

**PLANNING COMMISSION**

July 8, 2009

Hearing Report

**ROLL CALL**

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

ABSENT: None

**1. DEFERRALS**

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- a. **PDC09-011**. Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned Development Zoning District to allow up to 2 single-family detached residences on a 0.47 gross acre site, located on the east side of Morrill Avenue, approximately 200 feet northerly of Ione Drive (1356 Morrill Ave.) (Huoming and Shuyun Huang, Owners). Council District: 4. SNI: None. CEQA: Exempt. *PROJECT MANAGER, A.BATY*

**DEFERRED TO 7/22/09, APPROVED (7-0-0)**

**2. CONSENT CALENDAR**

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- a. **CP08-039**. Conditional Use Permit to allow a new wireless tower at an existing church on a 5.3 acre site in the R-1-8 Single-Family Residence Zoning District, located on southeast corner of Calero and Cahalan Avenues (794 Calero Avenue)(Roman Catholic Bishop of San Jose, Owner). Council District: 10. SNI: None. CEQA: Exempt. *PROJECT MANAGER, A.BATY*

**APPROVED (7-0-0)**

- b. **CP09-013**. Conditional Use Permit for conversion of an existing single-family residence to a child day care center and an associated off-site alternative parking arrangement on a 0.12 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 2041 Nassau Drive (Roman Catholic Welfare Corp. of San Jose, Owner). Council District 8. SNI: K.O.N.A.. CEQA: Exempt. *PROJECT MANAGER, A.BATY*

**APPROVED (7-0-0)**

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. [PDC08-057](#). Planned Development Rezoning from R-1-8 Residence Zoning District to A(PD) Planned Development Zoning District to allow expansion of an existing religious assembly use by the construction of a 6,310 square-foot 2-story rectory, demolition of an existing 2,300 square foot 1-story rectory, construction of a 140 square foot memorial tower and addition of a 356 square foot porch/stairway to the front of the existing sanctuary building on a 0.49 gross acre site, located on the northwest corner of East San Fernando Street and South 34th Street (1647 E SAN FERNANDO ST) (An Lac Temple, Owner). Council District 5. SNI: Gateway East. CEQA: Exempt. *PROJECT MANAGER, E.SCHREINER*

**RECOMMEND CITY COUNCIL APPROVE (7-0-0)**

- b. [PDC09-007](#). Planned Development Rezoning to allow up to 35 single-family detached residences on a 19.13 gross acres site, located on the northeast side of San Felipe Road, approximately 800 feet northwest of Silver Creek Road and at the northwest terminus of Grand Oak Way (DAL Properties LLC, Owner; DAL Properties LLC, Mark Lazzarini, Developer). Council District 8. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, L.XAVIER*

**RECOMMEND CITY COUNCIL APPROVE APPLICANT'S PREFERRED ALTERNATIVE (5-2; DO, JENSEN OPPOSED)**

- c. [PDC09-003](#). Planned Development Rezoning to allow up to eight (8) single-family detached residences and one (1) 12,000 square foot office building on a 2.98 gross-acre site, located on the west side of San Felipe Road, approximately 600 feet south of Delta Road (4203 San Felipe Road)(Hawkstone San Felipe LLC, Owner/Developer). Council District 8. SNI: None. CEQA: Mitigated Negative Declaration. *PROJECT MANAGER, L.XAVIER*

**DEFERRED TO 7-22-09 PER APPLICANT'S REQUEST, APPROVED (7-0-0)**

- d. [CP09-004](#). Conditional Use Permit to allow for the daytime operation of an adult behavior management program (day care) in an existing office building on a 0.35 gross acre site in the CO Commercial Office Zoning District, located on the northwest corner of North 10<sup>th</sup> Street and East Julian Street (303 N 15TH ST)(Laurel, Mary A., Owner). Council District 3. SNI: None. CEQA: Exempt. *PROJECT MANAGER, L.XAVIER*

**APPROVED (5-2; JENSEN, KAMKAR OPPOSED)**

### 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  
*No Report*
- b. Commissioners' Report from Committees:
1. Norman Y. Mineta San Jose International Airport Noise Advisory Committee (Campos)  
*No report*
  2. Envision San José 2040 General Plan Update Process (Kamkar).  
*Report given.*
- c. Review Synopsis from 6/10/09  
**APPROVED (7-0-0)**
- d. Consider Study Session dates and/or topics.  
*Commission preferred the week of 9/21 for a retreat date, tentative date is Thursday, 9/24/09.*
- e. Subcommittee Reports and Outstanding Business
1. Off-sale of Alcohol Process (full-service grocery stores).  
*Staff will provide a status report on the relative priority rank of this item in October 2009*

**ADJOURNMENT**