

PLANNING COMMISSION

June 8, 2011

Action Report

ROLL CALL

Meeting:

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

ABSENT: Commissioner Platten (Bit-Badal absent until 6:37 p.m.)

1. DEFERRALS

2. CONSENT CALENDAR

- a. **CP11-005.** Conditional Use Permit to allow the continued use of an existing 100 foot tall wireless communications tower on 4.09 gross acre site in the R-1-5 Single-Family Residence Zoning District, located on the north side of Golf Course Road, approximately 180' easterly of Monterey Highway (9770 Monterey Road)(Kenneth A and Anna M Saso, Trustee, Owner). Council District 2. SNI: None. CEQA: Exempt. *PROJECT MANAGER, J.CLARK*

APPROVED (5-0-2; BIT-BADAL & PLATTEN ABSENT)

- b. **CP11-023.** Conditional Use Permit to allow car wash and detailing services in the 1st floor of Parking Structure A on the south side of Valley Fair Mall in the CG Commercial General Zoning District on 18.47 gross acre site in the CG General Commercial Zoning District, located at an area bounded by Forest Avenue, Monroe Street, Stevens Creek Boulevard, and Winchester Boulevard. (2855 STEVENS CREEK BL)(VF Mall LLC, Owner). Council District 6. SNI: None. CEQA: Exempt. *PROJECT MANAGER, B.CORRALES*

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/>

- c. **PDC07-052**. A Planned Development Rezoning to allow up to two (2) single-family detached houses on .32 acres. Specifically, the proposal would facilitate the following: 1) an existing single-family lot to be subdivided into two lots, 2) demolition of a detached garage and storage structure, 3) the addition of an attached garage to the existing detached single-family residence, and 4) the construction of a new single-family detached residence with an attached garage on the newly created lot. The project site is located on the northeast corner of Toy Lane and Kettmann Road (2605 Toy Lane)(Desai Himanshu and Anima H. Trustee, Owner). Council District 8. SNI: None. CEQA: Exempt. *PROJECT MANAGER, L.XAVIER*

RECOMMENDED APPROVAL (5-0-2; BIT-BADAL & PLATTEN ABSENT)

3. PUBLIC HEARING

- a. **CP11-003**. Conditional Use Permit to allow a new approximately 17,000 square-foot retail store/pharmacy with a drive-through use, including the off-sale of alcohol and 24-hour use on an approximately 0.788 gross-acre parcel in the CG-Commercial General Zoning District, located in an approximately 38.7-acre retail/hotel/office complex on the northeast side of North 1st Street 210 feet northwesterly of Headquarters Drive (4110 N 1ST ST)(TSA @ FIRST, LLC, Owner). Council District 4. SNI: None. CEQA: North San Jose Environmental Impact Report (Resolution No.72768 and Addenda thereto). *PROJECT MANAGER, J.NUSBAUM*

APPROVED WITHOUT THE OFF-SALE OF ALCOHOL (6-0-1; PLATTEN ABSENT)

- b. **CP10-051**. Conditional Use Permit to demolish up to eight (8) vacant single-family residences and related accessory structures to expand an existing cemetery of 24.54 gross acres by approximately 1.76 acres in the R-1-8 Residential Zoning District, located on the east side of Alexander Avenue between Madden Avenue and Alum Rock Avenue (2650 Madden Avenue, 8, 10, 14, 64, 68, 72, 76 and 84 Alexander Avenue)(Roman Catholic Bishop Of San Jose, Catholic Cemeteries of San Jose, Owner). Council District 5. SNI: None. CEQA: Exempt. *PROJECT MANAGER, J.CLARK*

APPROVED (6-0-1; PLATTEN ABSENT)

- c. **PLANNING COMMISSION BY-LAWS**. Consideration of adoption of a resolution to amend the Planning Commission By-Laws to modify the requirement for a quorum of the Commission at Study Sessions and Site Visits. Deferred from 5/25/11.

APPROVED. CONTINUED TO 6-22-11 FOR ADOPTION OF RESOLUTION (6-0-1; PLATTEN ABSENT)

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
- b. Commissioners' Report from Committees:
 1. Norman Y. Mineta San José International Airport Noise Advisory Committee (Cahan)
None
 2. Envision San José 2040 General Plan Update Process (Kamkar)
None
- c. Review and Approve Synopsis from 5-25-11
Approved with typographical error on page 2 (fixed); (6-0-1; PLATTEN ABSENT)
- d. Election of Chair and Vice Chair for Fiscal Year 2011-2012 (Deferred from 5-25-11)
Chair – Cahan (6-0-1; Platten Absent)
Vice Chair – Bit-Badal (6-0-1; Platten Absent)
- e. Subcommittee Formation, Reports, and Outstanding Business
None
- f. Commission Calendar and Study Sessions
 - *Environmental Issues (e.g. drive-through uses, electric cars, etc.)*
 - *Commercial Centers (suburban vs. urban design considerations)*
 - *Economic Trends*