

PLANNING DIRECTORS HEARING

January 9, 2019

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. **H18-036.** Site Development Permit to allow an 867-square foot addition to an existing duplex and a 24-square foot partial conversion of garage on 0.12-gross acre site located on east side of Leigh Avenue, approximately 120 feet southerly of Potrero Drive (2788 Leigh Avenue). (Duffley Vicki C Trustee, Owner). Council District: 9. CEQA: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Exemption in accordance with CEQA. **Approve** a Site Development Permit as described above.

ACTION: APPROVED

- b. **PDA12-010-01.** Planned Development Permit Amendment to allow the construction of two single-family detached residences on two abutting lots, a 0.96-gross acre site (APN 455-19-023) and a 0.71-gross acre site (APN 455-19-014), in the A(PD) Planned Development Zoning District located on the south side of Carol Drive, approximately 2,000 feet easterly of Canoas Garden Avenue. (Margarito Paz, Owner). Council District: 7. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

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

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

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- c. **SP18-035.** Special Use Permit to build an 840-square foot detached garage for an existing single-family residence on a 0.23-gross acre site located on the east side of Los Alamos Drive, approximately 240 feet southerly of Southwood Drive (17881 Los Alamos Drive). (Jose Muguerza, Owner). Council District: 1. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RUTH CUETO

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. **H17-019.** Site Development Permit to allow the construction of a six-story multi-family residence (below market rate senior housing) with 301 studio units, and to allow three concessions and waivers (building height, private and common open space, vehicle and motorcycle parking) on an approximately 1.72-gross acre site located on the northwest corner of East Virginia Street and South 7th Street (295 East Virginia Street). (A P Propane Inc., Owner). Council District: 3. CEQA: Mitigated Negative Declaration for the Virginia Studios Project.

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Mitigated Negative Declaration for the Virginia Studios Project in accordance with CEQA. [Approve a Site Development Permit](#) as described above.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:15 a.m.