# Newly Filed Projects

**10/23/2017 to 10/27/2017**

## Zoning

<table>
<thead>
<tr>
<th>#</th>
<th>Project Number</th>
<th>Work Code</th>
<th>Manager</th>
<th>Engineer</th>
<th>Owner</th>
<th>Planned Community</th>
<th>Planned Community:</th>
<th>Near a Waterway(&lt;300ft):</th>
<th>Historic Dist</th>
<th>Historic Dist:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>PDC17-046</td>
<td>Privately Initiated</td>
<td>Robert Dostalek</td>
<td>N/A</td>
<td>HOANG WILLIAM AND NANCY ET AL</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Growth Area Type:**
Location: South west corner of N. Capitol Avenue and Penitencia Creek Road
Address: 907 NORTH CAPITOL AV
Description: Planned Development Zoning to rezone from R-M to A(PD) Planned Development Zoning on .46 gross acre site

## Site Development

<table>
<thead>
<tr>
<th>#</th>
<th>Project Number</th>
<th>Work Code</th>
<th>Manager</th>
<th>Engineer</th>
<th>Owner</th>
<th>Planned Community</th>
<th>Planned Community:</th>
<th>Near Waterway(&lt;300ft):</th>
<th>Historic Dist</th>
<th>Historic Dist:</th>
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</thead>
<tbody>
<tr>
<td>2</td>
<td>H17-059</td>
<td>None</td>
<td>Charla Gomez</td>
<td>N/A</td>
<td>RSTP INVESTMENTS LLC</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Growth Area Type:** Downtown
Location: southeast corner of East Santa Clara Street and South 3rd Street
Address: 10 SOUTH 3RD ST
Description: Site Development Permit to allow the construction of an 45,783 SF addition to the Hotel Clariana including 60 Hotel rooms, 3 suites and 5790 SF of commercial space for a new full service restaurant with on sale of alcohol on a 0.41 gross acre site.

<table>
<thead>
<tr>
<th>#</th>
<th>Project Number</th>
<th>Work Code</th>
<th>Manager</th>
<th>Engineer</th>
<th>Owner</th>
<th>Planned Community</th>
<th>Planned Community:</th>
<th>Near Waterway(&lt;300ft):</th>
<th>Historic Dist</th>
<th>Historic Dist:</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>HA00-062-02</td>
<td>Industrial Lot</td>
<td>Patrick Kelly</td>
<td>N/A</td>
<td>CONEJO VALLEY DEVELOPMENT CORP</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
</tbody>
</table>

**Growth Area Type:** Employment Area
Location: northwest corner of Montague Expressway and Zanker Road
Address: 3151 ZANKER RD
Description: Live Tree Removal Permit to allow the removal of two (2) Pear trees, approximately 56 and 66 inches in circumference, located on a industrial site on a 12 gross acre site in the Industrial Park Zoning District.
**Special Use Permit**

4  SP17-047  
Work Code: None  
Manager: Stefanie Farmer  
Tech: James Murphy  
Engineer: N/A  
SNI area: No  
Owner: GERACK JOSEPH TRUSTEE  
RDA Area: No  
Planned Community: No  
Zone: R-1-8  
Near a Waterway(<300ft): No  
Impervious Surface: No  
Historic Dist: No  
Owner: N/A  
Previous Files: None  
Gross Acres: 0.45  
Previous Files: CP16-032  
Growth Area Type:  
Location: northeast corner of El Dorado Avenue and Davis Street  
Address: 1939 EL DORADO AV  
Description: Special Use Permit to allow the removal of an existing 50-foot wooden pole wireless antenna and installation of a new, 70-foot monopole within the existing lease area on a 0.45 gross acre site.

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**Tentative Map**

5  AT17-046  
Work Code:  
Manager: Robert Rivera  
Tech: Michelle Flores  
Engineer: N/A  
SNI area: No  
Owner: FAHYM SARWAT S AND COLETTE J TRUSTEE  
RDA Area: No  
Planned Community: No  
Zone: R-1-8  
Near a Waterway(<300ft): No  
Impervious Surface: N/A  
Historic Dist: No  
Owner: N/A  
Previous Files: N/A  
Gross Acres: 0.19  
Previous Files: TR17-650  
Growth Area Type:  
Location: southwest terminus of Tenley Court  
Address: 2927 ABORN RD  
Description: Lot Line Adjustment to combine 2 parcels on a 0.19 gross acre site

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6  PT17-047  
Work Code: Vesting Map  
Manager:  
Tech: Maggie Suson-Nale  
Engineer: N/A  
SNI area: No  
Owner: HOANG WILLIAM AND NANCY ET AL  
RDA Area: No  
Planned Community: No  
Zone: R-M  
Near a Waterway(<300ft): No  
Impervious Surface: N/A  
Historic Dist: No  
Owner: N/A  
Previous Files: N/A  
Gross Acres: N/A  
Previous Files: PDC17-046  
Growth Area Type:  
Location: South west corner of N. Capitol Avenue and Penitencia Creek Road  
Address: 907 NORTH CAPITOL AV  
Description: Vesting Tentative Map to subdivide one parcel into 7 lots on .46 gross acre site

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**Tree Removal**
<table>
<thead>
<tr>
<th>TR17-652</th>
<th>Work Code: SF Lot - on private lot</th>
<th>Manager: Lori Moniz</th>
</tr>
</thead>
<tbody>
<tr>
<td>APN: 26455094</td>
<td>Tech: Lori Moniz</td>
<td>Engineer: N/A</td>
</tr>
<tr>
<td>SNI area: N/A</td>
<td>District: 6</td>
<td>Owner: MIRABELLA NANCY A</td>
</tr>
<tr>
<td>RDA Area: N/A</td>
<td>FloodZone: N/A</td>
<td>Planned Community: N/A</td>
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<tr>
<td>Zone: R-1-8</td>
<td>GP: Residential Neighborh</td>
<td>Near a Waterway(&lt;300ft): N/A</td>
</tr>
<tr>
<td>Impervious Surface: N/A</td>
<td>Historic Inventory: Yes</td>
<td>Historic Dist: N/A</td>
</tr>
<tr>
<td>Gross Acres: N/A</td>
<td>Previous Files:</td>
<td></td>
</tr>
<tr>
<td>Growth Area Type:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Address: 1073 BIRD AV
Description: Unsuitable Tree Removal Permit for a Cedar tree, approximately 60 inches in circumference, located in the front yard of a 0.16 gross acre single family lot. The Cedar tree on the subject property is defined as an Unsuitable Tree, in that the tree is on a lot used for a one-family dwelling as defined in Section 20.200.320; the tree is not a candidate for, or listed as, a Heritage tree; and the tree trunk is five feet or less from the nearest below-grade utility line.

<table>
<thead>
<tr>
<th>TR17-653</th>
<th>Work Code: SF Lot - on private lot</th>
<th>Manager: Justin Daniels</th>
</tr>
</thead>
<tbody>
<tr>
<td>APN: 45132032</td>
<td>Tech: Justin Daniels</td>
<td>Engineer: N/A</td>
</tr>
<tr>
<td>SNI area: N/A</td>
<td>District: 9</td>
<td>Owner: WILLIAMS IRENE ET AL</td>
</tr>
<tr>
<td>RDA Area: N/A</td>
<td>FloodZone: N/A</td>
<td>Planned Community: N/A</td>
</tr>
<tr>
<td>Zone: R-1-8</td>
<td>GP: Residential Neighborh</td>
<td>Near a Waterway(&lt;300ft): N/A</td>
</tr>
<tr>
<td>Impervious Surface: N/A</td>
<td>Historic Inventory: No</td>
<td>Historic Dist: N/A</td>
</tr>
<tr>
<td>Gross Acres: N/A</td>
<td>Previous Files:</td>
<td></td>
</tr>
<tr>
<td>Growth Area Type:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Address: 1616 INVERNESS CL
Description: Unsuitable Tree Permit to removed one Pine tree that is approximately 60 inches in circumference located in the backyard of a single-family lot.

<table>
<thead>
<tr>
<th>TR17-654</th>
<th>Work Code: SF Lot - on private lot</th>
<th>Manager: Tendai Mtunga</th>
</tr>
</thead>
<tbody>
<tr>
<td>APN: 28412032</td>
<td>Tech: Lori Moniz</td>
<td>Engineer: N/A</td>
</tr>
<tr>
<td>SNI area: No</td>
<td>District: 6</td>
<td>Owner: MILLER FREDERICK B AND TERESA A</td>
</tr>
<tr>
<td>RDA Area: N/A</td>
<td>FloodZone: N/A</td>
<td>Planned Community: No</td>
</tr>
<tr>
<td>Zone: R-1-5</td>
<td>GP: Residential Neighborh</td>
<td>Near a Waterway(&lt;300ft): No</td>
</tr>
<tr>
<td>Impervious Surface: N/A</td>
<td>Historic Inventory: No</td>
<td>Historic Dist: No</td>
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<tr>
<td>Gross Acres: N/A</td>
<td>Previous Files:</td>
<td></td>
</tr>
<tr>
<td>Growth Area Type:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Location: west side of Grace Avenue approximately 330 feet southerly of Willow Street
Address: 1453 GRACE AV
Description: Live Tree Removal Permit to allow the removal for one (1) Redwood tree, approximately 64 inches in circumference, located in the rear yard of a single family house on a 0.16 gross acre site in the R-1-5 Residential Zoning District.
**10 TR17-655**

**Work Code:** SF Lot - on private lot  
**Manager:** Ruth Cueto Garcia  
**APN:** 40338003  
**Tech:** Justin Daniels  
**Engineer:** N/A  
**SNI area:** No  
**District:** 1  
**Owner:** SAYED JAWED A AND LEE RUEYCHEE P  
**RDA Area:** No  
**FloodZone:** N/A  
**Planned Community:** No  
**Zone:** R-1-8  
**GP:** Residential Neighbor  
**Near a Waterway(<300ft):** No  
**Impervious Surface:** N/A  
**Historic Inventory:** No  
**Historic Dist:** No  
**Gross Acres:** N/A  

**Location:** south side of Yorkton Way approximately 50 feet easterly of Halifax Drive  
**Description:** Live Tree Removal Permit to allow the removal of one (1) Maple tree, approximately 101 inches in circumference, located in the front yard of a single-family house on a 0.13 gross acre site in the R-1-8 Residential Zoning District.

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**11 TR17-656**

**Work Code:** SF Lot - on private lot  
**Manager:** Lori Moniz  
**APN:** 27435051  
**Tech:** Lori Moniz  
**Engineer:** N/A  
**SNI area:** N/A  
**District:** 6  
**Owner:** NGUYEN MANNY AND ARII MIAKO  
**RDA Area:** N/A  
**FloodZone:** N/A  
**Planned Community:** N/A  
**Zone:** R-1-8  
**GP:** Residential Neighbor  
**Near a Waterway(<300ft):** N/A  
**Impervious Surface:** N/A  
**Historic Inventory:** No  
**Historic Dist:** N/A  
**Gross Acres:** N/A  

**Address:** 1210 BROADLEAF LN  
**Description:** Tree Removal Permit for a Dead Incense Cedar tree, approximately 168 inches in circumference, located in the front yard of a single family lot on a 0.17 gross acre site.

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**12 TR17-657**

**Work Code:** SF Lot - on private lot  
**Manager:** David Fong  
**APN:** 29921045  
**Tech:** David Fong  
**Engineer:** N/A  
**SNI area:** N/A  
**District:** 1  
**Owner:** GRUENDER JOSEPH J III AND NGUYEN KA  
**RDA Area:** N/A  
**FloodZone:** N/A  
**Planned Community:** N/A  
**Zone:** R-1-8  
**GP:** Residential Neighbor  
**Near a Waterway(<300ft):** N/A  
**Impervious Surface:** N/A  
**Historic Inventory:** N/A  
**Historic Dist:** N/A  
**Gross Acres:** N/A  

**Address:** 3581 AMBER DR  
**Description:** Unsuitable Tree Removal Permit to allow the removal of one (1) multi-trunk Redwood tree, approximately 89 inches in circumference from the side yard; and one (1) multi-trunk Liquidambar tree, approximately 103 inches in circumference from the front yard of a single-family residence on a 0.14-gross acre site, in the R-1-8 Single-Family Residence Zoning District.
<table>
<thead>
<tr>
<th>Work Code</th>
<th>APN</th>
<th>SNI area</th>
<th>RDA Area</th>
<th>Zone</th>
<th>Impervious Surface</th>
<th>Gross Acres</th>
<th>Historic Inventory</th>
<th>Historic Dist</th>
<th>Previous Files</th>
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<tbody>
<tr>
<td>TR17-658</td>
<td>58128024</td>
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<td>N/A</td>
<td>N/A</td>
<td>No</td>
<td>N/A</td>
<td>TR16-362</td>
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<tr>
<td>TR17-659</td>
<td>30736021</td>
<td>N/A</td>
<td>N/A</td>
<td>R-1-8</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>TR17-660</td>
<td>44248056</td>
<td>N/A</td>
<td>N/A</td>
<td>R-1-8</td>
<td>N/A</td>
<td>N/A</td>
<td>No</td>
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</tr>
</tbody>
</table>

### Address
**TR17-658**: 1337 ECHO VALLEY DR
Description: Unsuitable Tree Permit for one Pine tree that is approximately 96 inches in circumference located in the front yard of a single family lot.

### Address
**TR17-659**: 1307 DARRYL DR
Description: Unsuitable Tree removal permit to allow removal of one Palm Tree approximately 110 inches in circumference on a 0.13 gross acre site.

### Address
**TR17-660**: 1787 WEMA WY
Description: Unsuitable Tree Permit for one Palm tree that is approximately 56 inches in circumference that is located in the front yard of a single-family house.
16 TR17-661 Work Code: SF Lot - on private lot  
APN: 59113011  
Tech: Justin Daniels  
District: 4  
Manager: Justin Daniels  
Engineer: N/A  
Owner: SHU YU AND WU MINHUA TRUSTEE  
RDA Area: N/A  
FloodZone: N/A  
GP: Residential Neighborhood  
Near a Waterway(<300ft): N/A  
Zone: R-1-8  
Gross Acres: N/A  
Historic Inventory: No  
Previous Files:  
Address: 3104 HEITMAN CT  
Description: Unsuitable Tree Permit to remove one Palm tree approximately 60 inches in circumference located in the front yard of a single-family lot.  

17 TR17-662 Work Code: SF Lot - on private lot  
APN: 65936053  
Tech: Lori Moniz  
District: 8  
Manager: Lori Moniz  
Engineer: N/A  
Owner: NEIMEYER ROBERT G AND LOURDES G  
RDA Area: N/A  
FloodZone: N/A  
GP: Residential Neighborhood  
Near a Waterway(<300ft): N/A  
Zone: (PD)  
Gross Acres: N/A  
Historic Inventory: No  
Previous Files:  
Address: 3126 SILBURY CT  
Description: subject Unsuitable Tree Removal Permit for a Pine tree, approximately 100 inches in circumference, located in the backyard of a single family residence, on a 0.14 gross acre site. The Pine tree on the subject property is defined as an Unsuitable Tree, in that the tree is on a lot used for a one-family dwelling as defined in Section 20.200.320; the tree is not a candidate for, or listed as, a Heritage Tree as defined in Section 13.23.140; and it is a Pine tree, a species on the current Unsuitable Tree Species list (Resolution No 76526), adopted by the City Council on December 18, 2012. The tree belongs to a species that has been found by the City Council to be uniquely less compatible with the immediate environment because the species is invasive or non-native to the San José region or is susceptible to disease.  

Conditional Use

18 CP17-046 Work Code: CP for Residential Care/Serv. F  
APN: 28211014  
Tech: James Murphy  
District: 6  
Manager: Robert Rivera  
Engineer: N/A  
Owner: BASCOM'S ELBOW LLC  
RDA Area: No  
FloodZone: No  
GP: Neighborhood/Community  
Near a Waterway(<300ft): No  
Zone: CN  
Gross Acres: 1.43  
Historic Inventory: No  
Previous Files: PP17-063, PRE17-104, PRE17-029  
Growth Area Type: Urban Village  
Location: West side of South Bascom Avenue approximately 150 feet southerly of Lindaire Avenue  
Address: 1015 SOUTH BASCOM AV  
Description: Conditional Use Permit to allow the construction of a 6 story, 165 unit Residential Care Facility with 5,171 SF of ground floor commercial space, below grade podium parking, hardscape, utilities and site features; removal of 3 trees on a 1.43 gross acre site.
CP17-051

APN: 46243009
SNI area: No
RDA Area: No
Zone: LI
Impervious Surface: Yes
Gross Acres: .97

Work Code: CP for After Midnight
Tech: Maggie Suson-Nale
District: 10
FloodZone: No
GP: Neighborhood/Commu
Historic Inventory: No
Previous Files: C17-029, PRE17-126, PRE16-083

Manager: Robert Rivera
Engineer: N/A
Owner: BARROUS DEMETRIOS J
Planned Community: No
Near a Waterway(<300ft): No
Historic Dist: No

Growth Area Type:
Location: south side of West Capitol Expressway, approximately 140 feet westerly of Snell Ave
Address: 222 WEST CAPITOL EX

Description: Conditional Use Permit to allow demolition of existing restaurant and construct a new 2,300 square foot coffee shop, Starbucks, with drive-through use and after-midnight use on .97 gross acre site