

PLANNING DIRECTORS HEARING

November 15, 2017

Action Minutes

WELCOME

1. CALL TO ORDER

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

2. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **H15-014.** Site Development Permit to allow the construction of an approximately 31,744-square foot three-story retail and office building within the parking area of an existing shopping center on an approximately 3.39-gross acre site in the CN Commercial Neighborhood and CP Commercial Pedestrian Zoning Districts, located at the southwest corner of Story Road and South King Road (1664 Story Road) (DPJW Group II LP, Owner). Council District 7. CEQA: Tropicana Shopping Center Commercial Building Negative Declaration.

PROJECT MANAGER, JOHN TU

STAFF RECOMMENDATION: Defer to the December 13, 2017 Planning Director's Hearing per Staff request

ACTION: DROPPED FOR RENOTICING PER APPLICANT REQUEST

- b. The project site is an approximately 0.48-gross acre site in the R-M Multiple Residence Zoning District, located on the south side of Carlton Avenue, approximately 290 feet westerly of National Avenue (15980 Carlton Avenue) (Calero Lot #2 Partners G.P., Owner). Council District 9. CEQA: Exempt per CEQA Guidelines Section 15332 for Infill Development Projects.

PROJECT MANAGER, TRACY TAM

H16-046. Site Development Permit to demolish three single-family residences totaling approximately 2,380 square feet and two accessory buildings totaling approximately 1,110 square feet, construct six single-family residences totaling approximately 14,310 square feet, remove 6 ordinance-size trees and one non-ordinance size tree and to utilize uniform-sized parking spaces.

T17-032. Tentative Map to allow six residential condominiums on one lot.

STAFF RECOMMENDATION: Dropped to be renoticed as a Planned Development Rezoning, Planned Development Permit and Tentative Map (File Nos. PDC17-049, PD17-023 & PT17-050) to be heard at Planning Commission and City Council Hearings

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

- c. **SF17-030.** Single Family House Permit to allow the demolition of a 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. *Deferred from 10/25/17.*

PROJECT MANAGER, STEFANIE FARMER

STAFF RECOMMENDATION: Withdrawn per applicant request

ACTION: STAFF RECOMMENDATION APPROVED

- d. **TR17-597.** Live Tree Removal Permit to remove one (1) Pine tree, approximately 69 inches in circumference, located on the north side parking area of a commercial property on a 1.79-gross acre site in the CN Commercial Neighborhood Zoning District, located on the south side of Alum Rock Avenue, approximately 330 feet westerly of South White Road (3030 Alum Rock Avenue) (Family Health Foundation Alviso Inc, Owner). Council District 5. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 10/25/17.*

PROJECT MANAGER, JAMES MURPHY

STAFF RECOMMENDATION: Dropped to be renoticed per Staff request

ACTION: STAFF RECOMMENDATION APPROVED

3. CONSENT CALENDAR

- a. **H17-047.** Site Development Permit to allow the demolition of a 309-square foot detached garage and construction of a new 650-square foot detached garage on a 0.15-gross acre site in the R-2 Two Family Residence Zoning District located at 1059 Hamline Street (David and Marilyn Evans, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- b. **HA87-052-03.** Site Development Permit Amendment to allow façade renovations and modifications to landscape and hardscape in the common area of an existing office site on a 1.65-gross acre site, in the DC Downtown Primary Commercial Zoning District, located on the southwest corner of North Market Street and West Saint James Street (111 North Market Street) (111 North Market Street Investors LLC, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, ROBERT RIVERA

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

ACTION: APPROVED

- c. [HA94-013-04](#). Site Development Permit Amendment to allow site changes (no change in total area), to including landscape modifications (transplanting of one non-ordinance size Jacaranda tree, approximately 10.5 inches in circumference) and façade modifications to an existing shopping center (Eastridge Mall) on a 95.8-gross acre site, in the General Commercial CG, located at 2200 Eastridge Loop (GS Pacific ER, LLC, Owner). Council District: 8. CEQA: Exempt per CEQA Guidelines Section 15301(e) for Existing Facilities.
PROJECT MANAGER, JENNIFER PIOZET
- STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Approve a](#) Site Development Permit Amendment as described above
- ACTION: APPROVED**
- d. [PDA13-049-01](#). Planned Development Permit Amendment to amend exterior architectural elevations for a proposed seven-story hotel (previously approved per Planned Development Permit File No. PD13-049) on 2.9-gross acre site in the A(PD) Planned Development Zoning District at 1770 North First Street. (S.J. Sweetwater Holdings, LLC, Owner) Council District 3. CEQA: Determination of Consistency with the Bay 101 Casino and Mixed Use Project Environmental Impact Report (Resolution No. 77165) and Addenda thereto.
PROJECT MANAGER, RHONDA BUSS
- STAFF RECOMMENDATION:** Consider the Determination of Consistency with the Bay 101 Casino and Mixed Use Project Environmental Impact Report (Resolution No. 77165) and Addenda thereto in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above
- ACTION: APPROVED**
- e. [TR17-371](#). Live Tree Removal Permit to remove one (1) Cedar Deodar tree approximately 88 inches circumference, located in the rear yard of a single-family residence on a 0.31 gross acre site located in the R-1-8 Single-Family Residence Zoning District, located at the west side of Miller Avenue, approximately 80 feet southerly of Tucker Drive (1335 Miller Avenue)(Kuan Wei Wu, 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. [Approve a](#) Live Tree Removal Permit as described above
- ACTION: APPROVED**
- f. [TR17-620](#). Live Tree Removal Permit to remove one (1) tree of an unknown species, approximately 88 inches in circumference, located in the rear yard of a single-family residence, on an approximately 0.12 gross acre site, in the R-1-8 Single-Family Residence Zoning District at 1016 Ramona Avenue. Owners: Debra A. Perry. Council District: 6. 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**

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. 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.

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 two buildings totaling approximately 28,000 square feet and to construct an 18-story building with 302 multi-family residences and approximately 9,300 square feet of ground-floor commercial space, and 10 commercial condominiums.

STAFF RECOMMENDATION: Consider the 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 in accordance with CEQA. **Approve a** Vesting Tentative Map, Special Use Permit and Site Development Permit as described above.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:27 a.m.