

PLANNING DIRECTORS HEARING

February 13, 2019

Action Minutes

WELCOME

1. CALL TO ORDER

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

2. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **SF18-041.** Single-Family House Permit to allow a 6,883 square foot residence with a 702-square foot garage and an 800-square foot secondary unit on a 2.18-gross acre site, adjacent to a Riparian Corridor, in the R-1-1 Single-Family Residence Zoning District located on the north side of San Felipe Road at the northeast terminus of Silver Creek Road (7008 San Felipe Road). (Villa Developers & Inv, LLC, Owner). Council District: 8. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(a) for New Construction of Small Structures.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Dropped to be re-noticed for the March 13, 2019 Director's Hearing Meeting

ACTION: DROPPED TO BE RE-NOTICED FOR THE 03/13/2019 DIRECTOR'S HEARING MEETING.

3. CONSENT CALENDAR

- a. **HP18-003.** Historic Preservation Permit to allow the demolition of a 60-foot storage shed and the construction of a 545-square foot secondary unit for an existing single-family residence that is a Contributing Structure to the Hensley Historic District, on a 0.1-gross acre site in the R-M Multiple Residence Zoning District located on the west side of North 5th Street, approximately 440 feet southerly of Washington Street (347 North 5th Street). (Shea James B Et Al, Owner). Council District: 3. CEQA: Exempt pursuant to CEQA Sections 15301 for Existing Facilities and 15331 for Historical Resource Restoration/Habilitation.

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

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

PROJECT MANAGER, RHONDA BUSS

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

ACTION: APPROVED

- b. **PD18-013.** Planned Development Permit to allow the demolition of a kiosk and carwash buildings, and allow the construction of a 3,212-square foot convenience store, a 2,297-square foot retail building, and a 1,086-square foot self-service car wash with a 264-square foot equipment room on an approximately 1.04-gross acre site in the A(PD) Planned Development Zoning District located at the northwest corner of Berryessa Road and Lundy Avenue. (1705 Berryessa Road) (Inouye Mabel Trustee & Et Al, Owner). Council District: 4. CEQA: Determination of Consistency with the Mitigated Negative Declaration for the 1705 Berryessa Road Gas Station Project Initial Study (Resolution No. 78556).

PROJECT MANAGER, MICHELLE FLORES

Staff Recommendation: Consider the Determination of Consistency with the Mitigated Negative Declaration for the 1705 Berryessa Road Gas Station Project Initial Study (Resolution No. 78556) in accordance with CEQA. [Approve](#) a Planned Development Permit as described above.

ACTION: APPROVED

- c. **SP18-037.** Special Use Permit to allow retaining walls ranging from approximately 2 feet to 10 feet in height located in the rear yard of the single-family residence on a 0.24-gross acre site, in the R-1-5 Single-Family Residence Zoning District, located at the northeast corner of Canyon View Drive and Outlook Court. (3452 Outlook Court) (Hancock James G and Patricia F Trustee, Owner). Council District: 4. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

4. PUBLIC HEARING

No Items

5. ADJOURNMENT

Meeting adjourned at 9:07 a.m.