

PLANNING DIRECTORS HEARING

September 19, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

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

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

- a. [PDA14-005-09](#). Live Tree Removal Permit to legalize the removal of two Ash trees, approximately 151 inches in circumference each, and two Poplar trees, approximately 101 inches in circumference each, in an industrial site located north side of Brooklyn Avenue, that were removed without a permit, in the IP(PD) Planned Development Zoning District, on the 176-acre industrial campus, located at 5601 Great Oaks Parkway. (Hitachi, LTD & GST INC, Owner). Council District 2. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.

PROJECT MANAGER, STEFANIE FARMER

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>

- b. [PDA16-001-01.](#) Planned Development Permit Amendment to allow construction hours to extend to Saturdays from 8:00 a.m. to 5:00 p.m. (except October 20, 2018 & Federal Holidays) located on the west side of Almaden Road, approximately 410 feet south of Willow Glen Way. (Royal Willow LLC, Owner). Council District 6. CEQA: Addendum to the Mitigated Negative Declaration for Scotia Apartments 1777-1797 Almaden Road (Resolution 77747).

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Addendum to the Mitigated Negative Declaration for Scotia Apartments 1777-1797 Almaden Road (Resolution 77747) in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above.

ACTION: APPROVED.

- c. [SP17-030.](#) Special Use Permit to allow a live/work use in an existing 2,231-square foot commercial building, demolition of an existing 333-square foot garage and replacement with four open parking spaces, and associated site improvements, on a 0.17-gross acre site, in the CG Commercial General Zoning District, located on the southwest corner of East Santa Clara St and North 21st Street (990 E. Santa Clara Street). (Su Alice, Et Al, Owner). Council District 3. CEQA: Exempt under CEQA Guidelines Section 15301 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.

- d. [SP17-049.](#) Special Use Permit to allow outdoor storage, including commercial vehicles, equipment and materials, for an existing light industrial use on a 2.0 gross acre site”, located on the south side of Quinn Avenue, approximately 1,000 feet northerly of Senter Road (650 Quinn Avenue). (Robert and Sharon Bothman Trustee, Owner). Council District 7. CEQA: Exempt per CEQA Guidelines Section 15332 for In-fill Development Projects.

PROJECT MANAGER, NIZAR SLIM

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

ACTION: APPROVED

- e. [SP18-011.](#) Special Use Permit to allow the demolition of the existing garage, and allow a 379-square foot addition to the main residence and a new 400-square foot detached garage at an existing legal nonconforming single-family residence on a 0.12-gross acre site, located on the east side of S 2nd Street, approximately 200 feet northerly of Martha Street (868 S. Second Street). (Tran Nguyen Kim Dinh and Phan Nguyen Nu Han, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, MICHELLE FLORES

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

ACTION: APPROVED WITH CORRECTION TO SQUARE FOOTAGE.

- f. **SP18-018.** Special Use Permit to allow two retaining walls, ranging from four to nine feet, located in the rear yard of the single-family residence on a 0.26-gross acre site, located on the east side of Westwood Drive, approximately 830 feet northerly of Willow Street (1034 Westwood Drive). (Tran Nguyen Kim Dinh and Phan Nguyen Nu Han, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, MICHELLE FLORES

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

ACTION: APPROVED WITH CORRECTION TO RETAINING WALL HEIGHT.

4. PUBLIC HEARING

- a. **SF18-023.** Single Family House Permit to demolish an existing 925-square foot residence, and construct a two-story, 2,992-square foot single-family residence with a floor area ratio (FAR) of 0.6, located at 1778 Ellen Avenue. (2059 Ellen Ave, LLC, Owner). Council District 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(a) for New Construction of Small Structures.

PROJECT MANAGER, ANGELA WANG

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

ACTION: APPROVED WITH CORRECTION TO CONDITION 7.

5. ADJOURNMENT

Meeting adjourned at 9:34 a.m.