

PLANNING DIRECTORS HEARING

July 26, 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. **H17-014**. Site Development Permit to allow exterior modifications to an existing legal non-conforming two-story building for commercial uses on a 0.07-gross acre site in the CP Commercial Pedestrian Zoning District, located at 920 Oakland Road (Vladimir Rubashevsky, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 7/12/17.*

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED WITH 2 NEW CONDITIONS

- b. **PD14-013 & PT16-032**. A Vesting Tentative Map to consolidate three parcels into one parcel and resubdivide one parcel into four parcels on a 3.7-gross acre site in the CO(PD) Planned Development Zoning District, located on the south side of the terminus of Samaritan Court. (Bryan Everette, Et. Al., Owner) and a Planned Development Permit to construct a three-story, 69,250-square foot medical office building and a parking structure, to allow the removal of five (5) ordinance-size trees on two parcels totaling 2.24-gross acre. Council District: 9. CEQA: Determination of Consistency with the Samaritan Medical Center Master Plan Environmental Impact Report (Resolution No. 78003).

PROJECT MANAGER, LEA SIMVOULAKIS

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 Determination of Consistency with the Samaritan Medical Center Master Plan Environmental Impact Report (Resolution No. 78003) in accordance with CEQA. [Approve a Vesting Tentative Map and Planned Development Permit](#) as described above.

ACTION: DEFERRED TO THE AUGUST 02, 2017 PLANNING DIRECTOR'S HEARING

- c. [PD16-023 & PT16-031](#). A Vesting Tentative Map to consolidate three parcels into one parcel and resubdivide one parcel into five parcels on a 9.3-gross acre site in the CG(PD) Planned Development Zoning District, located on the north of Samaritan Drive, approximately 700 feet east of South Bascom Drive (Samaritan Medical Center, Owner) and a Planned Development Permit to allow the construction of a six-story, 120,000-square foot medical office building, stand-alone five-story 230,000-square foot garage, and removal of fifteen (15) ordinance size trees on three parcels totaling 2.9-gross acre. Council District: 9. CEQA: Determination of Consistency with the Samaritan Medical Center Environmental Impact Report (Resolution No. 78003).

PROJECT MANAGER, LEA SIMVOULAKIS

STAFF RECOMMENDATION: Consider the Determination of Consistency with the Samaritan Medical Center Environmental Impact Report (Resolution No. 78003) in accordance with CEQA. [Approve a Vesting Tentative Map and a Planned Development Permit](#) and as described above.

ACTION: DEFERRED TO THE AUGUST 02, 2017 PLANNING DIRECTOR'S HEARING

- d. [PDA12-019-01](#). Planned Development Permit Amendment to increase the amount of previously approved retail square footage (Planned Development Permit File No. PD12-019) from 8,200 square feet to 14,000 square feet, with associated site and landscaping modifications on a 19.67-gross are site (Coleman Highline), in the A(PD) Planned Development Zoning District, located at the southwesterly corner of Coleman Avenue and Earthquakes Way (1143 Coleman Avenue) (Coleman Airport Partners, LLC, Edward Storm, Owner). Council District 3. CEQA: Determination of Consistency with the Final Environmental Impact Report for the FMC/Coleman Avenue Project (Resolution No. 71716), Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and the Supplemental Environmental Impact Report for the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution 77617), and addenda thereto.

PROJECT MANAGER, ELIA SORICE

STAFF RECOMMENDATION: Consider the Determination of Consistency with the Final Environmental Impact Report for the FMC/Coleman Avenue Project (Resolution No. 71716), Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and the Supplemental Environmental Impact Report for the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution 77617), and addenda thereto in accordance with CEQA. [Approve a Planned Development Permit Amendment](#) as described above

ACTION: APPROVED WITH CHANGES TO CONDITION 17.E.

- e. [PDA14-009-01](#). Planned Development Amendment to allow an additional 1,104-square foot restaurant in an existing 95,169-square foot industrial building on a 6.7-gross acre site, in the LI (PD) Planned Development Zoning District (File No. PDC13-008), located at the northwest corner of Charcot Avenue and Junction Avenue (521 Charcot Avenue, Unit 201) (381 Stockton LLC, Mayer Dean, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, JOHN TU

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

ACTION: APPROVED

- f. [PDA14-035-04 & PT17-020](#). Planned Development Permit Amendment to allow a reduction in the number of units for Phase 2 of the Communications Hill Planned Development from 648 units to 486 units, replacement of four podium buildings with 16 ten-plex buildings, and modifications in grading, retaining walls, and landscaping to accommodate the new buildings on a 125-gross acre site, in the A(PD) Planned Development Zoning District, located at Curtner Avenue (MTA Properties LP et al, Owner). Council District 7. CEQA: Determination of Consistency with the Communications Hill 2 Project Final Subsequent Environmental Impact Report (File No. PDC13-009, Resolution No. 77172).

PROJECT MANAGER, STEFANIE FARMER

STAFF RECOMMENDATION: Consider the Determination of Consistency with the Communications Hill 2 Project Final Subsequent Environmental Impact Report (File No. PDC13-009, Resolution No. 77172) in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above

ACTION: APPROVED WITH REVISED PERMIT CONDITIONS

- g. [PDA73-040-01](#). Planned Development Permit Amendment to allow a 165-square foot accessory building located in the rear portion of the property and site modifications, including reconfiguration of parking spaces, on a 1.78-gross acres site in the LI(PD) Planned Development Zoning District, located at the terminus of Paragon Drive, approximately 690 feet westerly of O'Toole Avenue (2345 Paragon Drive) (SJ1 LLC, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, TRACY TAM

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

ACTION: APPROVED WITH CHANGES TO CONDITION 9.A.

- h. [HA10-023-01](#). Live Tree Removal Permit to remove ten (10) Redwood trees, approximately 63 inches to 131 inches in circumference; thirteen (13) Eucalyptus trees, approximately 56 inches to 82 inches in circumference; and six (6) Ash trees, approximately 69 to 88 inches in circumference, from the parking lot and landscape areas of an existing Business Park on an approximately 25-acre site, in the IP Industrial Park Zoning District in the IP Industrial Park Zoning District, located at 6311 San Ignacio Avenue (M West Propco-San Ignacio Campus LLC, 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

- i. **TR17-372.** Live Tree Removal Permit to remove two (2) Redwood Trees, approximately 132 inches in circumference and a multi-trunk with 57 inches and 114 inches in circumference, from the front yard of a single-family residence on a 0.3-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 1509 Camino Monde (William T. Arkley, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities. *Deferred from 7/19/17.*

PROJECT MANAGER, STEFANIE FARMER

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

ACTION: APPROVED

- j. **TR17-221.** Live Tree Removal Permit to remove one (1) Cedar tree, approximately 84 inches in circumference, located in the rear yard of a single-family residence in the R-1-8 Single Family Residence Zoning District, at 4170 Monet Circle (Hai Bui and Hong Luong, Owners). Council District 10. 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

- k. **TR17-405.** Live Tree Removal Permit to remove one (1) Pine tree, approximately 70 inches in circumference, removed previously without a permit, from the front yard of a single-family residence, on a 0.254-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 758 North White Road (Rebecca Arredondo, Owner). Council District 5. 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

- l. **TR17-407.** Live Tree Removal Permit to remove two (2) Cypress trees in the R-1-8 Single-Family Residence Zoning District, located at the 243 Castillion Way (Tung Van Pham and Truc Thanh Tran, Owners). Council District 2. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, ROBERT RIVERA

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

ACTION: APPROVED

- m. [TR17-423](#). Live Tree Removal Permit to remove four (4) ordinance sized trees from the common areas of the Park Villas Peppertree community in the R-1-8(PD) Planned Development Zoning District, located at 1321 Bottle Brush Lane (Anthony and Adriane Knight, Owner). Council District: 10. CEQA: Exempt per CEQA Section 15301(h) for Existing Facilities.

PROJECT MANAGER, LEA SIMVOULAKIS

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 9:30 a.m.