

## PLANNING DIRECTORS HEARING

March 7, 2018  
Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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No Items

#### 3. CONSENT CALENDAR

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- a. [H17-044](#). Site Development Permit to allow the removal of 16 non-ordinance size trees, seven ordinance-size trees, the demolition of an approximately 56,640-square foot, two-story office building and to allow the construction of an approximately 96,260-square foot, five-story 150-room hotel with approximately 160 at grade parking stalls and site improvements on a 2.2 gross acre site, in the General Commercial CG Zoning District, located on the northeast corner of East Gish Road and Kerley Drive (111 East Gish Road) (Chang Income Property Partnership, Owner). Council District 3. CEQA: Addendum to the North San Jose Development Policies Update Final Environmental Impact Report, Envision San José 2040 General Plan Final Program Environmental Impact Report, the Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report, and Addenda thereto.

**PROJECT MANAGER, TRACY TAM**

**Staff Recommendation:** Consider the Addendum to the North San Jose Development Policies Update Final Environmental Impact Report, Envision San José 2040 General Plan Final Program Environmental Impact Report, the Envision San Jose 2040 General Plan Final Supplemental Environmental Impact Report, and Addenda thereto in accordance with CEQA. [Approve a Site Development Permit](#) as described above

**ACTION: APPROVED WITH ADDED FAA CLEARANCE CONDITION**

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

- b. [PD17-022](#). Planned Development Permit to allow exterior modifications to an existing shopping center for a public eating establishment (Aqui's) and an outdoor patio use within 150 feet of residential use, on an approximately 1.3-gross acre site, in the A(PD) Planned Development Zoning District (File No. PDC96-055), located at the north side of West Capitol Expressway, approximately 320 feet westerly of Vistapark Drive (503 West Capitol Expressway) (Dove Partners, LLC, Owner). Council District 10. CEQA: Addendum to the Final Environmental Impact Report for the Planned Development Zoning Application for Waterford Project.

*PROJECT MANAGER, STEFANIE FARMER*

**Staff Recommendation:** Consider the Addendum to the Final Environmental Impact Report for the Planned Development Zoning Application for Waterford Project in accordance with CEQA.

[Approve a](#) Planned Development Permit as described above

**ACTION: APPROVED**

- c. [PDA16-025-01](#). Planned Development Permit Amendment to modify the previously approved plans for (File No. PD16-025) the unit types, architecture, landscape, grading, and stormwater plans on a portion of the 10.7-gross acre site, in the CP(PD) Planned Development Zoning District, located at the southwest corner of North Capitol Avenue and Gimelli Way (641 North Capitol Avenue) (Pulte Home Company LLC, Owner). Council District 5. CEQA: Determination of Consistency with the 641 North Capitol Avenue Mixed-Use Project Mitigated Negative Declaration.

*PROJECT MANAGER, JOHN TU*

**Staff Recommendation:** Consider the Determination of Consistency with the 641 North Capitol Avenue Mixed-Use Project Mitigated Negative Declaration in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above

**ACTION: APPROVED**

- d. [TR17-704](#). Live Tree Removal Permit to allow the removal of five (5) Pine trees, approximately 59 to 87 inches in circumference, located in the front parking lot of a commercial property in the R-1-8 Single-Family Residence Zoning District on a 3.30-gross acre lot, located on the northeast corner of Hampton Drive and Bose Lane (6604 Northridge Drive)(Almaden Swim And Racquet Club, Owner). Council District 10. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.

*PROJECT MANAGER, CASSANDRA VAN DER ZWEEP*

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

**ACTION: APPROVED WITH MODIFIED CONDITION**

**The Consent Calendar is now closed.**

#### **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 9:10 a.m.