1. Due to extremely small number of agenda items, consider cancellation of March 25, 2009 Planning Commission Hearing and Deferral of Agendized items to April 8, 2009.
APPROVED (6-0-1; ZITO ABSENT)
HIGH SPEED RAIL COMMUNITY MEETING ON AFTERNOON OF 3/25
 2. Schedule Study Session on BART/Mass Transit Investments for April 8, 2009 from 5:30 p.m. - 6:30 p.m.
APPROVED (6-0-1; ZITO ABSENT)
 3. Reschedule Study Session on Historic Process Update to April 22, 2009
APPROVED (6-0-1; ZITO ABSENT)
 4. Drop Study Session on Convention Center Expansion: Reschedule for Fall 2009
APPROVED (6-0-1; ZITO ABSENT)

ADJOURNMENT