

**Newly Filed Projects**

08/18/2014 to 08/22/2014

**FINAL**

9/4/2014

**Zoning**

1	<p><b>C14-046</b>  APN: 45509015  SNI area: No  RDA Area: No  Zone: Unincorporated  Impervious Surface: N/A  Gross Acres: 9.6</p>	<p>Work Code: Director Initiated  Tech: Maggie Suson-Nale  District: 7  FloodZone: No  GP: Industrial Park  Historic Inventory: No  Previous Files:</p>	<p>Manager: Martina Davis  Engineer: N/A  Owner: RAISCH INVESTMENT GRP LTD  Planned Community: Communications Hill  Near a Waterway(&lt;300ft): No  Historic Dist: No</p>
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Location: Generally bounded by Monterey Road, Capitol Expressway., Hillsdale Avenue and the Union Pacific Railroad tracks (Communications Hill Planned Community).

Address: 49 HILLSDALE AV

Description: Director-initiated Conforming Rezoning from unincorporated County to PQP Public/Quasi-Public Zoning District and IP Industrial Park Zoning District on an approximately 9.6 gross acre site encompassing a portion of existing railroad right of way

2	<p><b>C14-047</b>  APN: 45519135  SNI area: No  RDA Area: No  Zone: Unincorporated  Impervious Surface: N/A  Gross Acres: 12.4</p>	<p>Work Code: Director Initiated  Tech: Maggie Suson-Nale  District: 7  FloodZone: AH  GP: Residential Neighborh  Historic Inventory: No  Previous Files:</p>	<p>Manager: Martina Davis  Engineer: N/A  Owner: BRANDENBURG STAEDLER &amp; MOORE- MII  Planned Community: Communications Hill  Near a Waterway(&lt;300ft): No  Historic Dist: No</p>
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Location: east of Canoas Garden, north and south of Millpond Drive

Address: 0 CANOAS GARDEN AV

Description: Director-initiated Conforming Rezoning from unincorporated County to PQP Public/Quasi-Public Zoning District and OS Open Space Zoning District on an approximately 12.4 gross acre site east of Canoas Garden, north and south of Millpond Drive

3	C14-048 APN: 45509040 SNI area: No RDA Area:NO Zone: A(PD) Impervious Surface: N/A Gross Acres: 2.0	Work Code: Director Initiated Tech: Maggie Suson-Nale District: 7 FloodZone: No GP: Industrial Park Historic Inventory: No Previous Files:	Manager: Martina Davis Engineer: N/A Owner: JOAQUIN BEAR LLC Planned Community: Communications Hill Near a Waterway(<300ft): No Historic Dist: No
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Location: northeast of St. Florian Way and Adeline Avenue

Address: 0 CAROL DR

Description: Director-initiated Conforming Rezoning from unincorporated County to PQP Public/Quasi-Public Zoning District on a 2.0 gross acre site northeast of St. Florian Way and Adeline Avenue

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4	C14-049 APN: 45510020 SNI area: No RDA Area:No Zone: A(PD) Impervious Surface: N/A Gross Acres: 10.9	Work Code: Director Initiated Tech: Maggie Suson-Nale District: 7 FloodZone: No GP: Public/Quasi-Public Historic Inventory: No Previous Files:	Manager: Martina Davis Engineer: N/A Owner: NONE Planned Community: Communications Hill Near a Waterway(<300ft): No Historic Dist: No
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Location: south of Batista Drive

Address: 0 CAROL DR

Description: Director-initiated Conforming Rezoning from unincorporated County to PQP Public/Quasi-Public Zoning District and OS Open Space Zoning District on an approximately 10.9 gross acre site south of Batista Drive

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5	PDC14-045 APN: 26402051 SNI area: No RDA Area:No Zone: CP Impervious Surface: N/A Gross Acres: 0.47	Work Code: Privately Initiated Tech: David Fong District: 6 FloodZone: No GP: Neighborhood/Commu Historic Inventory: No Previous Files: PRE13-206	Manager: Emily Lipoma Engineer: N/A Owner: DENICE CALIFORNIA PROPS LLC ETAL Planned Community: No Near a Waterway(<300ft): No Historic Dist: No
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Address: 900 MERIDIAN AV

Description: Planned Development Zoning to allow a drive -thru carwash, convenience store, and late-night use for for a gas station on a 0.47 gross acre site

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***Planned Development***

6 PDA08-001-02 Work Code: None Manager: Candace Louie  
 APN: 25415031 Tech: Maggie Suson-Nale Engineer: N/A  
 SNI area: No District: 4 Owner: PULTE HOME CORP  
 RDA Area:No FloodZone: AO Planned Community: No  
 Zone: A(PD) GP: Residential Neighborhc Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 20.92 Previous Files:

Location: Southeast corner of Berryessa and Jackson Avenue

Address: 13060 BERRYESSA RD

Description: Planned Development Permit Amendment to amend a permit condition of a previously approved Planned Development Permit Amendment (File No. PDA08-001-01) to amend condition #3 to allow the construction of up to 371 residential units prior to the construction of 30,000 square feet of commercial space on an approximately 20.52 gross acre site

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7 PDA14-035-01 Work Code: None Manager: Martina Davis  
 APN: 45528017 Tech: Maggie Suson-Nale Engineer: N/A  
 SNI area: No District: 7 Owner: MTA PROPERTIES LP & MTA PROPERTIES  
 RDA Area:No FloodZone: AH Planned Community: Communications Hill  
 Zone: A(PD) GP: Open Space, Parklands Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 82.4 Previous Files: PT14-034, PT14-030, PD14-035, ER13-007, PRE12-122

Location: On the hills from the junction of Communications Hill Blvd. and the CalTrain railway to the terminus of Communications Hill Blvd. and Casselino Drive. ( APNs: 455-28-017, 455-09-057, 455-59-016, 455-59-017, 455-59-018, 455-59-007, 455-59-013, +++

Address: 0 CURTNER AV

Description: Planned Development Amendment to allow for the Phase 1 development of up to 314 single-family detached and attached homes, parks, trails on 82.4 gross acre site

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8 PDA89-088-01 Work Code: Multi-Family Lot Manager:  
 APN: 09764033 Tech: Jan Warne Engineer: N/A  
 SNI area: No District: 4 Owner: KUTTAN SATHISH K AND LAETITIA  
 RDA Area: Rincon de los Esteros FloodZone: N/A Planned Community: No  
 Zone: A(PD) GP: Urban Residential Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 3 Previous Files:

Address: 489 MILL RIVER LN

Description: Tree removal permit to allow removal of 3 Canary Pine trees measuring 69 inches, 62 inches and 80 inches in circumference on a multi family lot

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**Site Development**

9	<b>H14-030</b>	Work Code: None	Manager: Patrick Kelly
	APN: 09755023	Tech: Maggie Suson-Nale	Engineer: N/A
	SNI area: No	District: 4	Owner: CISCO TECHNOLOGY INC
	RDA Area: Rincon de los Esteros	FloodZone: AO	Planned Community: No
	Zone: IP	GP: Industrial Park	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: No
	Gross Acres: 22.66	Previous Files:	

Location: south side of W. Tasman Drive between Rio Robles West and N. 1st Street

Address: 10 WEST TASMAN DR

Description: Site Development Permit to allow electrically- and manually-controlled security gates for Cisco (Site 3) on 22.66 gross acre site.

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10	<b>H14-031</b>	Work Code: None	Manager: Patrick Kelly
	APN: 09753033	Tech: Maggie Suson-Nale	Engineer: N/A
	SNI area: No	District: 4	Owner: CISCO TECHNOLOGY INC
	RDA Area: Rincon de los Esteros	FloodZone: A	Planned Community: No
	Zone: IP	GP: Industrial Park	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: No
	Gross Acres: 32.33	Previous Files: AD13-539, H13-003, H13-003, AT13-003, ER12-003	

Location: north east corner of West Tasman Drive and Vista Montana

Address: 285 WEST TASMAN DR

Description: Site Development Permit to allow electric security gates for Cisco on 32.33 gross acre site

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11	<b>HA67-282-01</b>	Work Code: Multi-Family Lot	Manager: Wayne Farrens
	APN: 42915057	Tech: Suparna Saha	Engineer: N/A
	SNI area: No	District: 6	Owner: ACEVEDO MANUEL TRUSTEE
	RDA Area: No	FloodZone: N/A	Planned Community: No
	Zone: R-1-8	GP: Residential Neighborhc	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: No
	Gross Acres: 0.45	Previous Files:	

Address: 1187 BRACE AV

Description: Tree removal permit to allow removal of one Pine tree from the common area of a multi-family lot on 0.45 gross acre site.

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***Special Use Permit***

12	SP14-042	Work Code: None	Manager: Avril Baty
	APN: 27721007	Tech: David Fong	Engineer: N/A
	SNI area: Burbank/Del Monte	District: 6	Owner: RHETT JO
	RDA Area:No	FloodZone: No	Planned Community: No
	Zone: R-M	GP: Mixed Use Neighborho	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: No
	Gross Acres: 0.51	Previous Files:	

Location: east side of Page St., approximately 350 feet north of Chiechi Ave.

Address: 508 PAGE ST

Description: Special use permit to demolish an existing 450 square foot garage and construct a 720 square foot detached garage with an exercise room for a single family residence in the R-M Multiple Residence zoning district on a 0.51 gross acre site

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13	SP14-043	Work Code: None	Manager: Emily Lipoma
	APN: 37220014	Tech: David Fong	Engineer: N/A
	SNI area: No	District: 1	Owner: TONEY BUFORD L AND MATTIOLI GLORIA
	RDA Area:No	FloodZone: No	Planned Community: No
	Zone: CP	GP: Neighborhood/Commu	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: No
	Gross Acres: 0.45	Previous Files:	

Location: northeasterly corner of Prospect rd. and S. De Anza Blvd.

Address: 1698 SOUTH DE ANZA BL

Description: Special use permit to demolish an approximately 1,465 square foot gas station on a 0.45 gross acre site

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***Variance***

14	V14-005	Work Code: None	Manager: Avril Baty
	APN: 42927042	Tech: David Fong	Engineer: N/A
	SNI area: No	District: 6	Owner: GOLDEN GATE CAPITAL LLC
	RDA Area:No	FloodZone: No	Planned Community: No
	Zone: R-1-8	GP: Residential Neighborhc	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: No
	Gross Acres: 0.10	Previous Files:	

Address: 1132 DEAN AV

Description: Development Variance for a single-family residence on a substandard lot to reduce the front and rear setbacks on a 0.10 gross acre site

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***Tentative Map***

15	PT14-034	Work Code:	Manager: Martina Davis
	APN: 45528017	Tech: Maggie Suson-Nale	Engineer: N/A
	SNI area: No	District: 7	Owner: MTA PROPERTIES LP & MTA PROPERTIES
	RDA Area:No	FloodZone: AH	Planned Community: Communications Hill
	Zone: A(PD)	GP: Open Space, Parklands	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: No
	Gross Acres: 198.1	Previous Files: PDA14-035-01, PT14-030, PD14-035, ER13-007, PRE12-122	

Location: On the hills from the junction of Communications Hill Blvd. and the CalTrain railway to the terminus of Communications Hill Blvd. and Casselino Drive. ( APNs: 455-28-017, 455-09-057, 455-59-016, 455-59-017, 455-59-018, 455-59-007, 455-59-013, +++  
Address: 0 CURTNER AV  
Description: Vesting Tentative Map to subdivide 3 lots into 152 parcels for residential uses on 198.1 gross acre site

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**Tree Removal**

16	TR14-350	Work Code: SF Lot - on private lot	Manager: Jennifer Piozet
	APN: 46741025	Tech: Jennifer Piozet	Engineer: N/A
	SNI area: University	District: 3	Owner: MINER CHRISTOPHER J
	RDA Area:SNI	FloodZone: N/A	Planned Community: No
	Zone: R-1-8	GP: Residential Neighborhc	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: Yes	Historic Dist: Naglee Park
	Gross Acres: 0.145	Previous Files:	

Address: 374 SOUTH 12TH ST  
Description: Tree Removal Permit to allow the removal of one (1) Elm tree approximately 164 inches in circumference, located in the side yards of two single-family residences on 0.145 and 0.147 gross acre sites, in the R-1-8 Single-Family Residence Zoning District.

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17	TR14-353	Work Code: SF Lot - on private lot	Manager: Meera Nagaraj
	APN: 67310029	Tech: Meera Nagaraj	Engineer: N/A
	SNI area: No	District: 8	Owner: FARREN RICHARD G TRUSTEE
	RDA Area:No	FloodZone: N/A	Planned Community: No
	Zone: R-1-8	GP: Residential Neighborhc	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: No
	Gross Acres: 0.2	Previous Files:	

Address: 2594 CASTLETON CT  
Description: Tree removal permit to remove two dead Pine Trees from the rear side yard of a single family residence lot.

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18 TR14-354 Work Code: Multi-Family Lot Manager:  
APN: 49933027 Tech: Jan Warne Engineer: N/A  
SNI area: No District: 7 Owner: CORPUZ DEANNA L TRUSTEE & ET AL  
RDA Area:No FloodZone: N/A Planned Community: No  
Zone: R-1-8 GP: Public/Quasi-Public Near a Waterway(<300ft): No  
Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
Gross Acres: 6 Previous Files: AD13-747, TR13-094, PRE13-057

Address: 2887 MCLAUGHLIN AV

Description: Dead tree permit to remove three (3) dead pine trees on the Evergreen Adult Development site.

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19 TR14-355 Work Code: SF Lot - on private lot Manager: Wayne Farrens  
APN: 30727063 Tech: Suparna Saha Engineer: N/A  
SNI area: No District: 1 Owner: CAMPBELL BRIAN AND SUSAN S  
RDA Area:No FloodZone: N/A Planned Community: No  
Zone: R-1-8 GP: Residential Neighborhc Near a Waterway(<300ft): No  
Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
Gross Acres: 0.5 Previous Files:

Address: 1469 PHOENIX DR

Description: Unsuitable Tree Removal Permit to allow removal one Liquid amber 81 inches in circumference.

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20 TR14-356 Work Code: SF Lot - on private lot Manager: Wayne Farrens  
APN: 67618094 Tech: Suparna Saha Engineer: N/A  
SNI area: No District: 8 Owner: DUONG CHAY  
RDA Area:No FloodZone: N/A Planned Community: No  
Zone: A(PD) GP: Residential Neighborhc Near a Waterway(<300ft): No  
Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
Gross Acres: 0.14 Previous Files:

Address: 2590 SUISUN AV

Description: Tree Removal permit to remove one Redwood tree 86 inches in circumference from a SFD

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21 TR14-357 Work Code: SF Lot - on private lot Manager: Wayne Farrens  
APN: 69501014 Tech: Lori Moniz Engineer: N/A  
SNI area: No District: 10 Owner: ORNELAS MICHAEL S AND JUANITA Q  
RDA Area:No FloodZone: N/A Planned Community: No  
Zone: R-1-8 GP: Residential Neighborhc Near a Waterway(<300ft): No  
Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
Gross Acres: .14 Previous Files:

Address: 5997 FERNGLEN DR

Description: Tree Removal Permit to allow the removal of one (1) Ash tree, approximately 78 inches in circumference, located in the backyard of a single family lot.

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### Conditional Use

22 CP14-046 Work Code: CP Generic Manager: Wayne Farrens  
APN: 67817036 67817037 Tech: David Fong Engineer: N/A  
SNI area: No District: 2 Owner: HELLYER COMMONS MEDICAL PROPERTI  
67817038 67817039  
RDA Area:Edenvale FloodZone: No Planned Community: No  
Zone: IP GP: Industrial Park Near a Waterway(<300ft): No  
Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
Gross Acres: 0.14 Previous Files:

Location: northeasterly side of Hellyer Ave., approximately 400 feet southeasterly from Piercy Rd.

Address: 6100 HELLYER AV Suite 175

Description: Conditional Use Permit to reinstate medical office use in an approximately 6,000 square foot existing building in the IP Industrial Park Zoning District on a 0.14 gross acre site

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23 CP14-047 Work Code: CP for After Midnight Manager: Avril Baty  
APN: 30325044 Tech: Maggie Suson-Nale Engineer: N/A  
SNI area: No District: 1 Owner: 360 SARATOGA AVE LLC  
RDA Area:No FloodZone: No Planned Community: No  
Zone: CG GP: Neighborhood/Commu Near a Waterway(<300ft): No  
Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
Gross Acres: 10.34 Previous Files:

Location: east side of Saratoga Avenue approximately 500 feet southerly of Stevens Creek Boulevard

Address: 360 SARATOGA AV

Description: Conditional Use Permit to allow a banquet facility with after-midnight use from 10 a.m. to 2 a.m. into a vacant 24,323 square feet building (formerly Garden City Casino) on 10.34 gross acre site

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### Sidewalk Cafe

24 SC14-010 Work Code: Other Manager: Avril Baty  
APN: 42906041 Tech: David Fong Engineer: Michelle Kimball  
SNI area: No District: 6 Owner: SALVATORE LLC  
RDA Area:No FloodZone: No Planned Community: No  
Zone: CP GP: Neighborhood/Commu Near a Waterway(<300ft): No  
Impervious Surface: N/A Historic Inventory: Yes Historic Dist: No  
Gross Acres: 0 Previous Files:

Location: easterly side of Lincoln Ave., approximately 75 feet northerly of Minnesota Ave.

Address: 1384 LINCOLN AV

Description: Sidewalk Café Permit to allow a 96 square foot outdoor dining area for Opa Restaurant along Lincoln Ave.

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### Historic Preservation



25	HP14-003	Work Code: Other	Manager: Avril Baty
	APN: 46720018	Tech: David Fong	Engineer: N/A
	SNI area: 13th Street	District: 3	Owner: CITY OF SAN JOSE
	RDA Area:Civic Plaza	FloodZone: No	Planned Community: No
	Zone: DC	GP: Downtown	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: Yes	Historic Dist: No
	Gross Acres: 0.43	Previous Files: AD13-553, AD13-004	

Location: southeast corner of E. St. John Street and N. 4th Street

Address: 156 EAST ST JOHN ST

Description: Historical Preservation permit to commemorate the former site of the Donner-Houghton house whereas a previous Historic Preservation Permit has expired

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**Single Family development**

26	SF14-023	Work Code: Other	Manager: Jason Rogers
	APN: 26121068	Tech: Suparna Saha	Engineer: N/A
	SNI area: No	District: 6	Owner: KRULEVITCH THOMAS TRUSTEE & ET AL
	RDA Area:No	FloodZone: No	Planned Community: No
	Zone: R-1-8	GP: Residential Neighborh	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: Yes	Historic Dist: Hanchett and He
	Gross Acres: 0.14	Previous Files:	

Address: 1339 HESTER AV

Description: Single Family House Permit for a demo and rebuild in the CNS & IS in R-1-8 district.

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**General Plan text Amendments**

27	GPT14-006	Work Code: Other	Manager: Lesley Xavier
	APN:	Tech: Maggie Suson-Nale	Engineer: N/A
	SNI area: CITYWIDE	District: CITYW	Owner: CITY OF SAN JOSE City Attorney
	RDA Area:CITYWIDE	FloodZone: No	Planned Community: CITYWIDE
	Zone: Citywide	GP: Data Pending	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: CITYWIDE
	Gross Acres: 0	Previous Files:	

Address: CITYWIDE

Description: Director initiated General Plan Text Amendment to increase the cap on the number of residential dwelling units per acre for the Downtown land use designation

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