

PLANNING DIRECTORS HEARING

January 24, 2018

Action Minutes

WELCOME

1. CALL TO ORDER

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

2. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

3. CONSENT CALENDAR

- a. The projects being considered are on a 1.86-gross acre site, in the R-1-5 Single-Family Residence Zoning District located at the northeasterly corner of Ruby Avenue and Norwood Avenue (2740 Ruby Avenue) (Ahnlund Nels K Trustee, Owner). Council District 8. CEQA: Addendum to the Evergreen-East Hills Vision Strategy Final Environmental Impact Report (Resolution No. 73570), Updated Evergreen-East Hills Development Policy Final Supplemental Environmental Impact Report (Resolution No. 74742), the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), and Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77617), and Addenda thereto.

PROJECT MANAGER, JOHN TU

H17-006. Site Development Permit to allow the demolition of an existing single-family residence, removal of 18 ordinance-size trees and the construction of six single-family homes.

T16-061. Tentative Map to subdivide one existing lot into six new residential lots.

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

STAFF RECOMMENDATION: Consider the Addendum to the Evergreen-East Hills Vision Strategy Final Environmental Impact Report (Resolution No. 73570), Updated Evergreen-East Hills Development Policy Final Supplemental Environmental Impact Report (Resolution No. 74742), the Envision San Jose 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), and Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report (Resolution No. 77617), and Addenda thereto, in accordance with CEQA. **Approve a Site Development Permit and Tentative Map as described above**

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: APPROVED

- b. [PDA07-105-01](#). Planned Development Permit Amendment to allow the installation of a co-generator in a mechanical room of Bellarmine College Preparatory on a 25-gross acre site, in the A(PD) Planned Development Zoning District, located in the area bounded by west Hedding Street, CalTrain right-of-way, Stockton Avenue, Emory Street, and Elm Street (960 West Hedding Street) (Bellarmine College Preparatory, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, STEFANIE FARMER

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

ACTION: APPROVED

- c. The projects being considered are located on an approximately 6.14-gross acre site, in the IP Industrial Park Zoning District, located on the northeast corner of Fortune Drive and Ringwood Avenue (1751 Fortune Drive) (Fortune LLC, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(k) for Existing Facilities.

PROJECT MANAGER, RINA SHAH

[SP17-020](#). Special Use Permit to allow conversion of four existing industrial buildings into 40 industrial condominium units; and

[T17-025](#). Tentative Map to reconfigure one parcel into one lot to allow 40 industrial condominium units.

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit and Tentative Map as described above

ACTION: APPROVED

- d. [V17-005](#). Development Exception to record a parking reduction of up to 20 percent for an existing industrial/commercial use on an approximately 13.0-gross acre site, in the IP Industrial Park Zoning District, located on the southeast corner of East Tasman Drive and Baypointe Parkway (160 East Tasman Drive) (LBA RIV-Company XXV LLC, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

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

ACTION: APPROVED

- e. [PDA69-008-03](#). Live Tree Removal Permit to remove two Eucalyptus trees, approximately 100 (labeled Tree #57) and 138 inches (labeled Tree #89) in circumference, located in the common area of a multifamily residential development on a 4.6-gross acre site, in the R-1-5(PD) Planned Development Zoning District, located at 7080 Coral Gables Circle (UNC Management c/o Stephanie Miras, Owner). Council District: 2. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, JENNIFER PIOZET

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

ACTION: APPROVED

- f. **TR17-589.** Live Tree Removal Permit to remove one (1) Ash tree, approximately 86 inches in circumference, located in the rear yard of a single family house on a 0.21-gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of Turriff Way approximately 600 feet southerly of Hostetter Road (1527 Turriff Way)(Davis Gloria D Trustee, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, TRACY TAM

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

ACTION: APPROVED

- g. **TR17-686.** Live Tree Removal Permit to remove one (1) Mulberry tree, approximately 76 inches in circumference, located in the rear yard of a single-family house on a 0.16-gross acre site, in the R-1-8 Single-Family Residential Zoning District, located on the north side of Yuba Avenue, approximately 360 feet westerly of Eden Avenue (3323 Yuba Avenue) (Chow Marilyn Trustee, 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

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.

No Items

5. ADJOURNMENT

Meeting adjourned at 9:21 a.m.