

**STAFF REVIEW AGENDA**

04/23/2009  
FINAL

*Planned Development*

1 PD09-014 Work Code: None MANAGER: Justina Chang  
APN: **25904006** TECH: Justina Chang ENGINEER: N/A  
Historic Inventory: No Impervious Surface: No Owner: Contractor2 Lau  
RDA area: No Planned Community: No  
District: 3 Zone: R-1-8 GP: No Near a Waterway (<300ft): No  
Address: 801 N 1ST ST SNI area: No Historic Dist: NO  
Gross acres: 1 Previous files: C08-019

This is a bogus property record created for testing only! p.LegalDesc

2 PDA02-082-01 Work Code: None MANAGER: Sylvia Do  
APN: **47211079** TECH: Helen Maddox ENGINEER: N/A  
Historic Inventory: No Impervious Surface: No Owner: CENTER FOR TRAINING & CAREERS INC  
RDA area: Olinder Planned Community: No  
District: 7 Zone: A(PD) GP: IP Near a Waterway (<300ft): No  
Address: 749 STORY RD SNI area: No Historic Dist: NO  
Gross acres: 1.6 Previous files: PRE09-016 PP08-236

northeast corner of Remillard Court and Story Road

Planned Development Permit Amendment to allow a reduced parking requirement to serve the proposed uses, including a social service (day workers), vocational school, and culture center at an existing office building on a 1.6 gross acre site. No new construction.

3 PDA88-068-04 Work Code: PD for Off-Sale of Alcohol MANAGER: Edward Schreiner  
APN: **48445116** TECH: Helen Maddox ENGINEER: N/A  
Historic Inventory: No Impervious Surface: No Owner: DONS INVESTMENT & DEVEL INC  
RDA area: SNI Planned Community: No  
District: 5 Zone: A(PD) GP: NCC Near a Waterway (<300ft): No  
Address: 459 S CAPITOL AV SNI area: East Valley/680 Communities Historic Dist: NO  
Gross acres: 1.72 Previous files: ABCL08-064 AD08-516 DMV07-030

northwest corner of Capitol Avenue and Capitol Expressway (459 S Capitol Avenue #13)

Planned Development Permit Amendment to allow off-sale of alcoholic beverages at an existing retail store on a 1.72 gross acre site. No new construction.

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*Site Development*

- 4      HA83-042-01                      Work Code: None                      MANAGER: Avril Baty  
APN: **24423049**                      TECH: Helen Maddox                      ENGINEER: Norman Mascarinas  
Historic Inventory: No      Impervious Surface: No                      Owner: STEPHENS & STEPHENS (PLUMERIA) LLC  
RDA area: No                      Planned Community: No  
District: 4      Zone: IP                      GP: IP                      Near a Waterway (<300ft): No  
Address: 2135 RINGWOOD AV                      SNI area: No                      Historic Dist: NO  
Gross acres: 4.59      Previous files:

west side of Ringwood Avenue, westerly terminus of Concourse Drive

Site Development Permit Amendment to install a 3,000 gallon nitrogen tank within an existing enclosure at the rear of an existing industrial/manufacturing building on a 4.6 gross acre site

*Special Use Permit*

- 5      SP09-020                      Work Code: None                      MANAGER: Edward Schreiner  
APN: **24926018**                      TECH: Helen Maddox                      ENGINEER: N/A  
Historic Inventory: No      Impervious Surface: No                      Owner: COSTANZO FRANCESCA TRUSTEE  
RDA area: No                      Planned Community: No  
District: 3      Zone: CP                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
Address: 500 N 17TH ST                      SNI area: No                      Historic Dist: NO  
Gross acres: 1.0      Previous files: **LNC09-008**

500 North 17th Street

Special Use Permit to reinstate the legal non-conforming status of the off-sale of alcoholic beverages at an existing grocery store on a 0.13 gross acre site

- 6      SP09-021                      Work Code: None                      MANAGER: Avril Baty  
APN: **59527001**                      TECH: Roland White                      ENGINEER: N/A  
Historic Inventory: No      Impervious Surface: No                      Owner: Bich-Ha Nguyen  
RDA area: No                      Planned Community: No  
District: 4      Zone: R-1-5                      GP: RR (0.2)                      Near a Waterway (<300ft): No  
Address: 3823 PERIE LN                      SNI area: No                      Historic Dist: NO  
Gross acres: 0.4      Previous files:

northwest corner of Perie Lane and Suncrest Avenue

Special Use Permit application to legalize a retaining wall and deck extension previously built without benefit of permits on a 0.30 gross acre site.

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*Tree Removal*

7      TR09-076                      Work Code: SF Lot - on private lot                      MANAGER: Jeff Roche  
          APN: **48110082**                      TECH: Jeff Roche                      ENGINEER:  
          Historic Inventory: No                      Impervious Surface:                      Owner: NGUYEN THAO N AND DINH DUC M  
          RDA area: SNI                      Planned Community: No  
          District: 5      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
          Address: 125 MAGELLAN AV                      SNI area: Gateway East                      Historic Dist: NO  
          Gross acres: 0.12      Previous files:

Dead Tree Removal Permit to allow the removal of one, 60-inch in circumference Pine tree from the rear yard of an existing single-family detached residential lot only.

8      TR09-077                      Work Code: SF Lot - on private lot                      MANAGER: Lesley Xavier  
          APN: **44701033**                      TECH: Darren McBain                      ENGINEER:  
          Historic Inventory: No                      Impervious Surface:                      Owner: CURRY FRANCES TRUSTEE  
          RDA area: No                      Planned Community: No  
          District: 9      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
          Address: 1505 HILLSDALE AV                      SNI area: No                      Historic Dist: NO  
          Gross acres: 0.2      Previous files:

North side of Hillsdale Avenue 120 feet westerly of Jarvis Avenue  
 Tree Removal Permit to allow removal of one Pepper tree 62 inches in circumference

9      TR09-078                      Work Code: SF Lot - on private lot                      MANAGER: Martina Davis  
          APN: **42918004**                      TECH: Sanhita Mallick                      ENGINEER:  
          Historic Inventory: No                      Impervious Surface:                      Owner: HAMILTON THOMAS D AND CAROLYN E  
          RDA area: No                      Planned Community: No  
          District: 6      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
          Address: 1031 MICHIGAN AV                      SNI area: No                      Historic Dist: NO  
          Gross acres: 0.15      Previous files:

North side of Michigan Avenue 190 feet westerly of Settle Avenue  
 Tree Removal Permit Request for removing one Multi-trunked Palm Tree, 65 inches in circumference, from the front yard of an existing single family residence

10     TR09-079                      Work Code: SF Lot - on private lot                      MANAGER:  
          APN: **45119032**                      TECH: Suparna Saha                      ENGINEER:  
          Historic Inventory: No                      Impervious Surface:                      Owner: DUERKSEN E. WILLIAM AND CHARLOTTE T  
          RDA area: No                      Planned Community: No  
          District: 9      Zone: R-1-8                      GP: MLDR (8.0)                      Near a Waterway (<300ft): No  
          Address: 3770 MARKS AV                      SNI area: No                      Historic Dist: NO  
          Gross acres: 0.14      Previous files:

Tree Removal Permit to allow the removal of a dead Pine tree approximately 71 inches in circumference from the front yard of a single-family residence.

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*Tree Removal*

- 11      TR09-080                      Work Code: SF Lot - on private lot                      MANAGER: Sally Zarnowitz  
            APN: **58633034**                      TECH:      Sanhita Mallick                      ENGINEER:  
            Historic Inventory: No      Impervious Surface:                      Owner: SHEPLEY DONALD C AND JOAN H TRUSTE  
            RDA area: No                      Planned Community: No  
            District: 4      Zone: R-1-8(PD)                      GP:      MLDR (8.0)                      Near a Waterway (<300ft): No  
            Address: 3355 CAVENDISH DR                      SNI area: No                      Historic Dist: NO  
            Gross acres: 0.15      Previous files:
- North side of Cavendish Drive 360 feet easterly of Grosvenor Drive  
Tree Removal Permit request for removing one live Blue Atlas Cedar tree, 65 inches in circumference from the front yard of a single-family detached residence
- 12      TR09-081                      Work Code: Commercial Lot                      MANAGER: Sylvia Do  
            APN: **66034049**                      TECH:      Meera Nagaraj                      ENGINEER:  
            Historic Inventory: No      Impervious Surface:                      Owner: PRAKASH SURINDER AND SUNITA  
            RDA area: No                      Planned Community: No  
            District: 8      Zone: A                      GP:      LDR (5.0)                      Near a Waterway (<300ft): No  
            Address: 3122 FOWLER RD                      SNI area: No                      Historic Dist: NO  
            Gross acres: 0.41      Previous files: **AD07-037**
- Southwest corner of Fowler Road and Middle Park Drive  
To remove two (2) Pine trees, 65-inch and 66-inch in circumference located on a day care center site
- 13      TR09-082                      Work Code: SF Lot - on private lot                      MANAGER: Jeff Roche  
            APN: **30720033**                      TECH:      Jeff Roche                      ENGINEER:  
            Historic Inventory: No      Impervious Surface:                      Owner: CLEMENS DANIEL AND KATHLEEN A  
            RDA area: No                      Planned Community: No  
            District: 1      Zone: R-1-8                      GP:      MLDR (8.0)                      Near a Waterway (<300ft): No  
            Address: 4263 MCKINNON DR                      SNI area: No                      Historic Dist: NO  
            Gross acres: 0.20      Previous files:
- Dead Tree Removal Permit to allow the removal of one, approximately 119-inches in circumference Camphor tree from the front yard of an existing single-family detached residential lot as shown on the approved plans only.

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*Tree Removal*

- 14 TR09-083 Work Code: SF Lot - on private lot MANAGER: Avril Baty  
APN: **26115040** TECH: Jeff Roche ENGINEER:  
Historic Inventory: No Impervious Surface: Owner: GRIFFIN GLENN R AND SALLY S  
RDA area: No Planned Community: No  
District: 6 Zone: R-M GP: MHDR (12-25) Near a Waterway (<300ft): No  
Address: 1802 PARK AV SNI area: No Historic Dist: NO  
Gross acres: 0.13 Previous files: V06-007

North Corner of Park Avenue and Emory Street

Live Tree Removal Permit to allow the removal of one Eucalyptus tree (approximately 80-inches in circumference) from the front yard of an existing single-family detached residential lot.

- 15 TR09-084 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner  
APN: **40304027** TECH: Darren McBain ENGINEER:  
Historic Inventory: No Impervious Surface: Owner: FINK RANDALL R  
RDA area: No Planned Community: No  
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No  
Address: 4451 NORWICH WY SNI area: No Historic Dist: NO  
Gross acres: 0.15 Previous files:

North side of Norwich Way 270 feet westerly of Weston Drive

Tree Removal Permit to allow removal of one Pine tree 122 inches in circumference

- 16 TR09-085 Work Code: SF Lot - on private lot MANAGER: Lesley Xavier  
APN: **24929014** TECH: Maggie Suson-Nale ENGINEER:  
Historic Inventory: No Impervious Surface: Owner: HEISER ROBERT L AND RONDA M  
RDA area: SNI Planned Community: No  
District: 3 Zone: R-2 GP: MLDR (8.0) Near a Waterway (<300ft): No  
Address: 676 N 16TH ST SNI area: 13th Street Historic Dist: NO  
Gross acres: .13 Previous files:

East side of North 16th Street 220 feet southerly of East Taylor Street

removal of one (1) Oak Tree that have grown between the fence and garage. Causing damage to the garage floor, the fence has been replaced once before and huge possibility of falling over, destroying the garage.

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**Conditional Use**

17 CP09-018 Work Code: CP Generic MANAGER: Sylvia Do  
APN: **24450023** TECH: Helen Maddox ENGINEER: Norman Mascarinas  
Historic Inventory: No Impervious Surface: No Owner: WILLOW GLEN INVS LLC SON NGUYEN  
RDA area: No Planned Community: No  
District: 4 Zone: IP GP: IP Near a Waterway (<300ft): No  
Address: 2050 CONCOURSE DR UNIT 78 SNI area: No Historic Dist: NO  
Gross acres: 0.1 Previous files:  
east side of Lundy Avenue 350 feet southerly of Concourse Drive  
Conditional Use Permit to allow medical office uses in an existing industrial condominium on a 3.26 gross acre site

18 CP09-019 Work Code: CP for Off-Sale of Alcohol MANAGER: Edward Schreiner  
APN: **48106030** TECH: Helen Maddox ENGINEER: N/A  
Historic Inventory: No Impervious Surface: No Owner: DALTON BILL L AND SHIRLEY A TRUSTEE ;  
RDA area: Alum Rock Planned Community: No  
District: 5 Zone: CG GP: GC Near a Waterway (<300ft): No  
Address: 2247 ALUM ROCK AV SNI area: No Historic Dist: NO  
Gross acres: 0 Previous files: ABC09-001 ABCL08-073 GP08-05-01A DMV08-030  
north side of Alum Rock Avenue, approximately 500 feet westerly of Jackson Avenue (2247 Alum Rock Av)  
Conditional Use Permit to allow off-sale of alcoholic beverages at an existing convenience store on 1.01 gross acre site. No new construction.

**ABC Exception**

19 ABC09-001 Work Code: CP for Off-Sale of Alcohol MANAGER: Edward Schreiner  
APN: **48106030** TECH: Helen Maddox ENGINEER: N/A  
Historic Inventory: No Impervious Surface: Owner: DALTON BILL L AND SHIRLEY A TRUSTEE ;  
RDA area: Alum Rock Planned Community: No  
District: 5 Zone: CG GP: GC Near a Waterway (<300ft): No  
Address: 2247 ALUM ROCK AV SNI area: No Historic Dist: NO  
Gross acres: 0 Previous files: CP09-019 ABCL08-073 GP08-05-01A DMV08-030  
north side of Alum Rock Avenue, approximately 500 feet westerly of Jackson Avenue  
Request for Determination of Public Convenience or Necessity to allow off-sale of alcoholic beverages at an existing convenience store on 1.01 gross acre site



**STAFF REVIEW AGENDA**

4/5/2009 to 4/11/2009

**Parcel Maps**

1      **3-02560**                      Sub Code: With Tentative Map                      PW Engineer: Vivian Tom  
APN: **47211076**                      Work Proposed: Non-Residential                      PL Manager: Martina Davis  
District: 7                      Gross acres: 19.59                      Owner: TWN INVESTMENT GROUP LLC  
Address: TRACT  
Previous files: **AD08-572**  
NORTH SIDE OF STORY ROAD APPROXIMATELY 720 FEET SOUTHWESTERLY OF MCLAUG  
PARCEL MAP FOR VIETNAM TOWN

2      **3-18364**                      Sub Code: Without Tentative Map                      PW Engineer: Vivian Tom  
APN: **28418009**                      Work Proposed: Non-Residential                      PL Manager: Sylvia Do  
District: 6                      Gross acres: 0.66                      Owner:  
Address: 1723 HAMILTON AV  
Previous files: **AD09-245      SP08-052      PRE08-069      C08-021**  
North side of Hamilton Avenue 820 feet westerly of Meridian Avenue  
PER SP 08-052