

PLANNING DIRECTORS HEARING

April 12, 2017

Action Minutes

WELCOME

1. CALL TO ORDER

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

2. DEFERRALS AND REMOVALS FROM CALENDAR

3. CONSENT CALENDAR

- a. **SP16-039**. Special Use Permit to allow the conversion of an existing one-car garage into 281 square feet of additional living space for an existing legal nonconforming duplex and to allow parking in a tandem configuration on a 0.19 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at the northeasterly corner of South King Road and Margaret Street (332 South King Road) (Jesus M Amaya Et Al, Owner). Council District: 5. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, EDWARD SCHREINER

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

ACTION: APPROVED

- b. **HA73-173-01**. Live Tree Removal Permit to remove five (5) Pine trees, one (1) Elm Tree, one (1) Podocarpus tree, and one (1) Palm tree, ranging in size from approximately 50 to 125 inches in circumference, located in the parking lot and landscape areas of a commercial building on an approximately 8.1 gross acre lot in the A(PD) Planned Development Zoning District, located at 1530 The Alameda (Boccardo Management Group, LLC, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for 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

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

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

- c. [TR16-582](#). Live Tree Removal Permit to remove two (2) Magnolia trees, approximately 55 inches and 81 inches in circumference, respectively, from the front yard of a multi-family residence on a 0.19-gross acre site, in the R-M Multiple Residence Zoning District, located at 3131 Neal Avenue (Sherri Ann Clearlake, Trustee, Owner). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, NED THOMAS

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

ACTION: APPROVED

- d. [TR17-215](#). Live Tree Removal Permit to remove one (1) Eucalyptus tree approximately 70 inches in circumference from the common area of a multi-family development in the R-1-8(PD) Planned Development Zoning District, located in the common area adjacent to 1008 Hyde Avenue (Orchard Farms Association, Owner). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, TRACY TAM

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

ACTION: APPROVED

- e. [TR17-289](#). Live Tree Removal Permit to remove four (4) trees of varying sizes and species: one (1) Dracaena Palm approximately 113 inches in circumference, one (1) Monterey Pine approximately 88 inches in circumference, one (1) Siberian Elm approximately 50 inches in circumference, and one (1) Privet tree approximately 88 inches in circumference, located on a 0.32 gross acre site in the R-M Multiple Residence Zoning District, located 1072 and 1082 Vermont Street (City of San Jose Housing, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, LEA SIMVOULAKIS

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.

- a. [TR16-530](#). Live Tree Removal Permit to remove one (1) Redwood tree, 107 inches in circumference, from the rear yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, located at 1055 Franquette Avenue (Anh Nguyen, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, RINA SHAH

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

ACTION: DEFERRED TO THE APRIL 19, 2017 PLANNING DIRECTOR'S HEARING PER STAFF REQUEST

- b. **PD16-037.** Planned Development Permit to allow the demolition of an approximately 8,050-square foot radio transmission office building and three radio transmitter tower antennas, the removal of 22 ordinance-size trees and 44 non-ordinance-size trees, and the construction of seven ministorage buildings equaling approximately 133,000 square feet and four light industrial buildings equaling approximately 65,000 square feet, on a 9.9-gross acre site in the LI(PD) Planned Development Zoning District located at 2905 South King Road. (Principle Broadcasting Network, Owner). Council District 7. CEQA: Mitigated Negative Declaration for the 2905 South King Road Ministorage & Light Industrial Project (Resolution No. 78112). *Deferred from 3/29/17.*

PROJECT MANAGER, STEFANIE FARMER

STAFF RECOMMENDATION: Consider the Determination of Consistency with the Mitigated Negative Declaration for the “2905 South King Road Ministorage & Light Industrial Project” (Resolution No. 78112) in accordance with CEQA. [Approve a Planned Development Permit](#) as described above.

ACTION: APPROVED WITH ADDED CONDITIONS

5. ADJOURNMENT

Meeting adjourned at 9:41 a.m.