

## PLANNING DIRECTORS HEARING

June 28, 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. **H16-019**. Site Development Permit to allow the construction of an approximately 37,596-square foot research and development facility on a 2.45-gross acre vacant site, in the IP Industrial Park Zoning District, located on the easterly side of Hellyer Avenue approximately 1,820 feet southerly of Piercy Road (514 Piercy Road) (RNO Properties LLC, Owner). Council District 2. CEQA: Addendum to the 2000 Final Environmental Impact Report for the Edenvale Redevelopment Project, as supplemented, and the Envision San José 2040 General Plan Final Program Environmental Impact Report, as supplemented. **PROJECT MANAGER, TRACY TAM**

**STAFF RECOMMENDATION:** Consider the Addendum to the 2000 Final Environmental Impact Report for the Edenvale Redevelopment Project, as supplemented, and the Envision San José 2040 General Plan Final Program Environmental Impact Report, as supplemented, in accordance with CEQA. **Approve a** Site Development Permit as described above

**ACTION: APPROVED WITH ADDED CONDIITIONS OF APPROVAL**

- b. **SF17-010**. Single Family House Permit to allow an addition of 58 square feet to the first floor and a new 1,572-square foot second floor, for an existing 1,711-square foot single-family residence with a FAR of 0.56, on a 0.13-gross acre site in the R-1-8(PD) Single-Family Residence Zoning District, located at 4530 Calle de Farrar (Nick and Penny Pagonis, Owners). Council District: 9. CEQA: Exempt per CEQA Guidelines Section 15301(e) for Existing Facilities. **PROJECT MANAGER, RINA SHAH**

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 Single Family House Permit](#) as described above

**ACTION: APPROVED**

- c. [SP17-026](#). Special Use Permit to allow the temporary use of a portion of a 54-gross acre site for Circo Caballero for a 14-day period (including set up, performance periods, and move-out) for up to 866 patrons per event, including temporary structures and temporary generators, in the CG Commercial General Zoning District, located at the northwest corner of Quimby Road and Capitol Expressway (2190 Eastridge Loop) (GS PACIFIC ER LLC, Owner). Council District 8. CEQA: Exempt per CEQA Guidelines Section 15304(e) Minor Alterations to Land.

*PROJECT MANAGER, ROBERT RIVERA*

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

**ACTION: WITHDRAWN**

- d. [TR17-365](#). Live Tree Removal Permit to remove one (1) Eucalyptus tree approximately 312 inches in circumference located on an R-1-5 Single-Family Residence Zoning District lot, located at 751 Tully Road. (San Jose Water Company, Owner). Council District: 7. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 6/7/17.*

*PROJECT MANAGER, RHONDA BUSS*

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

**ACTION: APPROVED**

- e. [TR17-260](#). Live Tree Removal Permit to remove four (4) Pine trees, approximately 81 inches to 100 inches in circumference, from the front and side yards of an existing office building located on a 0.93 gross acre site in the CO Commercial Office Zoning District, located on the northeast corner of West Taylor Street and Myrtle Street at 999 West Taylor Street Unit (Panelli Family Partnership, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 6/14/17.*

*PROJECT MANAGER, MICHELLE FLORES*

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

**ACTION: WITHDRAWN**

- f. [TR17-363](#). Live Tree Removal Permit to remove one (1) Tree of Heaven, approximately 106 inches in circumference, located in the common area of a 0.14-gross acre site in the R-M Multi-Family Residence Zoning District, located at 630 South 7th Street (Jose Ramirez, Owner). Council District 3. CEQA: Exempt under CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 6/14/17.*

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED**

- g. **TR17-321.** Live Tree Removal Permit to remove one (1) Ash tree, approximately 186 inches in circumference, located in the rear yard of a single-family residence on a 0.17-gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 333 Los Pinos Way (Baja Darrin and Marisela Flores, Owners). Council District: 2. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED**

- h. **TR17-353.** Live Tree Removal Permit to remove one (1) Redwood tree, approximately 94 inches in circumference, on a 0.16-gross acre site, in the R-1-8 Single-Family Zoning located at 3635 Lindenwood Drive (Amaro Tim and Mary T Trustee, Owner). 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**

- i. **TR17-410.** Live Tree Removal Permit to remove two (2) Redwood trees, approximately 106 & 108 inches in circumference, located in the side yard of a single-family house on a 0.17-gross acre site in the R-1-5 Zoning District, located on the south side of Burlwood Drive approximately 100 feet westerly of Burnside Drive (996 Burlwood Drive) (Ian and Alison Mcfadyen 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 Live Tree Removal 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.

- a. **H17-018 & T16-050.** Site Development Permit to allow the demolition of existing commercial buildings (Mel Cotton's), removal of seven (7) ordinance-size trees, and construction of a new 29,575-square foot commercial building; and a Tentative Map to combine three lots into one lot on an approximately 2.0-gross acre lot, in the CIC - Combined Industrial/Commercial Zoning District, located at the southeast corner of West San Carlos Street and Race Street (320 Race Street) (San Carlos 1 LLC, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15332 for In-Fill Development Projects.

*PROJECT MANAGER, JOHN TU*

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

**ACTION: APPROVED**

- b. [TR17-203](#). Live Tree Removal Permit to remove one (1) Willow tree, approximately 94 inches in circumference, and one (1) Elderberry tree approximately 94 inches in circumference, and four (4) non-ordinance-size trees, from property/used for PG&E utilities on a 0.64 gross acre site in the A Agricultural Zoning District, located on the northeast corner of Mossdale Way and Gateview Drive (Santa Clara Valley Water District, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 5/31/17.*

*PROJECT MANAGER, EMILY LIPOMA*

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

**ACTION: APPROVED**

## **5. ADJOURNMENT**

---

Meeting adjourned at 9:25 a.m.