

ZONING CASE # Z2017131 (Council District 3) – May 16, 2017

A request for a change in zoning from "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre on 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment PA 17042)

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition. Staff stated a letter of support was received from Mission San Jose Neighborhood Association.

Taylor Allen representative, representative, Big Red Dog Engineering, presented an updated site plan and stated the request is for a mixed use with multi-family, retail, and a potential tavern on the property.

No citizens appeared to speak.

Jesus Diaz, Mission San Jose NA, spoke in favor.

Ruth Thrasher, spoke in opposition.

Brody Alexander, Representative for East Pyron Symphony Lane & Hot Wells Neighborhood Associations, spoke in opposition and stated there are many bars within the area.

Cammie Diaz, Mission San Jose NA, spoke in favor.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Diaz-Sanchez to recommend Approval.

AYES: Romero, Diaz-Sanchez, Head, McGhee, Kamath, Rosalez, Garcia

NAY: None

THE MOTION CARRIED

ZONING CASE # Z2017131 (Council District 3) – May 2, 2017

A request for a change in zoning from "I-1 RIO-5 MC-1 AHOD" General Industrial River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District to "IDZ RIO-5 MC-1 AHOD" Infill Development Zone River Improvement Overlay Roosevelt Avenue Metropolitan Corridor Overlay Airport Hazard Overlay District with uses permitted in "C-2" Commercial District, Bar/Tavern with or without cover charge 3 or more days per week and Multi-Family uses not to exceed 55 units per acre on 5.381 acres out of NCB 7456, located at 2450 Roosevelt Avenue. Staff recommends Approval, pending Plan Amendment (Associated Plan Amendment PA 17042)

Staff mailed 10 notices to the surrounding property owners, 0 returned in favor, and 0 returned in opposition.

Taylor Allen, representative, Big Red Dog Engineering, stated the request is for a mixed use with multi-family, retail, and potential tavern on property.

The following citizens appeared to speak:

Brady Alexander, Representative for East Pyron Symphony Lane & Hot Wells Neighborhood Associations, spoke in opposition and stated there are many bars within the area.

COMMISSION ACTION

A motion was made by Commissioner McGhee and seconded by Commissioner Rose-Gonzales for a continuance to May 16, 2017.

AYES: Romero, Head, McGhee, Kamath, Rose-Gonzales, Greer, Nix, Garcia

NAY: None

THE MOTION CARRIED