

## PLANNING DIRECTORS HEARING

October 25, 2017

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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Meeting called to order at 9:00 a.m.

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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- a. **SF17-030.** Single Family House Permit to allow the demolition of an existing 900-square foot one-story single-family residence and construction of a 3,494-square foot two-story single-family residence with a 0.55 floor area ratio (FAR), in the R-1-8 Single-Family Residence Zoning District, located at 1428 Gerhardt Avenue (Alison Love, Owner). Council District 9. CEQA: Exempt per CEQA Guidelines 15303(a) for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, STEFANIE FARMER*

**STAFF RECOMMENDATION:** Defer to the November 15, 2017 Director's Hearing per staff request.

**ACTION: STAFF RECOMMENDATION APPROVED**

- b. The projects being considered are located at the northeast corner of Bassett Street and Terraine Street (199 Bassett Street) (Trenka LLC, Owner). Council District 3. CEQA: Addendum to the Brandenburg Mixed Use Project/North San Pedro Housing Sites Final Environmental Impact Report, Downtown Strategy 2000 Final Environmental Impact Report, Envision San José 2040 General Plan Final Environmental Impact Report, Envision San José 2040 General Plan Final Supplemental Program Environmental Impact Report, and Addenda thereto. The Addendum is available to view at the following link: [goo.gl/9EeUQZ](http://goo.gl/9EeUQZ).

*PROJECT MANAGER, SHAUNN MENDRIN*

**T17-026.** Vesting Tentative Map to create 304 residential and common condominium spaces and up to 10 commercial condominiums on a 0.77-gross acre site in the DC Downtown Primary Commercial Zoning District.

**SP17-023.** Special Use Permit and Site Development Permit to demolish an approximately 28,000-square foot structure and to construct an 18-story building with 302 multi-family residences and approximately 10,146 square feet of retail/lobby space.

**STAFF RECOMMENDATION:** Defer to the November 15, 2017 Director's Hearing per staff request.

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

**ACTION: STAFF RECOMMENDATION APPROVED**

**3. CONSENT CALENDAR**

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- a. [SP17-034](#). Special Use Permit to allow an amusement game arcade with late-night use in a new restaurant on a 0.42-gross acre site, in the DC Downtown Primary Commercial Zoning District, located at the south east corner of East Santa Clara Street and South 2nd Street (52 East Santa Clara Street) (10-66 ESCS Owner LLC, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.  
*PROJECT MANAGER, ROBERT RIVERA*  
**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above  
**ACTION: APPROVED**
- b. [PDA72-033-07](#). Live Tree Removal Permit to remove two Pine trees, approximately 61 and 68 inches in circumference, and one (1) Liquidambar, approximately 46 inches in circumference, located in the common area of a multi-family residential development on an approximately 14.81-gross acre site, in the R-1-5(PD) Planned Development Zoning District, located at 1719 Cherryhills Lane (Dry Creek Village HOA, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 10/11/17.*  
*PROJECT MANAGER, MICHELLE FLORES*  
**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.  
**ACTION: APPROVED**
- c. [HA86-129-01](#). Live Tree Removal Permit to remove thirteen (13) trees of various species, ranging from 35 inches to 75 inches in circumference, located in the landscaping area of a commercial property on a 2.19-gross acre site in the CP Commercial Pedestrian Zoning District, located at 1710 Berryessa Road (Anthony and Maria Canciamilla, Owners). Council District 4. CEQA: Exempt per CEQA Guidelines 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**
- d. [TR17-605](#). Live Tree Removal Permit to remove one (1) Redwood tree, approximately 117 inches in circumference, located in the rear yard of a single family house on a 0.13-gross acre site in the R-1-8 Residential Zoning District, located at the northeast corner of Hicks Avenue and Cherrydale Drive (1670 Hicks Avenue) (Sally Videan Trustee, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines 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**

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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**

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Meeting adjourned at 9:07 a.m.