

**Newly Filed Projects**

08/24/2015 to 08/28/2015

**FINAL**

8/31/2015

**Zoning**

1 PDC15-042 Work Code: Privately Initiated Manager: Jennifer Piozet  
 APN: 26426006 Tech: Dylan Parker Engineer: N/A  
 SNI area: Delmas Park District: 3 Owner: DELMAS PARTNERS LLC  
 RDA Area: SNI FloodZone: No Planned Community: No  
 Zone: LI GP: Downtown Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 0.704 Previous Files: PRE15-052  
 Growth Area Type: Downtown  
 Location: westerly side of Delmas Avenue approximately 290 feet northerly of Auzerais Avenue  
 Address: 341 DELMAS AV  
 Description: Planned Development Rezoning from the LI Light Industrial Zoning District to the A(PD) Planned Development Zoning District to allow up to 120 residences on a 0.7-gross acre site

**Planned Development**

2 PDA14-035-02 Work Code: None Manager: Martina Davis  
 APN: 45528017 Tech: Maggie Suson-Nale Engineer: Arlyn Villanueva  
 SNI area: No District: 7 Owner: MTA PROPERTIES LP & MTA PROPERTIES  
 RDA Area: No FloodZone: AH Planned Community: Communications Hill  
 Zone: A(PD) GP: Mixed Use Neighborhood Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 304.9 Previous Files: PD14-035, PDA14-035-01, PDA14-035-01, PT14-034, PT14-030  
 Growth Area Type: Specific Plan Area  
 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 amend previously approved permit, PD14-035, to allow changes to the retaining wall heights

3 PDA14-011-01 Work Code: Mixed Use Manager: Emily Lipoma  
 APN: 42136007 Tech: Lara Tran Engineer: N/A  
 SNI area: No District: 9 Owner: EDEN CAMBRIAN LP  
 RDA Area:No 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: 2.25 Previous Files: RSL14-114, PD14-011, PDC13-056  
 Growth Area Type:

Address: 2360 SAMARITAN PL

Description: Live Tree Removal Permit to remove two (2) California Sycamore trees approximately 100 inches and 117 inches in circumference and one (1) Modesto Ash tree approximately 67 inches in circumference, located in the common area of a multi-family residence on an approximately 2.25 gross acre site in the A(PD) Planned Development Zoning District

---

**Site Development**

4 H15-037 Work Code: None Manager: Rebecca Bustos  
 APN: 09733116 Tech: Lara Tran Engineer: Joe Dyke  
 SNI area: No District: 4 Owner: BXP ZANKER RD LP  
 RDA Area: Rincon de los Esteros 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: 25.53 Previous Files:

Growth Area Type: Employment Area  
 Location: northeast corner of Zanker Road and Montague Expressway

Address: 3130 ZANKER RD

Description: Site Development Permit to allow the construction of 536,949 square feet of office/research and development uses at an existing office/research and development facility, the removal of ordinance sized trees, and related site improvements on a 25.5-gross acre site

---

5 H15-039 Work Code: None Manager: David Fong  
 APN: 47707012 Tech: Dylan Parker Engineer: N/A  
 SNI area: No District: 7 Owner: IMWALLE PROPERTIES Mr JOHN RAZUMIC  
 RDA Area: Monterey Corridor FloodZone: AH Planned Community: No  
 Zone: HI, LI GP: Combined Industrial/C Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 3.78 Previous Files: C15-019

Growth Area Type: Employment Area  
 Location: southwesterly corner of W. Alma Avenue and Monterey Highway

Address: 1402 MONTEREY RD

Description: Site Development Permit to allow the conversion of existing mercantile space into a fitness club (42,509 sq ft) on a 3.78 gross acre site

---

**Special Use Permit**



9 TR15-354 Work Code: SF Lot - on private lot Manager: Aparna Ankola  
APN: 43927029 Tech: Aparna Ankola Engineer: N/A  
SNI area: No District: 6 Owner: BEATTY JOANNE C 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: 0.18 Previous Files:  
Growth Area Type:

Address: 2291 SHIBLEY AV

Description: Dead Tree Removal Permit to allow the removal of one(1) Douglas Fir, approximately 92 inches in circumference, from the rear yard of a single-family residence on a 0.18 gross acre site in the R-1-8 Single-Family Residence zoning district.

---

10 TR15-355 Work Code: SF Lot - on private lot Manager: Lara Tran  
APN: 49461017 Tech: Aparna Ankola Engineer: N/A  
SNI area: No District: 2 Owner: ZALDAIN ROBERT P  
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: 0.16 Previous Files:  
Growth Area Type:

Address: 4329 HOUNDSBROOK WY

Description: Unsuitable Tree Removal Permit to allow the removal of one (1) Palm tree, approximately 96 inches in circumference, from the rear yard of a single-family residence on a 0.16 gross acre site in the R-1-8 Single Family Residence zoning district.

---

11 TR15-357 Work Code: SF Lot - on private lot Manager: Kristinae Toomians  
APN: 27725061 Tech: Kristinae Toomians Engineer: N/A  
SNI area: Burbank/Del Monte District: 6 Owner: HABIB STEVEN C AND LORI L  
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: No Historic Dist: No  
Gross Acres: 0.17 Previous Files:  
Growth Area Type:

Address: 1746 SCOTT ST

Description: Dead Tree removal for one (1) Fir Tree that is 98" in circumference.

---

12 TR15-358 Work Code: SF Lot - on private lot Manager: Lara Tran  
APN: 09232092 Tech: Meera Nagaraj Engineer: N/A  
SNI area: No District: 4 Owner: AGUSTIN ALLYN A AND NINA RIA B  
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: 0.15 Previous Files:  
Growth Area Type:

Address: 3680 ROWLEY DR

Description: Unsuitable Tree Removal Permit to allow the removal of one (1) Eucalyptus tree approximately 126 inches in circumference, located in the rear yard of a single-detached family residence on a 0.15 gross acre site, in the R-1-8 Single-Family Residence Zoning District

---

13 TR15-359 Work Code: SF Lot - on private lot Manager: Jason Rogers  
APN: 59503105 Tech: Aparna Ankola Engineer: N/A  
SNI area: No District: 4 Owner: ARCE LEONIL R AND MYRNA 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: 0.19 Previous Files:  
Growth Area Type:

Address: 1226 PIEDMONT RD

Description: Unsuitable Tree Removal Permit to allow the removal of two (2) Palm trees, approximately 62 and 75 inches in circumference, from the front yard of a single-family residence on a 0.19 gross acre site in the R-1-8 Single-Family Residence zoning district.

---

14 TR15-360 Work Code: SF Lot - on private lot Manager: Aparna Ankola  
APN: 29626042 Tech: Aparna Ankola Engineer: N/A  
SNI area: No District: 1 Owner: ABBASI AAMER AND LOW-ABBASI YOKE-  
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: 0.13 Previous Files:  
Growth Area Type:

Address: 5056 CAPISTRANO AV

Description: Dead Tree Removal Permit for the removal of one(1) Eucalyptus tree, approximately 76 inches in circumference, from the side yard of a single-family residence on a 0.13 gross acre site in the R-1-8 Single-Family Residence zoning district.

---



18 TR15-365 Work Code: SF Lot - on private lot Manager: Dylan Parker  
 APN: 24943014 Tech: Dylan Parker Engineer: N/A  
 SNI area: No District: 3 Owner: CREMA ALFIO V AND GERALDINE I TRUST  
 RDA Area:No FloodZone: N/A Planned Community: No  
 Zone: R-M GP: Residential Neighborhc Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 0.16 Previous Files:  
 Growth Area Type:  
 Location: 509 NORTH 3RD STREET  
 Address: 509 NORTH 3RD ST  
 Description: Unsuitable Tree Removal Permit to remove one Tree of Heaven tree approximately 79 inches in circumference, located in the rear yard of a singly family residence on a 0.16 gross acre site

---

19 TR15-366 Work Code: SF Lot - on private lot Manager: Kristinae Toomians  
 APN: 37807041 Tech: Kristinae Toomians Engineer: N/A  
 SNI area: No District: 1 Owner: PHATAK PRASHANT B AND MANEESHA P  
 RDA Area:No FloodZone: N/A Planned Community: No  
 Zone: R-1-8 GP: Residential Neighborhc Near a Waterway(<300ft): N/A  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 0.17 Previous Files:  
 Growth Area Type:  
 Address: 1052 BENTOAK LN  
 Description: Live Tree Removal Permit to allow the removal of one (1) hackberry tree, 62in in circumference at the rear yard of a single-family residence.

---

20 TR15-367 Work Code: SF Lot - on private lot Manager: Emily Lipoma  
 APN: 26108069 Tech: Lori Moniz Engineer: N/A  
 SNI area: No District: 6 Owner: EMMANUEL SAVERIMUTTU V AND MATIL  
 RDA Area:No FloodZone: N/A Planned Community: No  
 Zone: R-2 GP: Residential Neighborhc Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 0.35 Previous Files:  
 Growth Area Type:  
 Address: 960 WEST TAYLOR ST  
 Description: Tree Removal Permit to allow the removal of one (1) Redwood tree, approximately 150 inches in circumference, located on the property line in the backyard of two lots: a duplex at 948 & 950 W. Taylor Street and a single family residence at 960 W. Taylor Street.

---

21 TR15-368 Work Code: SF Lot - on private lot Manager: Whitney Berry  
 APN: 65944028 Tech: Whitney Berry Engineer: N/A  
 SNI area: No District: 8 Owner: DOMINGUEZ ALEX AND SHEILA  
 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 Previous Files:  
 Growth Area Type:

Address: 3181 HERITAGE ESTATES CT

Description: Live Tree Removal of 13-ft circumference (5 trunk) elm tree on a single-family private lot.

---

22 TR15-369 Work Code: Commercial Lot Manager: Jason Rogers  
 APN: 46708007 Tech: Aparna Ankola Engineer: N/A  
 SNI area: No District: 1 Owner: ROMAN CATHOLIC WELFARE CORP OF SA  
 RDA Area: N/A FloodZone: N/A Planned Community: N/A  
 Zone: HI, LI, CG GP: Public/Quasi-Public Near a Waterway(<300ft): N/A  
 Impervious Surface: N/A Historic Inventory: Yes Historic Dist: No  
 Gross Acres: 3.70 Previous Files: SP15-029, HP15-002, PRE15-016, 3-07322, SP13-063

Growth Area Type: Urban Village

Location: northeasterly corner of E. Santa Clara Street and N. 28th Street

Address: 1375 EAST SANTA CLARA ST

Description: Live Tree Removal Permit for the removal of seven (7) ordinance-sized trees, {Coast Redwood (6) and Mexican Fan Palm(1)}, ranging in circumference from 57 to 96 inches, from the parking lot of an existing church development (Five Wounds Church) on an approximately 3.70 gross acre site in the HI, LI and CG zoning districts.

---

**Conditional Use**

23 CP15-056 Work Code: Other Manager:  
 APN: 24115006 Tech: Dylan Parker Engineer: N/A  
 SNI area: No District: 3 Owner: ALEXANDER CAROL C TRUSTEE  
 RDA Area: No FloodZone: AE, AO Planned Community: No  
 Zone: LI(PD) GP: Combined Industrial/C Near a Waterway(<300ft): No  
 Impervious Surface: N/A Historic Inventory: No Historic Dist: No  
 Gross Acres: 1.45 Previous Files:

Growth Area Type: Employment Area

Location: westerly terminus of Bern Court

Address: 911 BERN CT

Description: Conditional Use Permit to allow a 5,594 sq. ft trade school in an existing industrial space on a 1.45 gross acre site

---



- |       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                 |                                                                                                                                                                |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 24    | <b>CP15-057</b><br>APN: 46722008<br>SNI area: No<br>RDA Area:N/A<br>Zone: DC<br>Impervious Surface: N/A<br>Gross Acres: 0.15<br><br>Growth Area Type: Downtown<br>Location: east side of South 1st Street, approximately 400 feet southerly of East Santa Clara Street<br>Address: 58 SOUTH 1ST ST<br>Description: Conditional Use Permit to allow a drinking establishment for a maximum of 249 people and late night use until 2:00 a.m. in an existing 8,684 square foot public eating establishment in the DC Downtown Primary Commercial Zoning District on an approximately 0.15 gross acre site | Work Code: CP Generic<br>Tech: David Fong<br>District: 3<br>FloodZone: No<br>GP: Downtown<br>Historic Inventory: Yes<br>Previous Files: CP15-016, ABCL15-022                    | Manager: David Fong<br>Engineer: N/A<br>Owner: MARTIN FAMILY PROPERTIES<br>Planned Community: No<br>Near a Waterway(<300ft): No<br>Historic Dist: Downtown Com |
| <hr/> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                 |                                                                                                                                                                |
| 25    | <b>CP15-058</b><br>APN: 46742091<br>SNI area: University<br>RDA Area:SNI<br>Zone: CN<br>Impervious Surface: N/A<br>Gross Acres: .24<br><br>Growth Area Type:<br>Location: east side of S. 10th Street, approximately 120 feet south of E. San Carlos Street<br>Address: 330 SOUTH 10TH ST<br>Description: Conditional Use Permit to allow a new pizzeria in existing building with after midnight use and use of patio on .24 gross acre site                                                                                                                                                          | Work Code: CP for After Midnight<br>Tech: Maggie Suson-Nale<br>District: 3<br>FloodZone: No<br>GP: Mixed Use Commercia<br>Historic Inventory: Yes<br>Previous Files: ABCL15-057 | Manager: Avril Baty<br>Engineer: N/A<br>Owner: NONE<br>Planned Community: No<br>Near a Waterway(<300ft): No<br>Historic Dist: No                               |
| <hr/> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                 |                                                                                                                                                                |
| 26    | <b>CP15-059</b><br>APN: 43917148<br>SNI area: No<br>RDA Area:No<br>Zone: CP<br>Impervious Surface: N/A<br>Gross Acres: 0.39<br><br>Growth Area Type:<br>Location: southeast corner of Lincoln Avenue and Lincoln Court<br>Address: 2154 LINCOLN AV<br>Description: Conditional Use Permit to allow the conversion of two single-family residences to a daycare center, for up to 40 children, on a 0.4-gross acre site                                                                                                                                                                                 | Work Code: CP for SF to Day Care<br>Tech: Lara Tran<br>District: 6<br>FloodZone: No<br>GP: Neighborhood/Commu<br>Historic Inventory: No<br>Previous Files: PRE15-108            | Manager: Rebecca Bustos<br>Engineer: N/A<br>Owner: Carol Freitas<br>Planned Community: No<br>Near a Waterway(<300ft): No<br>Historic Dist: No                  |

**Single Family development**

27 SF15-041 Work Code: Other Manager: Lori Moniz  
APN: 46727005 Tech: Lori Moniz Engineer: N/A  
SNI area: University District: 3 Owner: PISCITELLI REBECCA C AND ANTHONY C  
RDA Area:SNI FloodZone: No Planned Community: No  
Zone: R-1-8 GP: Residential Neighborhc Near a Waterway(<300ft): N/A  
Impervious Surface: N/A Historic Inventory: Yes Historic Dist: Naglee Park  
Gross Acres: 0.16 Previous Files:  
Growth Area Type:

Address: 50 SOUTH 14TH ST

Description: Single Family House Permit, Category 1, Historic, to allow exterior modifications for a basement addition to an existing single family house, listed on the Historic Preservation Ordinance as an Identified Structure in the Naglee Park Conservation Area.

---

28 SF15-042 Work Code: Other Manager: Avril Baty  
APN: 26446146 Tech: Aparna Ankola Engineer: N/A  
SNI area: No District: 6 Owner: BROCATO JUSTIN J AND ANGELA N  
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: 0.11 Previous Files:

Growth Area Type:

Location: southeast corner of Coe Avenue and Bird Avenue

Address: 578 COE AV

Description: Single Family House Permit to allow an addition of 1,152 square feet and exterior modifications to a residence on a 0.1-gross acre site

---