

## PLANNING DIRECTORS HEARING

May 3, 2017

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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#### 3. CONSENT CALENDAR

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- a. **H16-034.** Site Development Permit to allow the conversion of a single-family residence to a duplex, including construction of a new two-story addition (1,321 square feet), for a total of 2,407 square feet, demolition of an existing two-car garage (418 square feet), and four new open parking spaces at the rear on a 0.15-gross acre site, in the R-M Multiple Residence Zoning District, located at North 7th Street (Jin Shan Li and Cecelia Zhao, Owners). Council District: 3. CEQA: Exempt under CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures.  
*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED**

- b. **H16-035.** Site Development Permit to remove 39 ordinance sized trees for the construction of two, four-story self-storage facilities totaling 159,670 square feet on a 5.09 gross acre site, in the LI Light Industrial Zoning District, located at 5880 Hellyer Avenue (AG KEY LLC, Owner). Council District: 2. CEQA: Addendum to the Edenvale Redevelopment Project Final Environmental Impact Report, as supplemented (City Council Resolution Nos. 69699 and 70021), and the Envision San José 2040 General Plan Environmental Impact Report, as supplemented (City Council Resolution Nos. 76041 and 77617).  
*PROJECT MANAGER, LEA SIMVOULAKIS*

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

**STAFF RECOMMENDATION:** Consider the Addendum to the Edenvale Redevelopment Project Final Environmental Impact Report, as supplemented (City Council Resolution Nos. 69699 and 70021), and the Envision San José 2040 General Plan Environmental Impact Report, as supplemented (City Council Resolution Nos. 76041 and 77617) in accordance with CEQA. [Approve a](#) Site Development Permit as described above.

**ACTION: APPROVED**

- c. **HP16-004.** Historic Preservation Permit to move the Smith House, a Historic City Landmark, and associated tank house, pump house, and aviary on a 4.90 gross acre site, located at 3550 San Felipe Road (Poston Shirley A Trustee, Owner). Council District 8. CEQA: Determination of Consistency with the Mitigated Negative Declaration for Oakmont of Evergreen Assisted Living Facility (City Council Resolution no. 78104). *Deferred from 3/29/17 Planning Commission.*  
*PROJECT MANAGER, EMILY LIPOMA*

**STAFF RECOMMENDATION:** Consider the Determination of Consistency with the Mitigated Negative Declaration for Oakmont of Evergreen Assisted Living Facility (City Council Resolution no. 78104) in accordance with CEQA. [Approve a](#) Historic Preservation Permit as described above.

**ACTION: APPROVED**

- d. **PDA05-069-02.** Planned Development Permit Amendment to allow modifications to the approved landscape plan and the removal of two (2) Aleppo Pine trees. Tree one is approximately 57 inches in circumference. Tree two is approximately 42 inches in circumference. Both trees are located on a lot zoned A(PD) Planned Development District, being developed with six (6) single-family lots. (Clayton Creek LLC, Owner). Council District: 4. 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](#) Planned Development Permit Amendment as described above.

**ACTION: APPROVED**

- e. **HA90-010-02.** Live Tree Removal Permit to remove four (4) Ash trees, approximately 61 - 114 inches in circumference, located in the parking lot of a 4.6 acre site in the IP Industrial Park Zoning District, located at 2240 Ringwood Ave. (Cabot IV – CA2W03, LLC, Owner). Council District: 4. 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**

- f. **TR15-566.** Live Tree Removal Permit to remove one (1) Southern Magnolia tree, 69 inches in circumference, from the front yard of a single family home, located in the R-1-5 Residential Zoning District, on a 0.26 gross acre site (Furniss William and Paula J Trustee, Owners). Council District 10. 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**

- g. [TR16-481](#). Live Tree Removal Permit to remove one (1) Maple tree, approximately 70 inches in circumference, located in the backyard of a 0.18 acre single family lot in the R-1-8 Single-Family Residence Zoning District, located at 4933 Bel Estos Drive (Varghese Bivin J and Tharakan Annalisa, Owners). Council District 9. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.

*PROJECT MANAGER, ELIA SORICE*

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

**ACTION: APPROVED**

- h. [TR17-276](#). Live Tree Removal Permit to remove one (1) Japanese Maple tree, approximately 60 inches in circumference, located in the backyard of a 0.3 acre single family lot in the R-1-8 Residential Zoning District, located at 1170 Mayette Avenue. (Joanna Orr and Charles S Trustee, Owners). Council District 6. 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**

- i. [TR17-310](#). Live Tree Removal Permit to remove two (2) Cedar trees, approximately 84 inches and 96 inches in circumference, from the front yard of a single-family residence located on a 0.16 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 2251 Booksin Avenue (Gurneet and Ruchika, Singh, Owners). Council District 9. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, NED THOMAS*

**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.

- a. [HA86-139-01](#). Live Tree Removal Permit to remove three (3) Redwood trees, with each tree approximately 80 inches in circumference, located in the parking lot of an approximately 2.3 gross acre site in the IP Industrial Park Zoning District, located at 675 N. King Road. (Bryan Miranda, Owner). Council District: 3. 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](#) for two trees with conditions and Denial of the Live Tree Removal Permit for one tree.

**ACTION: APPROVED WITH ADDED CONDITIONS**

## **5. ADJOURNMENT**

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Meeting adjourned at 9:30 a.m.