

STAFF REVIEW AGENDA

09/17/2009
FINAL

Zoning

1 PDC09-028 Work Code: Privately Initiated MANAGER: Lesley Xavier
 APN: **65211010** TECH: Warren Winkler ENGINEER: Norman Mascarinas
 Historic Inventory: No Impervious Surface: Yes Owner: Ruby Estates, LLC. Mahmood Ghori
 RDA area: No Planned Community: No
 District: 8 Zone: A(PD) GP: VLDR (2.0) Near a Waterway (<300ft): No
 Address: 2494 RUBY AV SNI area: No Historic Dist: NO
 Gross acres: 2.51 Previous files: GP09-08-03 PRE09-024
 northeast corner of Ruby Avenue and Murillo Avenue
 Planned Development Rezoning from the A(PD) (Public/Quasi-Public) zoning district to the A(PD) (Residential) zoning district for the construction of 10 single-family detached residences on a 2.51 gross acre site. General Plan Amendment pending.

Planned Development

2 PD09-028 Work Code: None MANAGER: Edward Schreiner
 APN: **43908076** TECH: Ben Corrales ENGINEER: Norman Mascarinas
 Historic Inventory: No Impervious Surface: Yes Owner: RADIO HOMES LLC
 RDA area: No Planned Community: No
 District: 6 Zone: A(PD) GP: MHDR (12-25) Near a Waterway (<300ft): No
 Address: 2104 RADIO AV SNI area: No Historic Dist: NO
 Gross acres: 0.71 Previous files: PDC09-025
 east side of Radio Avenue, approximately 1000 feet north of Curtner Avenue
 Planned Development Permit to allow changes to the setback and open space development standards affecting the project currently under construction (one single-family detached unit and thirteen single-family attached units), which was previously approved under Planned Development Rezoning file ref

3 PDA70-018-01 Work Code: SF Lot - in common area MANAGER: Edward Schreiner
 APN: **24532004** TECH: Jeff Roche ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: LIU JIN JI AND HUANG JIN HE
 RDA area: No Planned Community: No
 District: 4 Zone: A(PD) GP: MDR (8-16) Near a Waterway (<300ft): No
 Address: 1257 PECAN CT SNI area: No Historic Dist: NO
 Gross acres: 3.74 Previous files:
 Northeast side of Vinci Park Way 50 feet southeasterly of Hikido Drive
 Live Tree Removal Permit to allow the removal of one Pine tree, approximately 63-inches in circumference from the common area of an attached residential project.

4 PDA78-017-02 Work Code: SF Lot - in common area MANAGER: Sylvia Do
 APN: **67324001** TECH: Warren Winkler ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: ALFONSO FACUNDO
 RDA area: No Planned Community: No
 District: 8 Zone: R-M(PD) GP: MDR (8-16) Near a Waterway (<300ft): No
 Address: 2945 MURMAN CT SNI area: No Historic Dist: NO
 Gross acres: 10 Previous files: PDA78-017-01
 East side of Aborn Court 650 feet northerly of Aborn Road
 Planned Development Permit Amendment to remove three pine trees measuring 65, 90, and 126 inches in circumference located in the common area of a single-family attached residential development

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Planned Development

5 PDA82-021-01 Work Code: Multi-Family Lot MANAGER: Sally Zarnowitz
 APN: **30330041** TECH: Rebekah Ross ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: HOUSING AUTH OF SCC
 RDA area: No Planned Community: No
 District: 1 Zone: A(PD) GP: HDR (25-50) Near a Waterway (<300ft): No
 Address: 3555 JUDRO WY SNI area: No Historic Dist: NO
 Gross acres: 2.39 Previous files: **RSL09-006**

North side of Judro Way 340 feet westerly of S. Cypress Avenue
 Live Tree Removal Permit requesting to remove 11 ordinance size trees from the common area of an existing multi-family apartment complex on a 2.39 gross acre site

6 PDA82-032-02 Work Code: Multi-Family Lot MANAGER: Lesley Xavier
 APN: **26104040** TECH: Rebekah Ross ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: HOUSING AUTHORITY OF THE CO OF SAN
 RDA area: No Planned Community: No
 District: 6 Zone: A(PD) GP: HDR (25-50) Near a Waterway (<300ft): No
 Address: 893 LENZEN AV SNI area: No Historic Dist: NO
 Gross acres: 1.82 Previous files: **RSL09-007 PDA82-032-01**

Northwest side of Lenzen Avenue 720 feet northeasterly of The Alameda
 Live tree removal permit requesting to remove seven ordinance size trees from the common area located on an existing multi-family residence property on a 1.82 gross acre site

7 PDA83-059-01 Work Code: Industrial Lot MANAGER: Sally Zarnowitz
 APN: **28423040** TECH: Michael Mena ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: EBAY REALTY TRT
 RDA area: No Planned Community: No
 District: 6 Zone: A(PD) GP: IP Near a Waterway (<300ft): No
 Address: 2105 E HAMILTON AV SNI area: No Historic Dist: NO
 Gross acres: 12 Previous files: **AD07-650**

Northeast corner of E. Hamilton Avenue and Greylands Drive
 Application for a live tree measuring approx. 124 inches in circumference.

Tentative Map

8 AT09-032 Work Code: MANAGER: Sally Zarnowitz
 APN: **24935069** TECH: Ben Corrales ENGINEER: N/A
 Historic Inventory: No Impervious Surface: Owner: WARMINGTON JACKSON TAYLOR ASSOC.,
 RDA area: SNI Planned Community: Jackson-Taylor
 District: 3 Zone: A(PD) GP: MHDR (12-25) Near a Waterway (<300ft): No
 Address: 604 N 9TH ST SNI area: 13th Street Historic Dist: NO
 Gross acres: 0.25 Previous files:

N/E CORNER OF NORTH 9TH STREET AND JACKSON STREET
 Lot Line Adjustment to reconfigure four parcels on a 0.25 combined gross acre site.

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Tree Removal

9 TR09-208 Work Code: Two-Family Lot MANAGER:
APN: **30746004** TECH: Suparna Saha ENGINEER:
Historic Inventory: No Impervious Surface: Owner: BEST DEBORAH A TRUSTEE
RDA area: No Planned Community: No
District: 1 Zone: R-2 GP: MDR (8-16) Near a Waterway (<300ft): No
Address: 1722 SAN TOMAS AQUINO RD SNI area: No Historic Dist: NO
Gross acres: 0.14 Previous files:

Dead Tree removal Permit to allow removal of one Mulberry tree 65 inches in circumference on a 0.14 gross acre site.

10 TR09-209 Work Code: SF Lot - on private lot MANAGER: Avril Baty
APN: **37823009** TECH: Jerry Yoshida ENGINEER:
Historic Inventory: No Impervious Surface: Owner: MEDINA RAUL B AND MONICA L TRUSTEE
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 5634 W WALBROOK DR SNI area: No Historic Dist: NO
Gross acres: .23 Previous files:

South side of W. Walbrook Drive 180 feet easterly of Brookglen Drive
REMOVAL OF A 62 INCH DIAMETER OAK TREE AT THE REAR OF THE PROPERTY.

11 TR09-210 Work Code: SF Lot - on private lot MANAGER: Edward Schreiner
APN: **24541048** TECH: Jerry Yoshida ENGINEER:
Historic Inventory: No Impervious Surface: Owner: UESATO WARREN M AND CYNTHIA
RDA area: No Planned Community: No
District: 4 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1768 APRILSONG CT SNI area: No Historic Dist: NO
Gross acres: .2 Previous files:

Northeastern terminus of Aprilsong Court
PROPOSED REMOVAL OF A 127 IN DIAM MONTEREY PINE TREE IN THE REAR YARD OF A RESIDENCE. THE TREE HAS SPLIT AND BRACH HAS FALLEN.. TREE IS LEANING TO HOUSE.

12 TR09-211 Work Code: SF Lot - on private lot MANAGER: Lesley Xavier
APN: **40411060** TECH: Rebekah Ross ENGINEER:
Historic Inventory: No Impervious Surface: Owner: MARSLAND DAVID E AND SUSAN M
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 3953 ACAPULCO DR SNI area: No Historic Dist: NO
Gross acres: 0.14 Previous files:

north side of Acapulco Drive 290 feet westerly of Middletown Drive
Live Tree Removal Permit requesting to remove one Lombardy Poplar tree, approximately 90 inches in circumference, from the rear yard of an existing single-family detached residence on a 0.16 gross acre site

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Tree Removal

13 TR09-212 Work Code: SF Lot - on private lot MANAGER: Sylvia Do
APN: **24963003** TECH: Jerry Yoshida ENGINEER:
Historic Inventory: No Impervious Surface: Owner: MASUNAGA LESLIE J
RDA area: SNI Planned Community: No
District: 3 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):
Address: 414 TERRACE DR SNI area: 13th Street Historic Dist: NO
Gross acres: .19 Previous files:
East side of Terrace Drive 140 feet northerly of Washington Street
Tree Removal Permit to remove one Podocarpus tree measuring 57 inches in circumference located in the rear yard of a single-family residence on a 0.19 gross acre site

14 TR09-213 Work Code: SF Lot - on private lot MANAGER: Avril Baty
APN: **37720049** TECH: Jeff Roche ENGINEER:
Historic Inventory: No Impervious Surface: Owner: JENSEN JAMES E AND CYNTHIA A TRUSTE
RDA area: No Planned Community: No
District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 1200 LOCKHAVEN WY SNI area: No Historic Dist: NO
Gross acres: 0.13 Previous files:
East side of Lockhaven Way 170 feet southerly of Countess Drive
Live Tree Removal Permit to allow the removal of one Blue Spruce tree, approximately 65-inches in circumference from the front yard of an existing single-family detached residential lot.

Conditional Use

15 CP09-043 Work Code: CP Generic MANAGER: Sally Zarnowitz
APN: **46711035** TECH: Ben Corrales ENGINEER: N/A
Historic Inventory: No Impervious Surface: No Owner: DIRONISIO AMOR
RDA area: Planned Community: No
District: 3 Zone: CN GP: GC Near a Waterway (<300ft): No
Address: 32 N 21ST ST SNI area: Five Wounds/Brookwood Terra Historic Dist: NO
Gross acres: 0.33 Previous files: **C08-063**
east side of North 21st Street, approximately 350 feet north of East Santa Clara Street
Conditional Use Permit to legalize an existing Residential Care Facility in the CN - Commercial Zoning District on a 0.33 gross acre site

Certificate of Compliance

16 CT09-002 Work Code: Non CP MANAGER: Edward Schreiner
APN: **42940058** TECH: Ben Corrales ENGINEER: N/A
Historic Inventory: No Impervious Surface: Owner: NAKASHIMA S STEPHEN TRUSTEE
RDA area: No Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 0 CHERRY GLEN WY SNI area: No Historic Dist: NO
Gross acres: 1.055 Previous files:
west side of Cherry Glen Way, approximately 500 feet north of Hamilton Way
Certificate of Compliance to certify the legality of three parcels (429-40-058; 429-40-059; 429-40-060) on a 1.055 gross acre site

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Historic Landmark

17 HL09-187 Work Code: Non CP MANAGER: Lori Moniz
 APN: **47225073** TECH: Ben Corrales ENGINEER: N/A
 Historic Inventory: Yes Impervious Surface: No Owner: DUDEK DAVID AND NAIOMI B ET AL
 RDA area: SNI Planned Community: No
 District: 3 Zone: R-M GP: MDR (8-16) Near a Waterway (<300ft):No
 Address: 655 S 6TH ST SNI area: University Historic Dist:
 Gross acres: 0.13 Previous files: MA09-008
 west side of South 6th Street, approximately 250 north of Margaret Way
 Historical Landmark Nomination to designate the "Second Presbyterian Church Manse" as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

Historic Property Contract

18 MA09-008 Work Code: Non CP MANAGER: Lori Moniz
 APN: **47225073** TECH: Ben Corrales ENGINEER: N/A
 Historic Inventory: Yes Impervious Surface: No Owner: DUDEK DAVID AND NAIOMI B ET AL
 RDA area: SNI Planned Community: No
 District: 3 Zone: R-M GP: MDR (8-16) Near a Waterway (<300ft):No
 Address: 655 S 6TH ST SNI area: University Historic Dist:
 Gross acres: 0.13 Previous files: HL09-187
 West side of S 6th Street 250 feet northerly of Margaret Way
 Historic Property Contract for the former "Second Presbyterian Church Manse" on a 0.13 gross acre lot (Historic Landmark nomination pending)

Administrative

19 AP09-011 Work Code: Non CP MANAGER: Edward Schreiner
 APN: **23504005** TECH: Warren Winkler ENGINEER: N/A
 Historic Inventory: No Impervious Surface: Owner: 1ST COMMUNITY HOUSING INC
 RDA area: Rincon de los Esteros Planned Community: Rincon South
 District: 3 Zone: A(PD) GP: CIC, LI Near a Waterway (<300ft):No
 Address: 1460 N 4TH ST SNI area: No Historic Dist: NO
 Gross acres: 0.75 Previous files:
 East side of N 4th Street 470 feet northerly of E gish Road
 Administrative Permit for an emergency standby generator for a multi-family affordable residential development on a 0.75 gross acre site in the A(PD) residential zoning district

20 AP09-012 Work Code: Other MANAGER: Avril Baty
 APN: **48134001** TECH: Warren Winkler ENGINEER: N/A
 Historic Inventory: No Impervious Surface: Owner: Precision Tune Auto Care Sucha Raj
 RDA area: Planned Community: No
 District: 5 Zone: A(PD) GP: GC Near a Waterway (<300ft):No
 Address: 2295 STORY RD SNI area: East Valley/680 Communities Historic Dist: NO
 Gross acres: 0.27 Previous files:
 West corner of S. Jackson Avenue and Story Road
 Administrative Permit for the operation of an outdoor vending truck at an existing auto repair shop on a 0.25 gross acre site in the A(PD) (commercial) zoning district



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Single Family development

21 SF09-018 Work Code: Other MANAGER: Rebekah Ross
APN: **26452063** TECH: Rebekah Ross ENGINEER:
Historic Inventory: Yes Impervious Surface: No Owner: SCHOENWETTER DAVID E AND ELIZABETH
RDA area: Planned Community: No
District: 6 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):
Address: 854 RIVERSIDE DR SNI area: No Historic Dist: YES
Gross acres: 0.14 Previous files:

east side of Riverside Drive, approximately 450 feet southwest of Plaza Drive

Administrative Single Family House Permit, Type I - Historic Category to allow interior and exterior alterations to an existing single-family detached residence listed as an Identified Structure in the Historic Palm Haven City Conservation Area. Exterior alterations includes removal of one window, a