

PLANNING DIRECTORS HEARING

June 21, 2017

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. [H17-008](#). Site Development Permit to allow the remodel of an existing Arby's drive through restaurant into a Dunkin Donuts on a 0.86 gross acre site (5519 Snell Avenue) (Jean and Robert Chao Trustee, Owner). Council District: 10. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, LEA SIMVOULAKIS

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

ACTION: APPROVED

- b. [HP16-005](#). Historic Preservation Permit to allow for a 360-square foot addition to an existing mixed-use (restaurant/residential) building that is a non-contributing structure within the Reed City Landmark District on a 0.15 gross acre site, located on the north side of East William Street, approximately 60 feet east of South 6th Street (265 East William Street) (Lu Tan S And Du Anh K Trustee). Council District: 3. CEQA: Exempt per CEQA Guidelines Section 15301(e)(1) for minor additions to Existing Facilities.

PROJECT MANAGER, EDWARD SCHREINER

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Historic Preservation 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. [PT16-059](#). Vesting Tentative Map to subdivide four parcels into 107 lots for future residential development on a 19.9-gross acre site, in the A(PD) Planned Development Zoning District, located in the area generally bound by Great Oaks Boulevard, Highway 85, and Little Avenue (5855 Monterey Road) (iSTAR San Jose LLC, Owner). Council District 2. CEQA: Determination of Consistency with the Great Oaks Mixed Use Project Final Environmental Impact Report (City Council Resolution No. 77219) and the Envision San José 2040 General Plan Environmental Impact Report, as supplemented, (City Council Resolution Nos. 76041 and 77617). *PROJECT MANAGER, STEFANIE FARMER*

STAFF RECOMMENDATION: Consider the Determination of Consistency with the Great Oaks Mixed Use Project Final Environmental Impact Report (City Council Resolution No. 77219) and the Envision San José 2040 General Plan Final Environmental Impact Report, as supplemented (City Council Resolution Nos. 76041 and 77617) in accordance with CEQA. [Approve a](#) Vesting Tentative Map as described above

ACTION: APPROVED

- d. [SP15-016](#). Special Use Permit to allow the expansion of a Recycling Processing Facility from 25,000 square feet to 50,000 square feet on a 2.5-gross acre site, in the HI Heavy Industrial Zoning District, located on the north side of Leo Avenue, approximately 540 feet west of South 7th Street (215 Leo Avenue) (Hung Nga Enterprise LLC Et Al, Owner). Council District: 7. CEQA: Exempt per CEQA Guidelines Section 15332 for In-fill Development. *PROJECT MANAGER, EDWARD SCHREINER*

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

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

ACTION: APPROVED WITH ADDED CONDITIONS OF APPROVAL

- e. [SP17-004](#). Special Use Permit to allow the partial demolition of an existing approximately 11,623 square foot building, the construction of a new approximately 20,654 square foot two-story building and the construction of approximately 6,720-square feet of portable classrooms to serve up to 1,300 students as well as site alterations, an alternative parking arrangement, and the removal of five ordinance sized trees and four non-ordinance sized trees on a 10.674-gross acre site in the PQP Public/Quasi-Public Zoning District, located at the northerly side of Story Road approximately 430 feet westerly of Roehampton Avenue (14271 Story Road) (National Hispanic University Foundation, Owner). Council District 5. CEQA: Mitigated Negative Declaration for The Foundation for Hispanic Education Expansion. *PROJECT MANAGER, TRACY TAM*

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

STAFF RECOMMENDATION: Consider the Mitigated Negative Declaration for The Foundation for Hispanic Education Expansion in accordance with CEQA. [Approve a](#) Special Use Permit as described above

ACTION: APPROVED WITH ADDED CONDITION OF APPROVAL

- f. [HA82-257-01](#). Live Tree Removal Permit to remove one (1) Elm tree, approximately 95 inches in circumference, located in the common driveway area of a commercial property on a 1.36-gross acre site in the Commercial Pedestrian Zoning District, located on the east side of South Bascom Avenue approximately 530 feet northerly of Fruitdale Avenue (828 South Bascom Avenue) (CF Bascom LLC, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, JAMES MURPHY

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

- g. [HA84-002-01](#). Live Tree Removal Permit to remove one (1) Redwood Tree, approximately 62" in circumference, located in the side yard of a commercial property on a 1.7-gross acre site in the Heavy Industrial Zoning District, located on the west side of Timothy Drive approximately 130 feet westerly of Yard Court (1009 Timothy Drive) (Re Diversified Holdings LLC, Owner). Council District 4. 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

- h. [PDA00-027-01](#). Live Tree Removal Permit to remove two (2) Pine trees, approximately 58 and 72 inches in circumference, from the common area of a commercial office development on an approximately 11.45-gross acre site in the A(PD) Planned Development Zoning District, located at 4300 North First Street. (Corp North First, LLC, Owner). Council District: 4. 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

- i. [TR17-351](#). Live Tree Removal Permit to remove three (3) Redwood Trees, approximately 78, 82, and 94 inches in circumference, from the rear yard of a detached single-family home located in the R-1-5(PD) Planned Development Zoning District on a 0.2-gross acre site, located at 1063 Crosspoint Court. (Leo W. and April R. Pursley, Trustee, Owners). Council District: 10. 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

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 10:40 a.m.