

PLANNING DIRECTORS HEARING

August 02, 2017

Action Minutes

WELCOME

1. CALL TO ORDER

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

2. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **TR17-323.** Live Tree Removal Permit to remove one (1) Magnolia tree, approximately 101 inches in circumference, located in the front yard of an approximately 0.32-acre single-family lot in the R-1-5 Single Family Residence Zoning District located at 1570 Grace Avenue. (Thomas H. and Mary W. Arms, Trustee, Owners). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, RHONDA BUSS

STAFF RECOMMENDATION: Dropped per staff request

ACTION: STAFF RECOMMENDATION APPROVED

3. CONSENT CALENDAR

- a. **PD14-013 & PT16-032.** A Vesting Tentative Map to consolidate three parcels into one parcel and resubdivide one parcel into four parcels on a 3.7-gross acre site in the CO(PD) Planned Development Zoning District, located on the south side of the terminus of Samaritan Court. (Bryan Everette, Et. Al., Owner) and a Planned Development Permit to construct a three-story, 69,250-square foot medical office building and a parking structure, to allow the removal of five (5) ordinance-size trees on two parcels totaling 2.24-gross acre. Council District: 9. CEQA: Determination of Consistency with the Samaritan Medical Center Master Plan Environmental Impact Report (Resolution No. 78003). *Deferred from 7/26/17.*

PROJECT MANAGER, LEA SIMVOULAKIS

STAFF RECOMMENDATION: Consider the Determination of Consistency with the Samaritan Medical Center Master Plan Environmental Impact Report (Resolution No. 78003) in accordance with CEQA. **Approve a** Vesting Tentative Map and Planned Development 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>

- b. [PD16-023 & PT16-031](#). A Vesting Tentative Map to consolidate three parcels into one parcel and resubdivide one parcel into five parcels on a 9.3-gross acre site in the CG(PD) Planned Development Zoning District, located on the north of Samaritan Drive, approximately 700 feet east of South Bascom Drive (Samaritan Medical Center, Owner) and a Planned Development Permit to allow the construction of a six-story, 120,000-square foot medical office building, stand-alone five-story 230,000-square foot garage, and removal of fifteen (15) ordinance size trees on three parcels totaling 2.9-gross acre. Council District: 9. CEQA: Determination of Consistency with the Samaritan Medical Center Environmental Impact Report (Resolution No. 78003).

Deferred from 7/26/17. PROJECT MANAGER, LEA SIMVOULAKIS

STAFF RECOMMENDATION: Consider the Determination of Consistency with the Samaritan Medical Center Environmental Impact Report (Resolution No. 78003) in accordance with CEQA. [Approve a](#) Vesting Tentative Map and a Planned Development Permit and as described above.

ACTION: APPROVED

- c. [PD16-032 and PT16-047](#). Planned Development Permit to allow the demolition of two existing structures, the construction of five new single-family homes, and the removal of ten (10) ordinance-size trees, and a Tentative map to subdivide the existing 3.28-gross acre site into five lots for residential purposes in the A(PD) Planned Development Zoning District, located on the north side of the Gibson Girl Way terminus (2352 Gibson Girl Way) (1291 Investors LLC., Owner). Council District: 8. CEQA: Exempt per CEQA Guidelines Section 15332 In-Fill Development Projects. *PROJECT MANAGER, LEA SIMVOULAKIS*

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

ACTION: APPROVED

- d. [PD16-024](#). Planned Development Permit to allow the construction of a new 6,663-square foot two-story single-family residence with a 1,022-square foot detached garage, retaining walls ranging from two feet to 12 feet in height, and removal of one non-ordinance-size Oak tree, on an undeveloped 3.65-gross acre site in the A(PD) Planned Development Zoning District, located at 1364 Tiffany Canyon Court (Prashant Lokeshwar and Samyuktha Lokeshwar, Owners). Council District 10. CEQA: Exempt per CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures. *PROJECT MANAGER, RINA SHAH*

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

ACTION: APPROVED

- e. [SP16-043](#). Special Use Permit to allow the conversion of a 56,807-square foot office to a data center and to add a roof screen with a total height of 40 feet-8 inches to accommodate new rooftop mechanical equipment on an approximately 9.0-gross acre site located in the IP Industrial Park Zoning District located at 2001 Fortune Drive. (Infomart, 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](#) Special Use Permit as described above

ACTION: APPROVED

- f. **PDA79-056-11.** Live Tree Removal Permit to remove two (2) Eucalyptus trees, approximately 185 inches and 232 inches in circumference, respectively, from the common landscaped area of a multi-family complex on a 0.82-gross acre site, in the A(PD) Planned Development Zoning District, located at 1724, 1726 Braddock Court (Hamilton Corners Community Association, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities. *PROJECT MANAGER, STEFANIE FARMER*
- STAFF RECOMMENDATION:** Consider the Exemption in accordance with CEQA. [Deny a](#) Live Tree Removal Permit as described above
- ACTION: DEFERRED TO THE AUGUST 09, 2017 PLANNING DIRECTOR'S HEARING**
- g. **TR17-296.** Live Tree Removal Permit to remove one (1) Privet tree approximately 103 inches in circumference from the front 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/on the north east corner of South 17th Street and East San Antonio Street (787 East San Antonio Street) (Duc Nguyen, Owner). Council District 3. 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: APPROVED**
- h. **TR17-359.** Live Tree Removal Permit to remove one (1) Oak tree, approximately 75 inches in circumference, located in the side yard of a single-family (attached) residential development in the R-1-8 Single Family Residence Zoning District located at 770 North Winchester Boulevard (Eric Bracher and Vivian Bracher, Owners). Council District 6. 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. **TR17-418.** Live Tree Removal Permit to remove one (1) Pine tree, approximately 98 inches in circumference, located in the front yard of a duplex on an approximately 0.15-gross acre site in the R-2 Two-Family Residence Zoning District, located at 1122 Topaz Avenue (Ho Chee Wai Trustee, Owner). Council District 1. 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: APPROVED**
- j. **TR17-436.** Live Tree Removal Permit to remove one (1) Grecian Laurel tree, approximately 60 inches in circumference, and twenty-three (23) non-ordinance-size trees, within the landscape area of an existing industrial complex, in the Industrial Parking Zoning District, on a 5.3-gross acre site, located at 9 Great Oaks Boulevard. (Equinix, Inc, Owner). Council District 2. CEQA: Exempt per CEQA Guidelines 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

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 9:12 a.m.