

PLANNING COMMISSION

April 6, 2011

Action Report

ROLL CALL

Study Session:

PRESENT: Commissioners Abelite, Bit-Badal, Cahan, Jensen, Kamkar, and Kline

ABSENT: Commissioner Platten

Meeting:

PRESENT: Commissioners Abelite, Bit-Badal, Cahan, Jensen, Kamkar, Kline, and Platten (*arrived late during item 3.a.*)

ABSENT: None

1. DEFERRALS

No items.

2. CONSENT CALENDAR

- a. **CP08-092.** Conditional Use Permit to allow tire sales and installation at an existing commercial building and allow related site improvements on a 0.23 gross acre site in the CN-Neighborhood Commercial Zoning District, located on the northeast corner of Willow Street and Delmas Avenue (661 Willow Street)(Dela O Bernardo, Owner). Council District 6. SNI: Greater Gardner. CEQA: Exempt. *PROJECT MANAGER, J.CLARK*

APPROVED (6-0-1; PLATTEN ABSENT)

- b. **CP10-064.** Conditional Use Permit to allow a drinking establishment, late night operating hours until 2:00 a.m., and to allow an alternate parking arrangement in conjunction with an existing public eating establishment on an approximately 1.6 gross-acre site in the CN Neighborhood Commercial Zoning District, located on the southeast corner of Tully Road and Monterey Road (2260 MONTEREY RD)(Agave, Applicant / Ends In E Inc, Owner). Council District 7. SNI: None. CEQA: Exempt. Deferred from 3-9-11. *PROJECT MANAGER, J.NUSBAUM*

APPROVED (6-0-1; PLATTEN ABSENT)

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

- a. **CP11-017 & ABC11-003.** Conditional Use Permit and Determination of Public Convenience or Necessity to allow the off-sale of alcoholic beverages at an existing grocery store on an approximately 14.10 gross-acre site in the CG-Commercial General Zoning District, located on the northeast corner of South White Road and Story Road (formerly file number SP11-006) (1070 S WHITE RD)(Mi Pueblo San Jose, Inc., Applicant / White Road Partners, LLC, Owner). Council District 5. SNI: East Valley/680 Communities. CEQA: Exempt. *PROJECT MANAGER, J.NUSBAUM*

DENIED (7-0-0)

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

None

- b. Commissioners' Report from Committees:

1. Norman Y. Mineta San Jose International Airport Noise Advisory Committee (Cahan)

None

2. Envision San José 2040 General Plan Update Process (Kamkar).

None

- c. Review and Approve Synopsis from 2-23-11, 3-9-11, and 3-23-11

2-23-11 - Approved (5-0-2; Cahan and Platten Abstained)

3-9-11 – Approved (4-0-3; Abelite, Bit-Badal, and Jensen Abstained)

3-23-11 – Approved (6-0-1; Platten Abstained)

d. Subcommittee Formation, Reports, and Outstanding Business

1. Continued discussion on Report related to “Hiring Outside Consultants for Environmental Reports” (Continued from 3-9-11 and 3-23-11)

Commission approved the Best Practices Subcommittee’s recommendation to the Planning Director and Council Liaison to the Planning Commission regarding the hiring of outside consultants for environmental reports. The Commission appreciated the quality of staff’s work on environmental documents and wanted to ensure that all reports truly reflect the independent judgment of staff and consultants. The next step is to develop a work plan that covers the next 12 to 18 months, including outreach to the development industry and consultants. This item will likely be referred to a City Council Committee for additional discussion and make the subject of future Planning Commission hearings as well.

e. Commission Calendar and Study Sessions

None

ADJOURNED