

## PLANNING DIRECTORS HEARING

January 31, 2018

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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Meeting called to order at 9:01 a.m.

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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No Items

#### 3. CONSENT CALENDAR

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- a. **H12-012.** Site Development Permit to construct an approximately 7,979-square foot retail building on an approximately 0.55-gross acre site, in the CP Commercial Pedestrian Zoning District, located at the southeast corner of Alum Rock Avenue and Stewart Avenue, with a portion on the west side of Manning Avenue (3140 Alum Rock Avenue) (Kal Investment LLC, Owner). Council District 5. CEQA: Exempt per CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, JOHN TU*

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

**ACTION: APPROVED**

- b. **SP17-025.** Special Use Permit to construct a 716-square foot addition and a new two-car garage to an existing legal non-conforming single-family detached residence on an approximately 0.13-acre site in the CP Commercial Pedestrian Zoning District located at 689 North 13th Street. (Kiet Banh, Owner). Council District: 3. CEQA: Exempt per CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, RHONDA BUSS*

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

**ACTION: APPROVED**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:  
<http://sanjoseca.gov/index.aspx?NID=1763>

- c. [PDA87-038-03](#). Live Tree Removal Permit to remove one (1) Pine tree, approximately 110 inches in circumference, located in the common area of a multi-family residential development on a 0.03-gross acre site in the A(PD) Planned Development Zoning District, located on the northwest corner of Jacana Lane and Banana Grove Lane (5243 Jacana Lane)(Compass Management Mr. Kent Shenefiel, Owner). Council District 2. 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: DEFERRED TO THE FEBRUARY 07, 2018 PLANNING DIRECTOR'S HEARING**

- d. [TR17-422](#). Live Tree Removal Permit to remove one (1) Coast Live Oak tree, approximately 90 inches in circumference located in the rear yard of a single-family residence, on an approximately 0.14-gross acre site, in the R-1-8 Single-Family Residence Zoning District located at 556 Fuller Avenue. (Julia Wood, Owner). 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**

- e. [TR17-619](#). Live Tree Removal Permit to remove one (1) Ash tree, approximately 64 inches in circumference, located in the rear yard of a single-family residence, on a 0.15-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located on the south side of Morden Drive, approximately 200 feet easterly of Grandby Drive (4862 Morden Drive)(Stevens Stephanie D And Richard K 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**

- f. [TR17-682](#). Live Tree Removal Permit to remove one (1) Cedar tree, approximately 117 inches in circumference, located in the rear yard of a single-family residence, on an approximately 0.30-gross acre site, in the R-1-8 Residential Zoning District located on the south side of Randol Avenue, approximately 250 feet easterly of Chapman Street (1260 Randol Avenue) (HPK Corporation, Owner). Council District 6. Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, ROBERT DOSTALEK*

**PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

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

**ACTION: APPROVED**

#### **4. PUBLIC HEARING**

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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**

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Meeting adjourned at 9:25 a.m.