



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, FEBRUARY 28, 2007

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

200 East Santa Clara Street
San Jose, California 95113-1905

Hearing Officers

Susan Walton, Principal Planner

Mike Enderby, Acting Principal Planner

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

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. 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 **February 28, 2007**. My name is _____ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up 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:

- Hearing Officer will identify the project as described on the agenda
- Staff 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 Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer 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.

Note: If you have any agenda changes, please contact Xochitl Lopez (xochitl.lopez@sanjoseca.gov).

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.

- a. **SF06-049. Single Family House Permit** to construct a 572 square foot second floor addition and remodel basement for an existing 2,861 square foot two story single-family detached residence in the R-1-2 Single-Family Residence Zoning District, located on the northwest corner of Dry Creek Road and Peregrino Way. (Owner: Andrea Greene). Council District: 6. SNI: None. CEQA: Exempt. **Deferred to 03/21/07.**
(Project Manager: Tracy Chu)

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 Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR07-006. Tree Removal Permit** to remove two Alianthus trees, 99 and 84 inches in circumference, in the rear yard of a single-family detached residence in the R-1-8 Single-Family Residence Zoning District, located on the west side of South 14th Street, approximately 350 feet south of East Santa Clara Street (55 S 14th Street) (Michael J. Kevane and Leslie C Gray, Owners). Council District 3. CEQA: Exempt.
(Project Manager: Steve Rosen)
- b. **TR07-004. Tree Removal Permit** to remove one Pine tree 92 inches in circumference on a 0.16 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the north side of Tesoro Court 350 feet westerly of Del Oro Drive (5477 TESORO CT) (Hoffman Peter B And Lisa D Trustee, Owner). Council District: 9. CEQA: Exempt.
(Project Manager: Tracy Chu)
- c. **TR07-009. Tree Removal Permit** to remove two Monterey Pine trees 69 inches and 60 inches in circumference on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of North 18th Street 300 feet southerly of East Taylor Street (665 N 18TH ST) (Furtwangler James G And Adams Sherri L, Owner). Council District: 3. CEQA: Exempt.
(Project Manager: Tracy Chu)

- d. **TR07-015. Tree Removal Permit** to remove one Coast Redwood tree, 102 inches in circumference on a 0.13 gross acre site in the R-2 Two-Family Residence Zoning District, located on the east side of North 16th Street 420 feet southerly of East Taylor Street (644 N 16TH ST) (Poole Gordon D And Amy F, Owner). Council District: 3. CEQA: Exempt. (Project Manager: Tracy Chu)
- e. **TR06-221. Tree Removal Permit** for an unauthorized removal of a tree on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at the 4231 Samson Way (Clyde V And Billie J Sorrick, and Rohulamin Parvaneh, Owners). Council District 9. CEQA: Exempt. (Project Manager: Suparna Saha)

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **PD06-064. Planned Development Permit** to construct a 3,009 square foot two-story single-family detached residence and an associated 440 square foot detached garage on a 0.15 gross acre site located on the southwest corner intersection of Pine Avenue and Cottle Avenue , approximately 830 feet west of Newport Avenue (1260 Pine Avenue) in the A(PD) Planned Development Zoning District, (Pasadar Builders, LLC Ted Borns, Owner). Council District 6. SNI: None. CEQA: Exempt. (Project Manager: Rebekah Ross)
- b. **SP07-004. Wireless - Special Use Permit** to allow installation of: 1) a 40-foot-high slimline monopole and wireless communications antennas, and 2) a 150-square-foot equipment shelter on a 1.2 gross acre site in the CP Pedestrian Commercial Zoning District, located on the east side of South De Anza Boulevard approximately 100 feet southerly of the 85 Freeway (1340 S DE ANZA BL) (B & B-Vi, Owner). Council District 1. SNI: None. CEQA: Exempt. (Project Manager: Martina Davis)
- c. The projects being considered are located on the east side of Page Street, approximately 200 feet southerly of Douglas Street (426-428 PAGE ST), in the A(PD) Planned Development Zoning District (SOLTANZAD FARHANG AND NAJMI FAHRY, Owner/Developer). Council District 6. SNI: Burbank/Del Monte. CEQA: Mitigated Negative Declaration. (Project Manager: Erin Morris)
 - 1. **PD06-053. Planned Development Permit** to demolish two existing two-family dwelling units and construct seven single-family attached residences and associated site improvements on a 0.4 gross acre site.
 - 2. **PT06-094. Planned Development Tentative Map** to reconfigure two parcels into one lot for seven residential condominium units on a 0.4 gross acre site.

This concludes the Planning Director's Hearing for February 28, 2007. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE