

PLANNING DIRECTORS HEARING

October 04, 2017

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:03 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

- a. **SP17-012.** Special Use Permit to demolish an existing retaining wall (previously demolished without permits) and construct a retaining wall on a 0.145-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located on the west side of Ventura Avenue, approximately 145 feet south of River View Drive (4663 Ventura Avenue) (Michael Sidejas, Owner). Council District: 2. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, EDWARD SCHREINER

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

ACTION: APPROVED

- b. **SP17-013.** Special Use Permit to reinstate commercial office uses on the first floor of an existing mixed use building in the CN Commercial Neighborhood Zoning District on a 0.19-gross acre site, located on the east side of South 10th Street, approximately 170 feet northerly of East William Street (470 South 10th Street) (Tai-Wei Lin, Owner). Council District: 3. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, EDWARD SCHREINER

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

ACTION: APPROVED

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<http://sanjoseca.gov/index.aspx?NID=1763>

- c. [SP17-029](#). Special Use Permit to legalize an unpermitted one-story additions (approximately 793-square feet and 1,504-square feet) to two single-family residences on a 0.29-gross acre site, in the R-2 Two-Family Residence Zoning District, located on the east side of North 6th Street, approximately 250 feet south of East Younger Avenue (948 and 950 North 6th Street) (Ping & Lily Hsu, Owner). Council District: 3. CEQA: Exempt per CEQA Guidelines Section 15301(e) for Existing Facilities.

PROJECT MANAGER, EDWARD SCHREINER

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

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

ACTION: APPROVED

- d. [PDA70-036-04](#). Live Tree Removal Permit to remove three (3) Monterey Pine trees, approximately 62, 63 and 84 inches in circumference, and one (1) Liquidambar tree, approximately 60 inches in circumference, located in the common area of a residential complex on an approximately 22.82-gross acre site, in the R-1-8(PD) Planned Development Zoning District, located near 781 Lava Drive (Ponderosa Woods HOA). Council District: 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, JENNIFER PIOZET

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

ACTION: APPROVED

- e. [TR16-536](#). Live Tree Removal Permit to remove one (1) Deodar Cedar tree, with two trunks. One trunk is approximately 56.5 inches in circumference and the other is approximately 69 inches in circumference. The tree to be removed is located in the side yard of a single-family residence, on an approximately 0.16-gross acre site, in the R-1-8 Single-Family Residence Zoning District at 2102 Carlton Avenue. (Ke Zhang and Yifei Zhu, Owners). Council District: 9. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, RHONDA BUSS

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

ACTION: APPROVED

- f. [TR17-538](#). Live Tree Removal Permit to remove one (1) Palm tree, approximately 60 inches in circumference, located in the front yard of a commercial property on a 0.36-gross acre site in the A(PD) Planned Development Zoning District, located on the north side of The Alameda, approximately 60 feet westerly of Villa Avenue (1666 The Alameda) (Richard A. and Margo M. Gorini, Owners). Council District 6. 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

- g. [TR17-554](#). Live Tree Removal Permit to remove one (1) Redwood tree, approximately 106 inches in circumference, located in the front yard of a single-family residence on a 0.46-gross acre site in the R-1-8 Single-Family Residential Zoning District, located at 1318 Cherry Avenue (Justin Warner, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, JENNIFER PIOZET

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

ACTION: APPROVED

- h. [TR17-535](#). Live Tree Removal Permit to remove one (1) Carob tree, approximately 72 inches in circumference, located in the front yard of a single-family residence on a 0.17-gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of Trent Drive, approximately 50 feet westerly of Troy Park Place (4851 Trent Drive) (Raymond J and Mary A. Edwards Trustee, Owner). Council District 9. 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.

No Items

5. ADJOURNMENT

Meeting adjourned at 9:20 a.m.