

PLANNING DIRECTORS HEARING

March 22, 2017

Action Minutes

WELCOME

1. CALL TO ORDER & ORDERS OF THE DAY

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

2. DEFERRALS AND REMOVALS FROM CALENDAR

None

3. CONSENT CALENDAR

- a. The following projects are proposed for a 1.45 acre site located on East San Carlos Street between South Second Street and South Third Street located in the DC Downtown Primary Commercial Zoning District (Amcal Swenson, LLC, Owner). Council District 3. CEQA: Addendum to the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report (Resolution No. 77617).

PROJECT MANAGER, EMILY LIPOMA

1. **H16-036.** Site Development Permit to remove six ordinance-sized trees, and construct a 19-story mixed-use development with 260 multi-family residences, approximately 14,781 square feet of commercial space and 263 parking spaces (including 32 tandem parking spaces).
2. **T16-048.** Vesting Tentative Map to combine six lots of varying sizes into one lot.

STAFF RECOMMENDATION: Consider the Addendum to the Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767), Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report (Resolution No. 77617) in accordance with CEQA. **Approve a Site Development Permit and Vesting Tentative Map as described above.**

ACTION: APPROVED

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

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

- b. **H17-010.** Site Development Permit to allow an approximately 3,600 square foot temporary sales trailer for a commercial indoor recreational center (Villa Sport) currently under construction on a 9.12 gross acre site in the CG Commercial General Zoning District, located on the southwest side of North Capitol Avenue, approximately 310 feet northerly of Berryessa Rd (1167 North Capitol Avenue) (Berryessa Capitol Ave LLC, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15311(c) for Accessory Structures.

PROJECT MANAGER, TRACY TAM

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

ACTION: APPROVED

- c. **TR17-028.** Live Tree Removal Permit to remove two (2) Trees of Heaven, approximately 89 and 92 inches in circumference, located in the rear yard of a multifamily residence on an approximately 0.43 gross acre lot in the R-M Multiple Residence Zoning District, located at 155 South 11th Street (Zeta Iota Chapter Of Sigma Nu Fraternity, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines 15301(h) Existing Facilities.

PROJECT MANAGER, ELIA SORICE

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

ACTION: APPROVED

4. PUBLIC HEARING

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.

5. ADJOURNMENT

Meeting adjourned at 9:06 a.m.