

PLANNING DIRECTORS HEARING

July 5, 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. **SF16-041.** Single Family House Permit Type I Historic (Contributing Structure), for the removal of an existing approximately 310-square foot detached garage, the construction of a new 180-square foot detached one-car garage, removal of a 100-square foot sunroom from the rear of the house, and removal of a 280-square foot arbor located in the rear yard of a 0.25-acre parcel, located in the R-1-8 Single Family Residence Zoning District (1025 Bird Avenue). (SVDEV I, LLC, Owners). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(L)(4) for Existing Facilities.

PROJECT MANAGER, RHONDA BUSS

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

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

ACTION: APPROVED

- b. **SP17-010.** Special Use Permit to allow demolition of an existing 646-square foot secondary dwelling unit and construction of a new 800-square foot secondary dwelling unit with an attached 289-square foot one-car garage and a 240-square foot detached workshop on a 0.50-gross acre site, in the R-1-5 Single-Family Residence Zoning District, located at 2942 Neal Avenue (Nguyen Le Sotir Trustee, Owner). Council District: 1. CEQA: Exempt per CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

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 Special Use Permit](#) as described above

ACTION: APPROVED

- c. [SP17-011](#). Special Use Permit to allow the demolition of a 211-square foot trellis and the construction of a 435-square foot covered patio attached to the existing 623-square foot garage, on an approximately 0.32-gross acre site, in the Single-Family R-1-8 Zoning District, located at 1102 Camino Pablo (Phillip and Gwynne Rolla, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, STEFANIE FARMER

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

ACTION: DEFERRED TO THE JULY 19, 2017 PLANNING DIRECTOR'S HEARING

- d. [HA85-043-01](#). Live Tree Removal Permit to remove one (1) Redwood tree approximately 66 inches in circumference and one (1) Eucalyptus tree approximately 101 inches in circumference and two (2) non-ordinance sized trees from the northwestern portion of a 10.92-gross acre site in the IP Industrial Park Zoning District located at 160 Rio Robles (Maxim Integrated Products Inc, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15303(h) for Existing Facilities.

PROJECT MANAGER, EMILY LIPOMA

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

ACTION: APPROVED

- e. [PDA83-044-01](#). Live Tree Removal Permit to remove one (1) Pine tree, approximately 60 inches in circumference, and one (1) Plum tree, approximately 57 inches in circumference, and nine (9) non-ordinance size trees located in the eastern landscape area of a multifamily property on a 6.3-gross acre site in the A(PD) Zoning District, located at 2175 Aborn Road (San Marino Re Investors Lp, Owner). Council District 8. CEQA: Exempt per CEQA Guidelines Section 15303(h) for Existing Facilities.

PROJECT MANAGER, EMILY LIPOMA

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

ACTION: APPROVED

- f. [PDA91-014-02](#). Live Tree Removal Permit remove one (1) Raywood Ash tree, approximately 69 inches in circumference, located near the sidewalk of Ford Road of a commercial property on a 7.6-gross acre site in the A(PD) Planned Development, located at the northeast corner of Monterey Road and Ford Road at 5566 Monterey Road (Monterey Plaza (Lessor), Owner). Council District 2. CEQA: Exempt per CEQA Guidelines Section 15303(h) for Existing Facilities.

PROJECT MANAGER, EMILY LIPOMA

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

ACTION: APPROVED

- g. [PDA91-029-01](#). Live Tree Removal Permit to remove one (1) Palm tree, approximately 113 inches in circumference, and two (2) non-ordinance size trees located in the front and rear landscape areas of a multi-family residential property on a 20.1-gross acre site in the A(PD) Zoning District, located at the northwest corner of Silver Creek Road and Hawkstone Way. Council District 8. CEQA: Exempt per CEQA Guidelines Section 15303(h) for Existing Facilities.

PROJECT MANAGER, EMILY LIPOMA

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

ACTION: APPROVED

- h. [TR16-446](#). Live Tree Removal Permit to remove one (1) Palm tree, approximately 56 inches in circumference, from a vacant lot on a 0.67-gross acre site, located in the R-1-8 Single-Family Residence Zoning District, APN 484-39-001, adjacent to Dobern Avenue (Hager Hans P, Owner). Council District 5. CEQA: Exempt per CEQA Guidelines Section 15303(h) for Existing Facilities.

PROJECT MANAGER, EMILY LIPOMA

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

ACTION: APPROVED

- i. [TR16-610](#). Live Tree Removal Permit to remove three (3) Pistache trees, ranging from 31 to 57 inches in circumference, and one (1) Pepper tree, approximately 91 inches in circumference, located within Children of the Rainbow City Park in the R-M Multiple Residence Zoning District, located at the north side of the intersection of Elodi Way and Madden Avenue. (San Jose City Of, Owner). Council District 5. CEQA: Exempt per CEQA Guidelines Section 15303(h) for Existing Facilities.

PROJECT MANAGER, EMILY LIPOMA

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

ACTION: APPROVED

- j. [TR17-277](#). Live Tree Removal Permit to remove one (1) Redwood tree, approximately 188 inches in circumference, located in the front yard of an industrial property on a 1.68-gross acre site in the Heavy Industrial Zoning located at the north side of Old Tully Road, approximately 470 feet easterly of Monterey Road at 131 Old Tully Road (Shahmirza Mehdi And Debra K Et Al, Owner). Council District 7. CEQA: Exempt per CEQA Guidelines Section 15303(h) for Existing Facilities.

PROJECT MANAGER, EMILY LIPOMA

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

ACTION: APPROVED

- k. [TR17-349](#). Live Tree Permit to remove one (1) Acacia tree, approximately 72 inches in circumference, located in the rear yard of a single-family detached residence, removed previously without a permit, on an approximately 0.23-gross acre site, in the R-2 Two-Family Residence Zoning District in the R-2 Two-Family Residence Zoning District, located at 847 Asbury Street (Adrienne Hall, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 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

- l. [TR17-391](#). Live Tree Removal Permit to remove one (1) Walnut tree, approximately 103 inches in circumference, located in the front yard of an approximately 0.13-acre single-family lot in the R-1-8 Single-Family Residence Zoning District, located at 5234 Northlawn Drive (Radevic, Cedomir and Lynne Trustee, Owner). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, ROBERT RIVERA

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

ACTION: APPROVED WITH UPDATED STAFF RECOMMENDATION TO APPROVE A LIVE TREE REMOVAL PERMIT

- m. [TR17-411](#). Live Tree Removal Permit to remove one (1) Cedar tree, approximately 108 inches in circumference, located in the rear yard of a single-family residence in the R-1-5 Single Family Residence Zoning District, located at 4707 Montreal Drive (Elizabeth and Thomas Kollar, Owners). Council District: 1. 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

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 9:22 a.m.