

STAFF REVIEW AGENDA

04/02/2009
FINAL

Zoning

- 1 C09-013 Work Code: Director Initiated MANAGER: Lesley Xavier
APN: TECH: Helen Maddox ENGINEER: N/A
Historic Inventory: No Impervious Surface: Owner:
RDA area: No Planned Community: No
District: 7 Zone: Unincorporated GP: MHDR (12-25), MLDR (8.0), Near a Waterway (<300ft): No
Address: SNI area: No Historic Dist: NO
Gross acres: 38 Previous files:

Region bounded by Monterey Rd, both sides of Southside Dr, both sides of Garden Av, and Lewis Rd
Planning Director Initiated Rezoning from unincorporated county to multiple zoning districts for residential and commercial purposes on an approximately 38 gross acre area.

- 2 C09-014 Work Code: Director Initiated MANAGER: Lesley Xavier
APN: TECH: Helen Maddox ENGINEER: N/A
Historic Inventory: No Impervious Surface: Owner:
RDA area: No Planned Community: No
District: 7 Zone: Unincorporated GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: SNI area: No Historic Dist: NO
Gross acres: 72 Previous files:

Region bounded by prior annexations Franklin No. 13-C, 45, 46, 23, 53, 48, 49, 21, 7-A, 16, 11, 15,
Planning Director Initiated Conforming Rezoning from unincorporated county to R-1-8 for single-family residential purposes on an approximately 72 gross acre area.

Planned Development

- 3 PD09-010 Work Code: None MANAGER: Martina Davis
APN: **41221047** TECH: Roland White ENGINEER: Norman Mascarinas
Historic Inventory: No Impervious Surface: No Owner: MC LEOD RICHARD S
RDA area: No Planned Community: No
District: 9 Zone: A(PD) GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 679 ELDEN DR SNI area: No Historic Dist: NO
Gross acres: 0.80 Previous files: PT09-010 PDC06-082

north side of Elden Drive, approximately 500 feet easterly of South Bascom Avenue
Planned Development Permit to construct four single-family residences on a 0.80 gross acre site

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Planned Development

- 4 PDA78-022-02 Work Code: Multi-Family Lot MANAGER: Sylvia Do
APN: **26463005** TECH: Sanhita Mallick ENGINEER:
Historic Inventory: No Impervious Surface: Owner: Fruitdale Homeowners Association
RDA area: No Planned Community: No
District: 6 Zone: R-M(PD) GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 916 FRUITDALE PL SNI area: No Historic Dist: NO
Gross acres: 0 Previous files:
off north side of Fruitdale Ave
Tree Removal Permit request for removing 8 ordinance sized trees (2 Monterey Pines and 6 Canary Island Pines) from the common area of an existing multi-family residential property

Site Development

- 5 HA81-257-02 Work Code: Industrial Lot MANAGER: Lesley Xavier
APN: **10130004** TECH: Suparna Saha ENGINEER:
Historic Inventory: No Impervious Surface: Owner: 702/703 INVESTORS LLC
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: No Near a Waterway (<300ft): No
Address: 41 DAGGETT DR SNI area: No Historic Dist: NO
Gross acres: 20 Previous files: AD08-1229 SP08-031
northwest corner of Zanker Road and Daggett Drive
Tree Removal Permit to allow removal of 50 trees of various species and sizes from an Industrial Park development.
- 6 HA85-187-01 Work Code: Industrial Lot MANAGER: Sally Zarnowitz
APN: **10131015** TECH: Suparna Saha ENGINEER:
Historic Inventory: No Impervious Surface: Owner: SOUTH BAY DEVELOPMENT
RDA area: Rincon de los Esteros Planned Community: No
District: 4 Zone: IP GP: No Near a Waterway (<300ft): No
Address: 2560 JUNCTION AV SNI area: No Historic Dist: NO
Gross acres: 16 Previous files: AD08-1259
northeast corner of Junction Avenue and Trimble Road
Tree Removal Permit to allow removal of 43 trees of various species and circumferences from an Industrial Park development on a 16 gross acre site.

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Special Use Permit

7 SP09-015 Work Code: None MANAGER: John Davidson
APN: **23501010** TECH: Roland White ENGINEER: Maria Angeles
Historic Inventory: No Impervious Surface: No Owner: CALIFORNIA WATER SERVICE CO
RDA area: Rincon de los Esteros Planned Community: No
District: 3 Zone: CN GP: No Near a Waterway (<300ft): No
Address: 1720 N 1ST ST BLDG C SNI area: No Historic Dist: NO
Gross acres: 7.9 Previous files: GP08-03-01 H07-017 AP07-007 PRE06-263
east side of N. First Street, approximately 240 feet northerly of Archer Street
Special Use Permit for six temporary trailers on a 7.9 gross acre site

8 SP09-016 Work Code: None MANAGER: Martina Davis
APN: TECH: Roland White ENGINEER: N/A
Historic Inventory: No Impervious Surface: No Owner: Russell Mahzoon
RDA area: SNI Planned Community: No
District: 1 Zone: A(PD) GP: GC Near a Waterway (<300ft): No
Address: 9671 TRACT UNIT SNI area: No Historic Dist: NO
Gross acres: 0.27 Previous files:
southwest corner of Loma Verde Drive and Winchester Boulevard
Special Use Permit to divide 2 parcels into 5 lots for commercial uses on a 0.27 gross acre site

9 SP09-017 Work Code: None MANAGER: Sylvia Do
APN: **24103016** TECH: Helen Maddox ENGINEER: Vivian Tom
Historic Inventory: No Impervious Surface: Yes Owner: STICKLER MAUREEN TRUSTEE & ET AL
RDA area: No Planned Community: Berryessa
District: 4 Zone: LI GP: IP Near a Waterway (<300ft): No
Address: 1655 BERRYESSA RD SNI area: No Historic Dist: NO
Gross acres: 4.5 Previous files: SP08-013 PRE07-346 C07-014 SP07-003
north side of Berryessa Road, approximately 1,300 feet westerly of Lundy Avenue
Special Use Permit to legalize an outdoor vehicle storage and to allow lien sales on a 4.5 gross acre site

Tentative Map

10 AT09-009 Work Code: MANAGER: Martina Davis
APN: **23505012** TECH: Roland White ENGINEER: N/A
Historic Inventory: No Impervious Surface: Owner: 1ST AND ROSEMARY SENIOR HOUSING, L
RDA area: Rincon de los Esteros Planned Community: Rincon South
District: 3 Zone: A(PD) GP: TCR (25-65) Near a Waterway (<300ft): No
Address: 1290 N 1ST ST SNI area: No Historic Dist: NO
Gross acres: 1.3 Previous files: PD08-053 PDC07-101 PRE06-399
southeast corner of N. First Street and E. Rosemary Street
Lot Line Adjustment to combine three lots into one for residential uses on a 1.3 gross acre site

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Tree Removal

- 11 TR09-060 Work Code: SF Lot - on private lot MANAGER: Martina Davis
 APN: **43915044** TECH: Suparna Saha ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: REPETTI ANTONINO AND JACQUELINE R T
 RDA area: No Planned Community: No
 District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
 Address: 1039 LOVOI WY SNI area: No Historic Dist: NO
 Gross acres: 0.25 Previous files:
 1039 Lovoi Way
 Tree Removal to allow removal of an Oak tree 60 inches in circumference on a 0.25 gross acre site.
- 12 TR09-061 Work Code: SF Lot - on private lot MANAGER: Sylvia Do
 APN: **58302027** TECH: Darren McBain ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: TRAN NGA NGOC AND ANH THU
 RDA area: No Planned Community: No
 District: 10 Zone: R-1-5 GP: LDR (5.0) Near a Waterway (<300ft): No
 Address: 1136 CORVALLIS DR SNI area: No Historic Dist: NO
 Gross acres: 0.14 Previous files:
 1136 Corvallis Drive
 Tree Removal Permit to allow removal of two Monterey Pines measuring 68 and 86 inches in circumferences on a 0.13 gross acre site.
- 13 TR09-062 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner
 APN: **70443012** TECH: Darren McBain ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: DIMAS DANA P AND DEBRA R
 RDA area: No Planned Community: No
 District: 2 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
 Address: 168 BURNING TREE DR SNI area: No Historic Dist: NO
 Gross acres: 0.14 Previous files:
 168 Burning Tree Drive
 Tree Removal Permit to allow removal of a multi-trunk Ash tree, approximately 106 inches in circumference, on 0.14 gross acre site.
- 14 TR09-063 Work Code: Commercial Lot MANAGER: Suparna Saha
 APN: **26106037** TECH: Suparna Saha ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: Boccardo Management Group, LLC Jillian Mor
 RDA area: No Planned Community: No
 District: 6 Zone: A(PD) GP: O Near a Waterway (<300ft): No
 Address: 1520 THE ALAMEDA SNI area: No Historic Dist: NO
 Gross acres: 10 Previous files: TR08-145 TR07-332 AD07-401
 1520 THE ALAMEDA
 Dead Tree Removal Permit to allow the removal of one (1) dead Monterey Pine tree, 66, one (1) Japanese Maple 56 inches and one Eucalyptus tree 86 inches in circumference from the common area of an existing office building as shown on the approved Tree Removal Permit plans and photographs only.

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Tree Removal

15 TR09-064 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner
APN: **38108080** TECH: Darren McBain ENGINEER:
Historic Inventory: No Impervious Surface: Owner: CHEN YI QI AND XU JIAN MIN ET AL
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 4541 ELMHURST DR SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
4541 Elmhurst Drive
Tree Removal Permit to allow removal of one Sycamore tree 76 inches in circumference

16 TR09-065 Work Code: SF Lot - on private lot MANAGER: Martina Davis
APN: **46407042** TECH: Darren McBain ENGINEER:
Historic Inventory: No Impervious Surface: Owner: CHEN WEN JU
RDA area: No Planned Community: No
District: 10 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 327 AVENIDA NOGALES SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
327 Avenida Nogales
Tree Removal Permit to allow removal of one multi-trunk Blue Gum tree, 96 inches in circumference

17 TR09-066 Work Code: SF Lot - on private lot MANAGER: Darren McBain
APN: **25438038** TECH: Darren McBain ENGINEER:
Historic Inventory: No Impervious Surface: Owner: ABERIN JHUN AND MADRID IMELDA
RDA area: No Planned Community: No
District: 4 Zone: R-1-5(PD) GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1924 COMMODORE DR SNI area: No Historic Dist: NO
Gross acres: 0.15 Previous files:
1924 COMMODORE DR
Tree Removal permit to allow removal of one DEAD Monterey Pine tree 84 inches in circumference

18 TR09-067 Work Code: SF Lot - on private lot MANAGER: Avril Baty
APN: **42930017** TECH: Meera Nagaraj ENGINEER:
Historic Inventory: No Impervious Surface: Owner: RITCHIE MARY J TRUSTEE
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1460 NEWPORT AV SNI area: No Historic Dist: NO
Gross acres: 0.62 Previous files: TR06-101
1460 Newport Avenue
To remove three (2) Sycamore and one (1) Black Walnut trees of size, ranging from 78" to 97" in circumference located at the rear yard of an existing single family residence.

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Sidewalk Cafe

19 SC09-006 Work Code: Other MANAGER: Sally Zarnowitz
APN: **26429057** TECH: Helen Maddox ENGINEER: N/A
Historic Inventory: Yes Impervious Surface: Owner: PACIFIC PROPERTIES III ET AL JIM FOX
RDA area: Planned Community: No
District: 3 Zone: DC GP: CORE Near a Waterway (<300ft):No
Address: 315 S 1ST ST SNI area: No Historic Dist: NO
Gross acres: 0.28 Previous files: AD08-701 ABCL07-064 CP07-097 SC07-015 MA07-015
southwest corner of S. 1st. Street and E. San Carlos Street
Sidewalk Cafe Permit to allow outdoor seating for the consumption of food and alcoholic drinks in the public right-of-way along South 1st Street

General Plan Amendments

20 GP09-07-01 Work Code: Other MANAGER: Martina Davis
APN: **45509051** TECH: Helen Maddox ENGINEER: Norman Mascarinas
Historic Inventory: No Impervious Surface: Owner: MTA HILLSDALE LP ROBERT BETTENCOUF
RDA area: No Planned Community: Communications Hill
District: 7 Zone: Unincorporated GP: MFR(20-40), IP, MFR(24+), Near a Waterway (<300ft):No
Address: 300 GOBLE LN SNI area: No Historic Dist: NO
Gross acres: 900 Previous files:
southeast corner of Curtner Avenue and Canoas Garden Avenue
General Plan Amendment request on Communications Hill Planned Community to change the Land Use/Transportation Diagram designation to allow for consistency with the development proposal, concurrently being reviewed as Planning Rezoning File # PDC08-049, on an approximately 900 acre site

General Plan text Amendments

21 GPT09-07-01 Work Code: Other MANAGER: Martina Davis
APN: **45509051** TECH: Helen Maddox ENGINEER: N/A
Historic Inventory: No Impervious Surface: Owner: MTA HILLSDALE LP ROBERT BETTENCOUF
RDA area: No Planned Community: Communications Hill
District: 7 Zone: Unincorporated GP: MFR(20-40), IP, MFR(24+), Near a Waterway (<300ft):No
Address: 300 GOBLE LN SNI area: No Historic Dist: NO
Gross acres: 90 Previous files: GP09-07-01
southeast corner of Curtner Avenue and Canoas Garden Avenue
Communications Hill Specific Plan Text Amendment to modify current City standards and requirements affecting the previously approved zoning and permits.