

**Newly Filed Projects**

04/27/2015 to 05/01/2015

FINAL

5/4/2015

**Zoning**

1 PDC15-018 Work Code: Privately Initiated Manager: Avril Baty  
 APN: 24939039 Tech: Maggie Suson-Nale Engineer: N/A  
 SNI area: No District: 3 Owner: SAN JOSE CITY OF  
 RDA Area: Japantown FloodZone: AO Planned Community: Jackson-Taylor  
 Zone: RM GP: Mixed Use Neighborhc Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 5.25 Previous Files: DA14-003, C14-039, PP14-006, GP13-007  
 Growth Area Type: Specific Plan Area  
 Location: Bounded by N. Sixth Street, E. Taylor Street, N. Seventh Street, and Jackson Street  
 Address: 696 NORTH 6TH ST  
 Description: Planned Development Zoning from R-M Residential Zoning to A(PD) Planned Development Zoning District to allow up to 600 residential units and up to 25,000 square feet of commercial in two building on 5.25 gross acre site

**Planned Development**

2 PD15-017 Work Code: PD for After Midnight Manager: Avril Baty  
 APN: 09733120 Tech: Dylan Parker Engineer: N/A  
 SNI area: No District: 4 Owner: ASSESSEE UNKNOWN  
 RDA Area: Rincon de los Esteros FloodZone: No Planned Community: No  
 Zone: A(PD) GP: Industrial Park Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 4.82 Previous Files: CP15-033, AD14-087, AD13-1072, ABCL13-073  
 Growth Area Type: Employment Area  
 Location: northwesterly corner of Zanker Road and Innovation Drive  
 Address: 3250 ZANKER RD  
 Description: Planned Development Permit to allow after midnight uses at an existing restaurant (Curry Now) on a 4.82 gross acre site

3 PDA07-060-01 Work Code: None Manager: Avril Baty  
 APN: 01545045 Tech: Maggie Suson-Nale Engineer: N/A  
 SNI area: No District: 4 Owner: US ER AMERICA CTR 4 LLC  
 RDA Area: NO FloodZone: AE Planned Community: Alviso  
 Zone: A(PD) GP: Combined Industrial/C Near a Waterway(<300ft): Yes  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 70.5 Previous Files: AD13-1184, AD13-181  
 Growth Area Type: Specific Plan Area  
 Location: northwest corner of State Highway 237 and Gold Street  
 Address: 6220 AMERICA CENTER DR  
 Description: Planned Development Amendment to allow 1) architectural modifications to Buildings 3, 4 and garage; 2) modify parking layout and 3) 19,000 square feet addition of café and fitness center to the garage on 70.5 gross acre site

4 PDA79-014-02 Work Code: None Manager: Avril Baty  
 APN: Tech: Dylan Parker Engineer: N/A  
 SNI area: No District: 8 Owner: BUI HUNG ET AL  
 RDA Area: NO FloodZone: No Planned Community: No  
 Zone: R-1-1 GP: Residential Neighborhc Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 3.33 Previous Files:  
 Growth Area Type:  
 Location: RV STORAGE LOT ADJACENT TO 6337 WHALEY DRIVE. NO APN, PART OF COMMON AREA.  
 Address: 0 WHALEY DR  
 Description: Planned Development Permit Amendment to construct carport and ground mount solar photovoltaic panels on a 3.33 gross acre site

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5 PDA86-002-02 Work Code: None Manager: Avril Baty  
 APN: Tech: Maggie Suson-Nale Engineer: N/A  
 SNI area: No District: 2 Owner: NONE  
 RDA Area: No FloodZone: No 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: 21.12 Previous Files:  
 Growth Area Type:  
 Location: east side of Edenvale Avenue, approximately 370 feet north of Chynoweth Avenue  
 Address: 7909 TRACT  
 Description: Planned Development Amendment to allow installation of retractable bollards to be located on the private street in an existing single family development on 21.12 gross acre site

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***Special Use Permit***

6 SP15-023 Work Code: None Manager: Avril Baty  
 APN: 49707018 Tech: Lara Tran Engineer: N/A  
 SNI area: No District: 7 Owner: SOLORIO SANTIAGO  
 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: 0.26 Previous Files:  
 Growth Area Type:  
 Location: southeast corner of Sylvandale Avenue and Water Street  
 Address: 10198 SYLVAN DALE AV  
 Description: Special Use Permit to construct a 956 square feet accessory building for a garage and workshop with two (2) plumbing fixtures on a 0.21 gross acre site

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***Tree Removal***

7 TR15-174 Work Code: SF Lot - on private lot Manager: Emily Lipoma  
 APN: 38122017 Tech: Lara Tran Engineer: N/A  
 SNI area: No District: 1 Owner: GOULDING THOMAS A AND SANDRA L TR  
 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: 0.25 Previous Files:  
 Growth Area Type:

Address: 1291 CORDELIA AV

Description: Unsuitable Tree Removal to remove one (1) Oak tree 75 inches in circumference, located in the rear back yard of a single-family detached residence, on a 0.25 gross acre site in the R-1-8 Single-Family Residence Zoning District

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8 TR15-175 Work Code: SF Lot - on private lot Manager: Emily Lipoma  
 APN: 30332034 Tech: Aparna Ankola Engineer: N/A  
 SNI area: No District: 1 Owner: LE KIM QUYEN 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: 0.17 Previous Files:  
 Growth Area Type:

Address: 3568 KIRKWOOD DR

Description: Tree Removal Permit to allow the removal of one (1) Oak tree, approximately 132 inches in circumference, from the rear yard of a single-family residence on a 0.17 gross acre site in the R-1-8 Single-Family Residence zoning district.

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9 TR15-176 Work Code: SF Lot - on private lot Manager: Emily Lipoma  
 APN: 25921014 Tech: Maggie Suson-Nale Engineer: N/A  
 SNI area: No District: 3 Owner: YU NELSON AND WANG LINDA ET AL  
 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: .29 Previous Files:  
 Growth Area Type:

Address: 569 NORTH SAN PEDRO ST

Description: Unsuitable Tree Removal Permit to remove one (1) Palm tree 124 inches in circumference on a 0.29 gross acre site

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10 TR15-177 Work Code: SF Lot - on private lot Manager: Lori Moniz  
 APN: 45534065 Tech: Lori Moniz Engineer: N/A  
 SNI area: No District: 6 Owner: FRANCISCO MICHAEL A AND JOANN TRUS  
 RDA Area:No FloodZone: N/A Planned Community: No  
 Zone: R-M(PD) GP: Mixed Use Neighborhc Near a Waterway(<300ft): N/A  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 5.85 Previous Files:  
 Growth Area Type:

Address: 2288 ALMADEN RD A

Description: Tree Removal Permit to allow the removal of one (1) dead Monterey Pine tree, required to be removed by Code Enforcement on a residential lot.

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11 TR15-179 Work Code: SF Lot - on private lot Manager: Emily Lipoma  
 APN: 46741006 Tech: Dylan Parker Engineer: N/A  
 SNI area: University District: 3 Owner: NEMMER LINDA M AND BUIS ROY 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: 0.25 Previous Files:  
 Growth Area Type:

Address: 271 SOUTH 13TH ST

Description: Live Tree Removal Permit to remove one (1) Tree of Heaven tree 84" in circumference, one (1) Pine tree 98" in circumference, and one (1) Locust tree 138" in circumference on a 0.25 gross acre site

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12 TR15-180 Work Code: SF Lot - on private lot Manager: Emily Lipoma  
 APN: 44736048 Tech: Jan Warne Engineer: N/A  
 SNI area: No District: 9 Owner: BOLLERUD CHRISTOPHER AND VERONICA  
 RDA Area:No FloodZone: N/A Planned Community: No  
 Zone: R-1-8(PD) GP: Residential Neighborhc Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: .10 Previous Files:  
 Growth Area Type:

Address: 1634 TAWNYGATE WY

Description: Tree removal of one redwood tree 19" from house at 2' high and as close as 11" at roofline

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| 13    | <b>TR15-181</b><br>APN: 42112083<br>SNI area: No<br>RDA Area:No<br>Zone: R-1-8<br>Impervious Surface: N/A<br>Gross Acres: 0.16<br>Growth Area Type:<br>Location: 4830 KINGHURST DRIVE<br>Address: 4830 KINGHURST DR<br>Description: Unsuitable Tree Removal Permit to remove one (1) Pine tree 120" in circumference on a 0.16 gross acre site  | Work Code: SF Lot - on private lot<br>Tech: Dylan Parker<br>District: 9<br>FloodZone: N/A<br>GP: Residential Neighborhc<br>Historic Inventory: No<br>Previous Files: | Manager: Avril Baty<br>Engineer: N/A<br>Owner: FONTES LORENA C TRUSTEE<br>Planned Community: No<br>Near a Waterway(<300ft): No<br>Historic Dist: No                 |
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| 14    | <b>TR15-182</b><br>APN: 56919017<br>SNI area: No<br>RDA Area:No<br>Zone: R-1-8<br>Impervious Surface: N/A<br>Gross Acres: 0.18<br>Growth Area Type:<br>Location: 4929 HOWES LANE<br>Address: 4929 HOWES LN<br>Description: Unsuitable Tree Removal Permit to remove two (2) Monterey Pine trees 63" & 91" in circumference on a 0.18 gross acre site  | Work Code: SF Lot - on private lot<br>Tech: Dylan Parker<br>District: 9<br>FloodZone: N/A<br>GP: Residential Neighborhc<br>Historic Inventory: No<br>Previous Files: | Manager: Emily Lipoma<br>Engineer: N/A<br>Owner: WALKER CAROLYN W<br>Planned Community: No<br>Near a Waterway(<300ft): No<br>Historic Dist: No                      |
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| 15    | <b>TR15-183</b><br>APN: 43913011<br>SNI area: No<br>RDA Area:No<br>Zone: R-1-8<br>Impervious Surface: N/A<br>Gross Acres: 0.25<br>Growth Area Type:<br>Location: 1055 FAIRVIEW AVENUE<br>Address: 1055 FAIRVIEW AV<br>Description: Unsuitable Tree Removal Permit to remove one (1) Walnut tree 87" in circumference and 4' from an existing dwelling or underground utility on a .25 gross acre site | Work Code: SF Lot - on private lot<br>Tech: Dylan Parker<br>District: 6<br>FloodZone: N/A<br>GP: Residential Neighborhc<br>Historic Inventory: No<br>Previous Files: | Manager: Elizabeth Schuller<br>Engineer: N/A<br>Owner: BERNER WILLIAM J AND VIRGINIA M<br>Planned Community: No<br>Near a Waterway(<300ft): No<br>Historic Dist: No |

16	TR15-184	Work Code: SF Lot - on private lot	Manager: Lori Moniz
	APN: 38146050	Tech: Lori Moniz	Engineer: N/A
	SNI area: No	District: 1	Owner: HUANG CHUN-CHONG AND MENG MIN TR
	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: .16	Previous Files:	
	Growth Area Type:		

Address: 1089 BEAUMONT DR

Description: Tree Removal Permit to allow the removal of one (1) dead Mayten tree, approximately 72 inches in circumference, located in the front yard of a single family lot.

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**Conditional Use**

17	CP15-032	Work Code: Other	Manager: Avril Baty
	APN: 27718018	Tech: Lara Tran	Engineer: Arlyn Villanueva
	SNI area: Burbank/Del Monte	District: 6	Owner: Mr Sal Ruiz & CASTELLO RAYMOND V TRU
	RDA Area:N/A	FloodZone: No	Planned Community: No
	Zone: CP	GP: Urban Villag	Near a Waterway(<300ft): No
	Impervious Surface: N/A	Historic Inventory: No	Historic Dist: No
	Gross Acres: 0.49	Previous Files: PRE12-056	

Growth Area Type: Urban Village

Location: northeasterly side of the intersection of W. San Carlos Street and Buena Vista Avenue

Address: 1544 WEST SAN CARLOS ST

Description: Conditional Use Permit to allow a modular trailer 666 square feet for office use including demolition of a 321 square foot modular trailer on a current used-car dealership on a 0.49 gross acre site

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**Sidewalk Cafe**

18	SC15-002	Work Code: Other	Manager: Avril Baty
	APN: 42917040	Tech: Lara Tran	Engineer: Joe Dyke
	SNI area: No	District: 6	Owner: NONE
	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: 0.19	Previous Files: SC12-001	

Growth Area Type:

Location: west side of Lincoln Avenue approximate 100 feet northerly of Minnesota Avenue

Address: 1389 LINCOLN AV

Description: Side Walk Café Permit for 20 Twenty Cheese Bar with outside seating for 9 for a restaurant/ bar in a 1,500 square foot tenant space

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**Single Family development**

19 SF15-018  
APN: 43919017  
SNI area: No  
RDA Area:No  
Zone: R-1-8  
Impervious Surface: N/A  
Gross Acres: 0.12  
Growth Area Type:

Work Code: Other  
Tech: Suparna Saha  
District: 6  
FloodZone: No  
GP: Residential Neighborh  
Historic Inventory: No  
Previous Files:

Manager:  
Engineer: N/A  
Owner: WILSON LANCE M AND REBECCA L  
Planned Community: No  
Near a Waterway(<300ft): No  
Historic Dist: No

Address: 1918 ELLEN AV

Description: SFD House Permit FAR > 45% and 1st ration to 2nd floor > 60%

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