



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: April 13, 2005

COUNCIL DISTRICT: 2

SUBJECT: PDC05-018. PLANNED DEVELOPMENT REZONING FROM IP INDUSTRIAL PARK ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW A PORTION OF AN EXISTING, INDUSTRIAL PARK BUILDING TO BE USED FOR A GYMNASTICS TRAINING CENTER AND TO ALLOW A REDUCTION IN THE REQUIRED PARKING RATIO FOR THE GYMNASTICS TRAINING CENTER USE ON A 2.35 GROSS ACRE SITE, LOCATED ON THE SOUTHEAST CORNER OF GREAT OAKS BOULEVARD AND VIA DEL ORO.

RECOMMENDATION

The Planning Commission voted 6-0-1 (Pham absent) to recommend that the City Council approve the subject Planned Development Rezoning.

BACKGROUND

On April 11, 2005, the Planning Commission held a public hearing to consider a Planned Development rezoning from IP Industrial Park Zoning District to A(PD) Planned Development Zoning District to allow a portion of an existing, industrial park building to be used for a gymnastics training center and to allow a reduction in the required parking ratio for the gymnastics training center.

The Director of Planning, Building and Code Enforcement recommended approval of the proposed rezoning.

Staff clarified the parking ratio for gymnastics use in the proposed rezoning as one parking space per three students, and one space per employee, and noted that revised draft Development Standards had been distributed to the Commissioners. Staff further commented that the proposed limit on the total number of students on site would ensure that the on site parking would be

HONORABLE MAYOR AND CITY COUNCIL
April 13, 2005
Subject: PDC05-018
Page 2

adequate during regular business hours, and ample on evenings and weekends when other industrial office uses would generally be closed.

Commissioner Zito asked for clarification from the applicant regarding operation of the gymnastics facility. The applicant, Dave Peterson, clarified that the school typically uses a ratio of 8 students per trainer, with kindergarten-aged students at a 6 to 1 ratio. Mr. Peterson also stated that a 15 minute gap will be programmed between daily classes to allow for smooth transition for the students and traffic operations in the parking lot. Commissioner James inquired if trainers, as noted in the staff report, were different than on-site staff, to which the applicant responded that all staff were actually trainers excepting one administrative staff person.

The Planning Commission then closed the public hearing.

OUTCOMES

City Council approval of PDC05-018 will rezone the subject property to allow the gymnastics facility in conjunction with uses allowed under the IP Industrial Park Zoning District.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site, and was published in the newspaper. Staff has been available to respond to comments from the public.

COORDINATION

As standard procedure in the development review process, this project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

CEQA

Addendum to Edenvale Redevelopment Project EIR Resolution No. 70021.


 STEPHEN M. HAASE
Secretary, Planning Commission

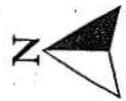
c: Dave Peterson
attachment





Scale: 1"=300'

Map Created On: 02/25/2005



File No: PDC05-018

District: 02

Quad No: 143

**GENERAL DEVELOPMENT PLAN NOTES
(REVISED)**

PDC 05-018

Development Standards

- Permitted Uses: Permitted uses of the IP- Industrial Park Zoning District.
- This Zoning allows a portion of an existing, industrial park building to be used for a gymnastics, training center.
- Conditional Uses: Conditional Uses of the IP – Industrial Park Zoning District may be allowed upon the approval of a Planned Development Permit.
- Special Events Special Events may be allowed at the Gymnastics Training Center, subject to separate review and approval, to the satisfaction of the Directors of Planning and Public Works, finding that there will be no significant traffic impacts and that adequate parking will be available to serve the special event.
- Maximum Number of Students enrolled on the Site at One Time 75 students
- Maximum. Building Height: 45', or up to General Plan Height Policies.
- Parking Requirements: Gymnastics Training Facility –one space per 3 students and 1 per employee.
- All other parking ratios not specified shall conform to the City of San Jose, Municipal Code.
- Building and Parking Setbacks: Per the requirements of the IP – Industrial Park Zoning District

Environmental Mitigation / General Notes

Emergency Preparedness Plan

Prior to recordation of the Planned Development Permit, an **Emergency Preparedness Plan** is required from the operator of the Gymnastics Training Facility operator to address potential impacts from the storage or use of hazardous materials on the remainder of the site and surrounding properties to the satisfaction of the City of San Jose, Fire Chief and Director of Planning. This Plan must be updated on the basis of annual review of Fire Department records to account for changes that may occur in the use and storage

GENERAL DEVELOPMENT PLAN NOTES
(REVISED)

of hazardous materials in the surrounding area (within 1000 feet) over time, to the satisfaction of the Director of Planning. The plan will also include the following provisions:

- Designate and train protective action coordinators.
- Develop procedures for shutting down ventilation equipment.
- Designate areas within the buildings appropriate for emergency assembly.
- Train those who work in the building on the steps to be taken during an emergency or implementation of protective actions.
- Develop a procedure for communicating emergency instructions to all those in the building.
- Develop a procedure for notifying parents in the event of an emergency, such as the use of a phone tree or the Internet.
- Provide supplies to be stored on site (medical kits, flashlights, water).

Water Pollution Control Plan

Pursuant to Part 2.75 of chapter 15.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San Jose – Santa Clara water plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose – Santa Clara water pollution control plant to treat such sewage adequately and within the discharge standards imposed on the city by the state of California regional water control board for the San Francisco Bay region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

(Last revised on April 4, 2005)