

PLANNING DIRECTORS HEARING

May 17, 2017

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. **HP17-001**. Historic Preservation Permit to allow conversion of existing 889 square feet of attic space to a family room, including a new dormer on the roof to an existing single-family detached City Landmark structure (HL14-214) in the Naglee Park Conservation Area, on a 0.16 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 54 South 14th Street (Del Buono Barry and Maile, Owners). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation.

PROJECT MANAGER, DIPA CHUNDUR

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. **Approve a** Historic Preservation Permit as described above.

ACTION: APPROVED

- b. **SP16-060 & T16-051**. Special Use Permit to allow demolition of an existing structure, removal of (5) five ordinance-size trees and a Tentative Map to subdivide one lot into five parcels to facilitate the development of up to five detached single-family residences on an approximately 1.04-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at northwest corner of Bournemouth Drive and Chemise Drive (3581 Bournemouth Drive) (Esteban Gregory et Al, Owner). Council District 9. CEQA: Exempt per CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structure.

PROJECT MANAGER, JOHN TU

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

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

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

ACTION: APPROVED

- c. [TR17-246.](#) Live Tree Removal Permit to remove one (1) Redwood tree, approximately 150 inches in circumference, located in the rear yard of a single-family residence on a 0.25-gross acre lot in the R-1-5 Single-Family Residence Zoning District, located at 1700 McBain Avenue (Ella & J Investments LLC, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, RINA SHAH

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

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

ACTION: APPROVED

- d. [TR17-253.](#) Live Tree Removal Permit to remove one (1) Cedar tree, approximately 132 inches in circumference, from the front yard of a single-family residence, on a 0.16-gross acre lot, in the R-1-8 Single-Family Residence Zoning District, located at 3921 Middletown Court. (Steven and Nancy Gimenez, Owners). Council District 1. 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

- e. [TR17-263.](#) Live Tree Removal Permit to remove one (1) Oak tree, approximately 56 inches in circumference, from the rear yard of a single-family residence, on a 0.14-gross acre site, in the R-1-8 Single-Family Residence District, located at 1658 Noreen Drive. (Margaret Ford, Owner). Council District 9. 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

- f. [TR17-302.](#) Live Tree Removal Permit to remove one (1) Oak tree, approximately 96 inches in circumference, on at 0.24-gross acre site, in the A(PD) Planned Development Zoning District, located at 4955 Scarlett Way (Victor F. Parsons, 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

- g. [TR17-342](#). Live Tree Removal Permit to remove one (1) Cedar tree, 84 inches in circumference, from the rear yard of a single-family residence on a 0.40-gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 2075 Booksin Avenue (Rubino Enterprises, LLC, Et Al, Owner). 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 Site Development Permit](#) as described above.

ACTION: APPROVED, WITH ADDED CONDITION OF APPROVAL

- h. [TR17-308](#). Live Tree Removal Permit to remove one (1) Magnolia tree, approximately 62 inches in circumference, located in the front yard of a single family house on a 0.29 gross acre site in the R-1-8 Single-Family Zoning District, located on the south side of Chateau Drive approximately 370 feet westerly of Hampton Drive (1198 Chateau Dr.) (Vroom Bradley C and Laurie J, Owners). Council District 10. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, JAMES MURPHY

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a Site Development 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.

No Items

5. ADJOURNMENT

Meeting adjourned at 9:14 a.m.