

PLANNING COMMISSION

August 24, 2011

Action Report

ROLL CALL

Meeting:

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

ABSENT: None

1. DEFERRALS

No items.

2. CONSENT CALENDAR

- a. **CP11-050.** Conditional Use Permit to allow temporary seasonal sales of Halloween Pumpkins and Christmas Trees and an approximately 2,500 square foot temporary tent, generator and related attractions from September 20th to December 30th each year at an existing lot in the A-Agricultural Zoning District, located on the northwest corner of Blossom Hill Road and Highway 85 (605 BLOSSOM HILL ROAD)(Santa Clara County Transit District, et al., Owner). Council District 10. SNI: None. CEQA: Exempt. *PROJECT MANAGER, LORI MONIZ*

APPROVED (6-0-0)

- b. **CP11-052.** Conditional Use Permit to allow temporary seasonal sales of Halloween Pumpkins and Christmas Trees and an approximately 2,500 square foot temporary tent, generator and related attractions from September 20th to December 30th each year at an existing lot in the R-1-8 Single-Family Residence Zoning District, located at the southeast corner of Canoas Garden Avenue and Curtner Avenue (Santa Clara County Transit District, et al., Owner). Council District 6. SNI: None. CEQA: Exempt. *PROJECT MANAGER, LORI MONIZ*

APPROVED (6-0-0)

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. **CP11-051 & ABC11-011.** Conditional Use Permit and Determination of Public Convenience or Necessity to allow off-sale of alcohol at a new full-service grocery store in the CG Commercial General Zoning District on an approximately 1.32 gross acre site in the CG General Commercial Zoning District, located at the southeast corner of North First Street and Holger Way (4150 N. First Street) (TSA @First LLC, Owner). Council District 4. SNI: None. CEQA: Exempt.
PROJECT MANAGER, SYLVIA DO

APPROVED WITH A MODIFICATION OF ALLOWING 5% OF NET SALES FLOOR AREA FOR THE SALE OF ALCOHOLIC BEVERAGES (6-0-0)

- b. The following requests to be considered are located at the southeast corner of Almaden Expressway and Chynoweth Avenue (14418 Almaden Road) (Arcadia Homes, Inc Brad Durga, Owner). Council District 9. SNI: None. CEQA: Almaden Ranch Environmental Impact Report (EIR). *PROJECT MANAGER, LESLEY XAVIER*
1. **ENVIRONMENTAL IMPACT REPORT ADOPTION.**
EIR NOT CERTIFIED, REQUIRES ADDITIONAL ANALYSES FOR GENERAL PLAN CONSISTENCY, URBAN DECAY, AND WATER SUPPLY
 2. **PDC10-006.** A Planned Development Rezoning to allow for the development of up to 400,000 square feet of commercial uses and modifications to a previously approved roadway network by extending Cherry Ave through the site to Sanchez Ave south of Highway 85 on a 43.5 gross acre site.

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 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 8-10-11
Approved (4-0-0-2; Cahan & Platten Abstained)
- d. Subcommittee Formation, Reports, and Outstanding Business
None
- e. Commission Calendar and Study Sessions
Commission provided input regarding upcoming General Plan Update Study Session scheduled for September 14, 2011 under 'Public Hearing'