

## PLANNING DIRECTORS HEARING

July 18, 2018

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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Meeting called to order at 9:05 a.m.

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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- a. **SP17-044.** Special Use Permit to allow the installation of a new 60-foot tall wireless communication antenna slimline monopole within a new six-foot tall block wall compound along the perimeter with landscaping on a 0.45-gross acre site in the R-2 Two-Family Residence Zoning District located at the northeast corner of Prevost Street and Jerome Street (Owner: Caltrans). Council District: 3. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(c) for New Construction or Conversion of Small Structures. Continued from 5/16.

*PROJECT MANAGER, ROBERT RIVERA*

**Staff Recommendation:** Drop to be renoticed at a future date.

**ACTION: DROPPED TO BE RENOTICED AT 1000 FEET.**

#### 3. CONSENT CALENDAR

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- a. **PD18-006.** Planned Development Permit to allow approximately 2,450-square feet of retail uses (7-Eleven) and late night use (5 a.m. to 2 a.m.) on a 3.01-gross acre site, in the A(PD) Planned Development Zoning District, located on the northeast corner of South 3rd Street and East San Fernando Street (96 South 3rd Street) (FC Third Street Associates LP, Owner). Council District 3. CEQA: Exempt in accordance with CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, STEFANIE FARMER*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. **Approve a** Planned Development 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>

- b. [PDA12-019-02](#). Planned Development Permit Amendment to allow modifications to a previously approved Planned Development Permit (File No. PD12-019), including a proposed increase of 35,231 square feet to Office Building 3 and 3,755 square feet to Office Building 4; the addition of a sixth floor to Building 3, adding another level to Parking Structure 1 (total height of 42 feet), a new Amenity Building 2 and associated site improvements, and removal of five ordinance-size trees, located at the northwest corner of Coleman Avenue and Aviation Avenue, (1173 Coleman Ave). (Coleman Airport Partners, LLC, Owner). Council District 3. CEQA: Determination of Consistency with the FMC/Coleman Avenue Environmental Impact Report (Resolution No. 71716), the Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), the Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77617), and addenda thereto.

*PROJECT MANAGER, NIZAR SLIM*

**Staff Recommendation:** Consider the Determination of Consistency with the FMC/Coleman Avenue Environmental Impact Report (Resolution No. 71716), the Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), the Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77617), and addenda thereto in accordance with CEQA. [Approve a Site Development Permit Amendment](#) as described above.

**ACTION: APPROVED.**

- b. [PDA16-037-01](#). Planned Development Permit Amendment to modify the floor plans of four industrial buildings (entitled but not yet constructed) with up to 44 separate tenant spaces, reduce the maximum building height from 30 feet to 25 feet, and allow exterior modifications, including changes in building materials and colors and increasing the number of doors from 62 to 129, on a 4.8-gross acre site located on the west side of South King Road, approximately 840 feet north of Aborn Road (2905 South King Road) (Sierra Landmark LLC, Owner). Council District 7. CEQA: Determination of Consistency with the Mitigated Negative Declaration for the 2905 South King Road Ministorage & Light Industrial Project (Resolution No. 78112).

*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 Amendment](#) as described above.

**ACTION: APPROVED.**

- c. [PT18-001](#). Tentative Map (Phase 2) to subdivide one lot into five lots for residential uses and circulation (four residential units and one common area) on a 0.63-gross acre site in the A(PD) Planned Development Zoning District, located at 2233 Ida Drive (formerly 2799 South Bascom Avenue) (IDA 1 Inc., owner). Council District 9. CEQA: Determination of Consistency with Mitigated Negative Declaration for 2799 South Bascom Avenue Project, as addended.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:** Consider the Determination of Consistency with Mitigated Negative Declaration for 2799 South Bascom Avenue Project, as addended in accordance with CEQA. [Approve a Tentative Map](#) as described above.

**ACTION: APPROVED.**

The Consent Calendar is now closed.

#### 4. PUBLIC HEARING

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- a. [T18-019](#). Tentative Map to subdivide an existing duplex into two residential condominium units on a 0.14-gross acre site in the R-M Multiple Residence Zoning District, located at 1509 and 1511 Eden Avenue (Samuel Nakhimovsky, Owner). Council District 1. CEQA: Exempt in accordance with CEQA Guidelines Section 15301(k) for Existing Facilities

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED.**

#### 5. ADJOURNMENT

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Meeting adjourned at 9:25 a.m.