

## Legislation Text

---

**File #:** 18-611, **Version:** 1

---

**PDC16-041/PD16-027/PT16-037 - Planned Development Rezoning, Planned Development Permit, and Vesting Tentative Map for Real Property Located at 645 Horning Street.**

(a) Adopt a resolution adopting the 645 Horning Street Gas Station, Food and Storage Project Mitigated Negative Declaration, for which an Initial study was prepared, in accordance with the California Environmental Quality Act, as amended, and adopting a related mitigation monitoring and reporting program.

(b) Consideration of an ordinance of the City of San José rezoning an approximately 3.26-gross acre site, located on the northwest corner of Horning Street and Oakland Road (645 Horning Street) from the LI Light Industrial Zoning District to the CIC(PD) Planned Development Zoning District to allow a ministorage, retail store, gasoline station with six fuel dispensers and canopy, drive-through carwash, and drive-through restaurant uses (Rubnitz James E Et Al, Owner).

(c) Adopt a resolution approving a Vesting Tentative Map, subject to conditions, to subdivide one lot into three lots.

(d) Adopt a resolution approving a Planned Development Permit, subject to conditions, to allow the demolition of an existing warehouse and car repair building structures and allow the construction of a new retail store (3,814 square feet), gasoline station with six fuel dispensers and canopy (3,870 square feet), drive-through carwash (1,086 square feet), a drive-through restaurant (2,494 square feet) with late-night use to 2:00 a.m., and mini-storage buildings (total of 92,116 square feet).

CEQA: Mitigated Negative Declaration for the 645 Horning Street Gas Station, Food and Storage Project. Planning Commission recommends approval (6-0-1, Ballard absent).

(Planning, Building and Code Enforcement)

**PDC16-041/PD16-027/PT16-037 - Council District 3**