

## PLANNING DIRECTORS HEARING

March 29, 2017

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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- a. **HP16-004.** Historic Preservation Permit to allow the on-site relocation of the Smith House, a Historic City Landmark, and an associated tank house, pump house, and aviary on a 4.9 gross acre site, located at 3550 San Felipe Road (Poston, Shirley A Trustee, Owner). Council District 8. CEQA: Mitigated Negative Declaration for Oakmont of Evergreen Assisted Living Facility (Resolution No. 78104).  
*PROJECT MANAGER, EMILY LIPOMA*  
**STAFF RECOMMENDATION:** Defer to the May 3, 2017 Director's Hearing per staff request.  
**ACTION: APPROVED**
- 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).  
*PROJECT MANAGER, STEFANIE FARMER*  
**STAFF RECOMMENDATION:** Defer to the April 12, 2017 Director's Hearing per staff request.  
**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>

### 3. CONSENT CALENDAR

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- a. [H16-037](#). Site Development Permit to allow a 412-square foot addition to the first unit and a 718-square foot addition to the second unit of an existing 1,632-square foot duplex located on a 0.19-gross acre site in the R-2 Two-Family Residence Zoning District, located at 762 and 768 North Daniel Way (Huan Pham and Tuong-Van Vu, Owners). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(e)(1) for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED**

- b. [HA07-035-01](#). Site Development Permit Amendment to add an additional 49,384 square feet to four existing buildings that are part of a larger industrial office campus; to allow the removal of 217 trees (24 ordinance sized, 193 non-ordinance sized); and to allow landscaping and parking lot modifications on a 27 gross-acre site in the IP Industrial Park Zoning District, located at the southeast corner of North First Street and Headquarters Drive (3930, 3960, 3970, and 4000 North First Street) (North First SJ, LP., Owner). Council District: 4. CEQA: Determination of Consistency with the North San Jose Final Environmental Impact Report (Resolution No. 72768) and the Addenda thereto (Resolution No. 72768) and the Final Environmental Impact Report for the Envision San Jose 2040 General Plan, as supplemented (Resolution Nos. 76041 and 77617).

*PROJECT MANAGER, LEA SIMVOULAKIS*

**STAFF RECOMMENDATION:** Consider the Determination of Consistency with the North San Jose Final Environmental Impact Report (Resolution No. 72768) and the Addenda thereto (Resolution No. 72768) and the Final Environmental Impact Report for the Envision San Jose 2040 General Plan, as supplemented (Resolution Nos. 76041 and 77617) in accordance with CEQA. [Approve a](#) Site Development Permit Amendment as described above.

**ACTION: APPROVED**

- c. [PDA88-052-02](#). Planned Development Permit Amendment to allow the removal and replacement of an existing wall with a new 6 to 7-foot retaining wall located in the rear yard of an existing single family residence on 0.22 gross acre site zoned A(PD) Planned Development Zoning District located at 3242 Vintage Oaks Court. (Owners: Rajesh and Vaidehi Parekh, Trustees). Council District: 8. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, RHONDA BUSS*

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

**ACTION: APPROVED**

- d. [SP16-014](#). Special Use Permit to allow the demolition of an existing three-car garage and replacement with two uncovered parking spaces, for a legal non-conforming duplex, on a 0.115-gross acre site in the R-1-8 Single Family Residence Zoning District, located at 135-139 Clayton Avenue (Sanjay Gadkari, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED, WITH ADDED CONDITION OF APPROVAL TO CONSTRUCT REAR YARD FENCE TO MATCH ADJACENT FENCE AT SAME OR GREATER HEIGHT NOT TO EXCEED 7 FEET.**

- e. **TR17-060.** . Live Tree Removal Permit to remove one (1) Redwood tree, approximately 188.4 inches in circumference, located in the front yard of a single-family home in an R-1-5 Single-Family Residence Zoning District, located at the 1256 Washoe Drive (Shamouil and Soraya Shamouilian, Owners). Council District 10. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, ROBERT RIVERA*

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

**ACTION: APPROVED**

- f. **TR16-594.** Live Tree Removal Permit to remove six (6) Redwood trees, ranging from 69 to 111 inches in circumference, from the rear yard of a single-family residence on an approximately 0.18-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 1230 Blewett Avenue (Stacey and Christopher Shea, Owners). Council District 6. CEQA: Exempt per CEQA Guidelines 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**

## 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.

## 5. ADJOURNMENT

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Meeting adjourned at 9:22 a.m.