



PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, October 17, 2012

**9:00 a.m.
City Council Chambers
City Hall**

**200 East Santa Clara Street
San José, California 95113-1905**

Hearing Officer

**Salifu Yakubu, Division Manager
On Behalf of and Delegated by**

**Joseph Horwedel, Director
Planning, Building, and Code Enforcement**

NOTICE

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Support Staff at 408-535-3505 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **October 17, 2012**. My name is *Salifu Yakubu* and I am the Hearing Officer for today's agenda, on behalf of and delegated by the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off your cell phones and pagers as we are broadcasting and recording this meeting. A copy of the agenda is available on the tables by the doors for your convenience. A validation machine is available at the top of the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- I will identify the project as described on the agenda
- Staff will provide a brief report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The public hearing will then be closed and I will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed. The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

The City of San Jose is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at http://www.sanjoseca.gov/clerk/cp_manual/CPM_0_15.pdf.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

Note: If you have any questions regarding the agenda, please contact Support Staff at 408-535-3505

AGENDA
ORDER OF BUSINESS

1. DEFERRALS

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

NO ITEMS

The matter of Deferrals is now closed.

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be considered together. There will be no separate discussion of these items unless a request is made by the staff or the public to have an item removed from the consent calendar and considered separately.

- a. **HA07-017-01**. Tree Removal Permit to allow the removal of seven (7) Red Ironbark Eucalyptus trees, ranging from approximately 70 to 121 inches in circumference, located in an office complex on a 6.83 gross acre site in the CN Commercial Neighborhood Zoning District on the east side of N. First Street, approximately 240 feet northerly of Archer Street (1720 N. 1st STREET) (California Water Service Company, Owner). Council District 3. CEQA: Exempt.

Project Manager, Lori Moniz

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow the removal of seven (7) Red Ironbark Eucalyptus trees, ranging from approximately 70 to 121 inches in circumference, located in an office complex on a 6.83 gross acre site in the CN Commercial Neighborhood Zoning District.

- b. **HA70-592-01**. Tree Removal Permit to allow the removal of one (1) Redwood tree, approximately 111 inches in circumference, located in the front of a commercial lot in the CG General Commercial Zoning District, at 125 S. CAPITOL AVENUE (Robert McBee, Owner). Council District 5. CEQA: Exempt.

Project Manager, Lori Moniz

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow the removal of one (1) Redwood tree, approximately 111 inches in circumference, located in the front of a commercial lot in the CG General Commercial Zoning District.

- c. **HA93-005-01.** Tree Removal Permit to allow the removal of eleven (11) Sycamore trees, located along the frontage of an existing commercial shopping center in the CG Commercial General Zoning District at the southwest corner of Stevens Creek Boulevard and Lawrence Expressway (5122-5180 STEVENS CREEK BOULEVARD) (CPT Stevens Creek Central, LLC, Owner). Council District 1. CEQA: Exempt.
Project Manager, Lori Moniz

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow the removal of eleven (11) Sycamore trees, located along the frontage of an existing commercial shopping center in the CG Commercial General Zoning District.

- d. **PDA07-082-01.** Tree Removal Permit to allow removal of six (6) Ash trees, ranging from approximately 60 to 79 inches in circumference; two (2) Redwood trees, approximately 63 and 73 inches in circumference; and 24 non-ordinance trees located on a future public park site in the A(PD) Planned Development Zoning District, at the southerly corner of North 1st Street and Vista Montana (4041 N 1ST STREET) (Vista Montana Park Homes, LLC., Owner). Council District 4. CEQA: North San José Policy Update EIR certified June 21, 2005, City Council Resolution No 72768.
Project Manager, Lori Moniz

Staff Recommendation: Consider the North San José Policy Update EIR certified June 21, 2005, City Council Resolution No 72768 in accordance with CEQA. Approve a Tree Removal Permit to allow removal of six (6) Ash trees, ranging from approximately 60 to 79 inches in circumference; two (2) Redwood trees, approximately 63 and 73 inches in circumference; and 24 non-ordinance trees located on a future public park site in the A(PD) Planned Development Zoning District.

- e. **PDA08-001-01.** Planned Development Permit Amendment to amend a permit condition of a previously approved Planned Development Permit (File No. PD08-001) allowing the construction of 371 attached residential units, 30,000 square feet of commercial, demolition of two single-family residences and associated accessory buildings, and relocation of one single-family residence to another area on site. The change would allow the construction of up to 300 residential units prior to the construction of 30,000 square feet of commercial on a 20.52 gross acre site in the A(PD) Planned Development Zoning District, located at the southeast corner of Berryessa and Jackson Avenue (Pulte Homes Corporation, owner). Council District: 4. SNI: None. CEQA: Re-use of Mitigated Negative Declaration and addenda thereto.
Project Manager, Sylvia Do

Staff Recommendation: Consider the Re-use of Mitigated Negative Declaration and addenda thereto in accordance with CEQA. Approve a Planned Development Permit Amendment to amend a permit condition of a previously approved Planned Development Permit (File No. PD08-001) allowing the construction of 371 attached residential units, 30,000 square feet of commercial, demolition of two single-family residences and associated accessory buildings, and relocation of one single-family residence to another area on site. The change would allow the construction of up to 300 residential units prior to the construction of 30,000 square feet of commercial on a 20.52 gross acre site in the A(PD) Planned Development Zoning District.

- f. **PDA69-005-01**. Tree Removal Permit to allow the removal of one (1) Coast Redwood tree, approximately 153 inches in circumference, located in a multifamily residential development in the R-1-8(PD) Planned Development Zoning District in the common area between 1008 & 1010 HYDE AVENUE (Orchard Farms HOA, Owner). Council District 1. CEQA: Exempt.
Project Manager, Lori Moniz

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow the removal of one (1) Coast Redwood tree, approximately 153 inches in circumference located in a multifamily residential development in the R-1-8(PD) Planned Development Zoning District in the common area.

- g. **PDA78-017-04**. Tree Removal Permit to allow the removal of two (2) Aleppo Pine trees, approximately 124 and 140 inches in circumference, located in common area of multi-family complex in the R-M(PD) Planned Development Zoning District, near 2868 CASALS COURT AND 2851 WEYERS COURT (Creekwood Villa HOA, Owner). Council District 8. CEQA: Exempt.
Project Manager, Lori Moniz

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow the removal of two (2) Aleppo Pine trees, approximately 124 and 140 inches in circumference, located in common area of multi-family complex in the R-M(PD) Planned Development Zoning District.

- h. **SP12-011**. Special Use Permit to allow a 636 square foot accessory structure for storage purposes, resulting in a cumulative square footage for all accessory structures of 1,286 square feet, on a 0.91 acre residential lot in the R-1-5 Single-Family Residence Zoning District, located on the south side of Senter Road, approximately 450 feet westerly of San Ramon Way (258 SENTER ROAD) (Binh Bui, Owner). Council District 2. SNI: None. CEQA: Exempt.
Project Manager, Lori Moniz

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Special Use Permit to allow a 636 square foot accessory structure for storage purposes, resulting in a cumulative square footage for all accessory structures of 1,286 square feet, on a 0.91 acre residential lot in the R-1-5 Single-Family Residence Zoning District.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **H12-008**. Site Development Permit to allow up to 666,000 square feet of industrial buildings on a 12.9 gross acre site in the IP Industrial Park Zoning District, located at the westerly terminus of Atmel Way, northwest of the Highway 101 and Highway 87 interchange (BEP Orchard Investors, LLC). Council District: 4. SNI: None. CEQA: Addendum to North San Jose Development Policies Update EIR and Envision San Jose 2040 General Plan EIR.
Project Manager, Sylvia Do

Staff Recommendation: Consider the Addendum to North San Jose Development Policies Update EIR and Envision San Jose 2040 General Plan EIR in accordance with CEQA. Approve a Site Development Permit to allow up to 666,000 square feet of industrial buildings on a 12.9 gross acre site in the IP Industrial Park Zoning District.

- b. **PD12-014.** A Planned Development Permit to allow for the replacement of an existing parking lot with the construction of a 229,700 square foot building for office and retail commercial uses with below-grade parking structure in the A(PD) Zoning District on a 1.89 gross acre site in the A(PD) Planned Development Zoning District, located at the southeast corner of Winchester and Olsen Drive (3090 Olsen Drive) (FRIT San Jose Town & Country Village LLC, Owner). Council District: 6. SNI: None. CEQA: Use of a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program, File No. PDC12-009. Deferred from 10/10/12.

Project Manager, Lesley Xavier

Staff Recommendation: Consider the use of a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program, File No. PDC12-009, in accordance with CEQA. Approve a Planned Development Permit to allow for the replacement of an existing parking lot with the construction of a 229,700 square foot building for office and retail commercial uses with below-grade parking structure in the A(PD) Zoning District on a 1.89 gross acre site in the A(PD) Planned Development Zoning District

- c. **TR12-149.** Tree Removal Permit to allow removal of two (2) Coastal Redwood trees, approximately 115 inches and 185 inches in circumferences, located in the side yard of a single family lot in the R-1-5 Single-Family Residence Zoning District, at 1748 PATIO DRIVE (Marla and Garret W. Lenz, Owner). Council District 6. CEQA: Exempt. Continued from 10/3/2012.

Project Manager, Lori Moniz

Staff Recommendation: Consider the exemption in accordance with CEQA. Approve a Tree Removal Permit to allow removal of two (2) Coastal Redwood trees, approximately 115 inches and 185 inches in circumferences, located in the side yard of a single family lot in the R-1-5 Single-Family Residence Zoning District.

This concludes the Planning Director's Hearing for October 17, 2012. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/DefaultDH.asp>

PUBLIC INFORMATION COUNTER
CITY OF SAN JOSÉ (408) 535-3555

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
 - b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
 - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
 - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
 - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
 - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
 - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.