

## PLANNING DIRECTORS HEARING

February 28, 2018

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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Meeting called to order at 9:00 a.m.

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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No Items

#### 3. CONSENT CALENDAR

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- a. [H17-041](#). Site Development Permit to allow demolition of 829-square foot storage building and construction of a three-story, 136,436-square foot ministorage building, with a 1,200-square foot caretaker residence unit and a 1,200-square foot office, removal of five (5) ordinance-size trees, and relocation of two utility poles, on a 1.58-gross acre site in the LI Light Industrial Zoning District, located on the south side of Knox Avenue, approximately 650 feet easterly of Story Road (1025 Knox Avenue) (Trojan Storage of San Jose LLC, Owner). Council District 5. CEQA: Exempt per CEQA Guidelines Section 15332 for Infill Development.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Site Development Permit](#) as described above.

**ACTION: APPROVED**

- b. The proposed projects are located on an approximately 0.36-gross acre site, in the A(PD) Planned Development Zoning District, located on the west side of Ringwood Avenue, approximately 660 feet southerly of McKay Drive at 1707 Ringwood Avenue (Northern Ventures, LLC, Owner). Council District 4. CEQA: Determination of Consistency with the Revised Initial Study/Mitigated Negative Declaration for 1707 Ringwood Avenue (Resolution Number 77652).

*PROJECT MANAGER, RINA SHAH*

[PD17-020](#). Planned Development Permit to demolish a single-family residence, remove ten ordinance-size trees and allow construction of four single-family residences.

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

[PT17-044](#). Tentative Map to subdivide one parcel into four lots.

**Staff Recommendation:** Consider the Determination of Consistency with the Revised Initial Study/Mitigated Negative Declaration for 1707 Ringwood Avenue (Resolution Number 77652) in accordance with CEQA. [Approve a](#) Planned Development Permit and Tentative Map as described above

**ACTION: APPROVED**

- c. [PDA11-029-01](#). Planned Development Permit Amendment to amend the previously approved Planned Development Permit to revise Condition 22.c. “Misery Creek Connection” i. through iii., (File No. PD11-029) to require the permittee to provide a one-time contribution to the City to maintain the vehicular bridge, similar to other bridges within the public streets, in lieu of requiring the bridge to be maintained by a homeowner association or maintenance district, on a 2.04-gross acre site, in the A(PD) Planned Development Zoning District, located at the crossing of Turturici Way and Misery Creek (2685 Turturici Way) (Jim Pak, Owner). Council District 8. CEQA: Determination of Consistency with 6782 and 6790 San Felipe Road Mitigated Negative Declaration (Resolution No. 76503).

*PROJECT MANAGER, ROBERT RIVERA*

**Staff Recommendation:** Consider the Determination of Consistency with 6782 and 6790 San Felipe Road Mitigated Negative Declaration (Resolution No. 76503) in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above.

**ACTION: APPROVED**

- d. [V17-006](#). Development Exception to record a vehicle parking reduction of up to 20% on a 0.79-gross acre site, in the CP Commercial Pedestrian Zoning District, located on the west side of South De Anza Boulevard, approximately 300 feet southerly of Kentwood Avenue (1199 South De Anza Boulevard) (Vigagold, Inc., Owner). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301 for Minor Alterations in Land Use Limitations.

*PROJECT MANAGER, ROBERT DOSTALEK*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a](#) Development Exception as described above.

**ACTION: APPROVED**

- e. [PDA76-018-03](#). Live Tree Removal Permit to remove two (2) Aleppo Pines, approximately 130 and 127 inches in circumference, located on a planting island and landscaped buffer strip in a mobile home park on a 10.9-gross acre site in the A(PD) Residential Planned Development Zoning District located at 625 Hillside Avenue (Nine Islands III LLC, Owner). Council District 7. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, NIZAR SLIM*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above

**ACTION: APPROVED**

- f. [PDA87-072-04](#). Live Tree Removal Permit to remove two (2) Redwood trees, approximately 62.2 and 79.2 inches circumference, and one (1) non-ordinance-size tree from the common area of a multi-family residence complex on a 3.5-gross acre site in the A(PD) Planned Development

Zoning District (2601 Declaration Drive, 146 Declaration Way, and 150 Declaration Court)(Legacy Community Management, Owner). Council District 5. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, ROBERT DOSTALEK*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit](#) as described above

**ACTION: APPROVED**

- g. [TR17-725](#). Live Tree Removal Permit to remove one (1) Oak tree, approximately 89 inches in circumference, from the rear yard of a single-family residence, in the R-1-8 Single-Family Residence Zoning District, located on the east side of Cottle Avenue, approximately 56 feet southerly of Glenwood Avenue (1580 Cottle Avenue) (Timothy and Wendy Wenzel Trustee, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.

*PROJECT MANAGER, STEFANIE FARMER*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit](#) as described above

**ACTION: APPROVED**

**The Consent Calendar is now closed.**

## **4. PUBLIC HEARING**

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Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

**No Items**

## **5. ADJOURNMENT**

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Meeting adjourned at 9:08 a.m.