



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, MARCH 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 **March 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.

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. PDA05-032-01. Planned Development Permit Amendment** to (1) expand the approved construction hours in Planned Development Permit file no. PD 05-032 Condition No. 16 from: 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit, to include Saturday between 9:00 a.m. and 5:00 p.m., and (2) grant the Director of Planning, Building and Code Enforcement the authority to approve a Permit Adjustment for temporary extended construction hours under special circumstances in the A(PD) Planned Development Zoning District, located on the northeast corner of Berryessa Road and Oakland Road (Taylor Woodrow Homes, Inc.). Council District 3. SNI: 13th Street. CEQA: Mitigated Negative Declaration and Addendum thereto.
(Project Manager: Steven Rosen)
- b. PD06-069 & PT06-067. Planned Development Permit and associated Tentative Map** for conversion of 20 industrial units to industrial condominium units on a 2.4 gross acre site in the A(PD) Planned Development Zoning District, located at 620 Quinn Ave. (on the south side of Quinn Ave., approximately 180 feet easterly of Senter Road) (Do Dinh Tron, Owner). Council District 7. SNI: Tully/Senter. CEQA: Exempt.
(Project Manager: Avril Baty)
- c. TR07-034. Tree Removal Permit** to remove one Monterey Pine, approximately 107 inches in circumference located in the rear yard of a 0.17 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the southeast corner of Catalonia Way and Aragon Way (2476 Aragon Way) (Thomas and Marilyn Glabicki, Owners). Council District 9. CEQA: Exempt
(Project Manager: Rachel Roberts)

- d. **TR07-025. Tree removal permit** to removal two palm trees , approximately 75 inches and 85 inches in circumference in the front yard of a single family lot in the R-1-8 Single-Family Residence Zoning District, located on the northeast corner Springfield Way and Dakota Drive (657 Dakota Drive) (Rogelio Escobar and Victoria Mendez, Owners). Council District 7. CEQA: Exempt. (Project Manager: Rachel Roberts)

- e. **PD07-011. Planned Development Permit** to construct a 258 square foot addition to the first and second story of an existing single-family residence on a 0.08 gross acre site in the A(PD) Planned Development Zoning District, located on the south side of Quarry Park Drive, approximately 120 feet south of Hillsdale Avenue (3495 Quarry Park Drive) (Joel And Kelly Vincent, Owners). Council District 10. SNI: None. CEQA: Exempt. (Project Manager: Reena Mathew)

The consent calendar is now closed.

3. **PUBLIC HEARING**

- a. **PDA74-014-01. Planned Development Amendment** to allow the removal of three dying Monterey Pine trees and to erect new fence on a 12.3 gross acre site in the R-1-8(PD) Planned Development Zoning District, located at/on the South side of Roy Av 780 ft easterly of Lincoln Av, APN 43958C01 (Lincoln Village Homeowner'S Association, Owner). Council District 6. SNI: None. CEQA: Exempt. (Project Manager: Martina Davis)

This concludes the Planning Director's Hearing for March 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