



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, MARCH 21, 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 **March 21, 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.

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. 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. (Project Manager: Tracy Chu)
- b. PDA91-006-77. Planned Development Permit Amendment** to add a swimming pool to a single-family residence on a 1.55 gross acre site in the A(PD) Planned Development Zoning District, located at/on the west side of Glenview Drive approximately 350 feet south of Eagle Crest Court (8701 TRACT) (Ali Nassar, Owner). Council District 10. SNI: None. CEQA: Use of Country View Estates Final EIR. (Project Manager: Michelle Stahlhut)
- c. TR07-030. Tree Removal Permit** to legalize the removal of one Walnut tree larger than 56 inches in circumference on a 0.17 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of Kottenberg Avenue 340 feet northerly of Minnesota Avenue (1345 KOTENBERG AV) (Vu Kim Thu And Cao Tom, Owner). Council District 6. CEQA: Exempt. (Project Manager: Tracy Chu)

- d. **PDA70-001-02. Planned Development Permit Amendment** to allow the removal of two Sycamore trees 67 to 102 inches in circumference on a 0.17 gross acre lot in the R-1-8(PD) Planned Development Zoning District, located on the southeast corner of Via Ramada (7054 VIA RAMADA) (Bilkey Paz Q And Daniel J, Owner). Council District 2. SNI: None. CEQA: Exempt. (Project Manager: Tracy Chu)
- e. **TR07-027. Tree removal permit** to remove one Tree of Heaven 69 inches in circumference on a 0.11 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the east side of Kottenberg Avenue approximately 390 feet northerly of Minnesota Avenue (1336 KOTENBERG AV) (Park William J And Karin M, Owner). Council District 6. CEQA: Exempt. (Project Manager: Tracy Chu)
- f. **TR07-033. Tree Removal Permit** to legalize the removal of a Monterey Pine tree and a Stoney Pine tree greater than 56 inches in circumference on a 0.2 gross acre site in the R-1-5 Single-Family Residence Zoning District, located on the south side of Paso Los Cerritos approximately 200 feet west of Calle Bonita (6210 PASO LOS CERRITOS) (Calvert John T And Susan M Et Al, Owner). Council District 10. CEQA: Exempt. (Project Manager: Tracy Chu)
- g. **TR06-229. Tree Removal Permit** to remove one Ash tree 95 inches in circumference on a 0.05 gross acre site in the R-1-2(PD) Planned Development Zoning District, located on the west side of Prevost Court 290 feet southerly of Willow Street (1107 PREVOST CT) (Del Vecchio Teresa M, Owner). Council District 6. CEQA: Exempt. (Project Manager: Tracy Chu)
- h. **PDA80-102-01. Planned Development Permit Amendment** to install one Automated Teller Machine to an existing bank on a 0.45 gross acre site in the A(PD) Planned Development Zoning District, located on the northwest corner of Cottle Road and Poughkeepsie Road (5681 COTTLE RD) (Orchard Town And Country Ltd, Owner; Meriwest Mortgage Company LI Hudsou Lee, Developer). Council District 2. SNI: None. CEQA: Exempt. (Project Manger: Tracy Chu)
- i. **H07-003. Site Development Permit** to allow conversion of an existing duplex to a single-family residence, with first and second story additions totalling 120 square feet, on a 0.1 gross acre site in the R-2 Two-Family Residence Zoning District, located at 1611 Lincoln Ave. (on the west side of Lincoln Ave, approximately 80 feet southerly of Willow Glen Way) (William and Martha Hawk, Owners). Council District 6. SNI: None. CEQA: Exempt. (Project Manager: Avril Baty)
- j. **SP07-006. Special Use Permit** to demolish an existing gazebo and allow the construction of an arbor, approximately 635 square feet in size, in the rear yard of an existing single family residence on a 0.73 gross acre site in the R-1-5 Single-Family Residence Zoning District, located on the west side of Glenkirk Drive, approximately 260 feet south of Kirkmont Drive (2167 Glenkirk Drive) (Edward Tefankjian, Owner). Council District 6. SNI: None. CEQA: Exempt (Project Manager: Reena Mathew)

- k. **TR07-035.** Request to remove one Evergreen Ash Tree in the rear yard of an existing single family residence, approximately 84 inches in circumference on 0.07 site in the A(PD) Planned Development Zoning District, located on the northeast side of Papyrus Lane, approximately 130 ft northeast of Naglee Avenue (1714 Papyrus Lane) (Alan D Hiura, Owner). Council District 6. CEQA: Exempt (Project Manager: Reena Mathew)

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **TR06-188. Tree Removal Permit** to remove one Grapefruit tree 72 inches in circumference and one Magnolia tree 116 inches in circumference on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1072 Merle Avenue (Hopper David M David Hopper, Owner). Council District 6. CEQA: Exempt. (Project Manager: Tracy Chu)
- b. **H05-022. Site Development Permit** to construct 12,290 square feet for commercial uses on a 0.5 gross acre site in the CP Pedestrian Commercial Zoning District, located on the north side of Bark Lane, approximately 150 feet easterly of South De Anza Boulevard (7265 BARK LN) (Rex & Melody Trust, Owner). Council District 1. SNI: None. CEQA: Exempt. (Project Manager: Martina Davis)
- c. **PDA75-009-01. Planned Development Permit Amendment** to allow the removal of three (3) Eucalyptus trees (ranging in circumference from 50 to 58 inches) on an existing single-family residential lot in the R-1-1(PD) Planned Development Residential Zoning District, located on the north side of Millswood Court, approximately 160 feet easterly of Grandwood Way (733 MILLSWOOD CT) (Ng Benjamin P And Kym Lai, Owner). Council District 10. SNI: None. CEQA: Exempt. (Project Manager: Tracy Chu)

This concludes the Planning Director's Hearing for March 21, 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