

## PLANNING DIRECTORS HEARING

June 14, 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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No Items

#### 3. CONSENT CALENDAR

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- a. **PT17-001.** Tentative Map to subdivide two lots into three lots for hospital uses on a 18.3 gross acre site, in the A(PD) Planned Development Zoning District, located on the north side of Forest Avenue between O'Connor Drive and Bellerose Drive (2105 Forest Avenue) (O'Connor Hospital, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15315 Minor Land Divisions.

*PROJECT MANAGER, ELIA SORICE*

**STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. **Approve a** Tentative Map as described above

**ACTION: APPROVED**

- b. **SP17-001.** Special Use Permit to allow a new 27,719-square foot field operations center for AT&T in the LI Zoning District on 2.906 gross acre site, in the IP Industrial Park Zoning District, located at the westerly terminus of Dado Street and Junction Avenue (2237 Junction Avenue) (PACIFIC BELL, Owner). Council District 4. CEQA: Addendum to the North San Jose Development Policies Update Final Environmental Impact Report (City Council Resolution No. 72768), and the Envision San José 2040 General Plan Environmental Impact Report, as supplemented (City Council Resolution Nos. 76041 and 77617).

*PROJECT MANAGER, ROBERT RIVERA*

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 North San José Development Policies Update Final Environmental Impact Report (City Council Resolution No. 72768), 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 Special Use Permit](#) as described above

**ACTION: APPROVED**

- c. [SP17-024](#). Special Use Permit to allow late night use for an existing restaurant on a 0.17 gross acre site, in the DC Zoning District, located on the west side of South 1st Street, approximately 113 feet southerly of West San Carlos Street at 325 South 1st Street. (10-325 SOFS OWNER LLC, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, ROBERT RIVERA*

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

**ACTION: APPROVED**

- d. [HA83-192-04](#). Live Tree Removal Permit to remove ten (10) Pear trees, ranging from approximately 58 to 72 inches in circumference, located in the common area of an industrial park on an approximately 24.2-gross acre site, in the IP Industrial Park Zoning District, located on the south side of Rio Robles, approximately 0.25 miles west of the intersection of Rio Robles and North 1<sup>st</sup> Street (110 Rio Robles). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, PATRICK KELLY*

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

**ACTION: APPROVED**

- e. [PDA86-072-01](#). Live Tree Removal Permit to remove one (1) Pine tree, approximately 64 inches in circumference, located in the common area of a residential complex in the A(PD) Planned Development Zoning District, located at 2957 Nieman Boulevard (San Marino Apartments, Owner). Council District 8. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, MICHELLE FLORES*

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

**ACTION: APPROVED**

- f. [TR17-240](#). Live Tree Removal Permit to remove one (1) Redwood tree, approximately 94 inches in circumference, from the rear yard of a single-family residence on a 0.14-gross acre parcel in the R-1-8 Single-Family Residence Zoning District, located at 6026 Countess Drive (Tina Ma and Shengfa Hu, Owners). Council District: 1. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED**

- g. [TR17-254](#). Live Tree Removal Permit to remove two (2) Cedar trees, approximately 79 inches and 91 inches in circumference, from the front yard of a single-family residence, on a 0.14-gross acre lot, located in the R-1-8 Single-Family Residence Zoning District in the R-1-8 Single-Family Residence Zoning District, located at 1052 Del Cambre Drive (Abhijit and Smita Hora, Owner). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, STEFANIE FARMER*

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

**ACTION: APPROVED**

- h. [TR17-260](#). Live Tree Removal Permit to remove four (4) Pine trees, approximately 81 inches to 100 inches in circumference, from the front and side yards of an existing office building located on a 0.93 gross acre site in the CO Commercial Office Zoning District, located on the northeast corner of West Taylor Street and Myrtle Street at 999 West Taylor Street Unit (Panelli Family Partnership, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, MICHELLE FLORES*

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

**ACTION: DEFERRED TO THE JUNE 28, 2017 PLANNING DIRECTOR'S HEARING**

- i. [TR17-341](#). Live Tree Removal Permit to remove one (1) Redwood tree, approximately 144 inches in circumference, located in the rear yard of single-family residence on a 0.13-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 1535 Emory Street (William H. Gavin, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, STEFANIE FARMER*

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

**ACTION: APPROVED**

- j. [TR17-344](#). Live Tree Removal Permit to remove two (2) Redwood trees, approximately 151 and 277 inches in circumference, from the rear yard of a single-family residence on a 0.13 gross acre site, in the R-1-8 Single-Family Residence Zoning District in the R-1-8 Single-Family Residence Zoning District, located at 454 Santa Mesa Dr. (Fabiola Calvo and Michael Rodriguez, Owners). Council District 2. 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**

- k. [TR17-363](#). Live Tree Removal Permit to remove one (1) Tree of Heaven, approximately 106 inches in circumference, located in the common area of a 0.14-gross acre site in the R-M Multi-Family Residence Zoning District, located at 630 South 7th Street (Jose Ramirez, Owner). Council District 3. CEQA: Exempt under CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: DEFERRED TO THE JUNE 28, 2017 PLANNING DIRECTOR'S HEARING**

- l. [TR17-375](#). Live Tree Removal Permit to remove one (1) Ash tree, approximately 87 inches in circumference, located in the front yard of a single-family residence on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 5858 Silver Leaf Road (Brett Klynn, Owner). Council District 2. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, MICHELLE FLORES*

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

**ACTION: APPROVED**

- m. [TR17-385](#). Live Tree Removal Permit to remove one (1) Oak tree, approximately 164 inches in circumference, located in the front yard of a single family house on a 0.11 gross acre site in the R-1-8 Zoning District, located at/on the north side of Benbow Avenue approximately 100 feet easterly of Noyo Drive (205 Benbow Avenue) (Alan Nourie, Owner). Council District 2. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, JAMES MURPHY*

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

**ACTION: APPROVED**

- n. [TR17-387](#). Live Tree Removal Permit to remove one (1) Oak tree, approximately 72 inches in circumference, located in the rear yard of a single family house on a 0.18 gross acre site in the R-1-8 Zoning District, located at the northwest corner of Coe Avenue and Clintonia Avenue (725 Coe Avenue) (Nicole M. and Jolon Staubli, Owners). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, JAMES MURPHY*

**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 9:09 a.m.