



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, AUGUST 22, 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 **August 22, 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:

- 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.

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. **PD07-029.** Planned Development Permit to construct two detached and two attached single-family residences on a 0.26 gross acre site in the A(PD) Planned Development Zoning District, located at/on the east side of Boynton Avenue, approximately 350 feet northerly of Williams Road (962 BOYNTON AV) (Ettefagh Farajollah Et Al, Owner). Council District 1. SNI: Blackford. CEQA: Exempt. **Deferred from 7-25-07, 8-8-07 and 8-15-07.**
(Project Manager: Martina Davis)
- b. **PT07-026.** Tentative Map application to subdivide one lot into five lots for two attached and two detached single-family residences in the A(PD) Planned Development Zoning District, located on the east side of Boynton Avenue, approximately 350 feet northerly of Williams Road (962 BOYNTON AV) (Ettefagh Farajollah Et Al, Owner). Council District 1. SNI: Blackford. CEQA: Exempt. **Deferred from 8-8-07 and 8-15-07.**
(Project Manager: Martina Davis)
- c. **PT07-061.** Planned Development Tentative Map Application to subdivide one lot into three lots for single-family detached residential uses on a 0.23 gross acre site in the A(PD) Planned Development Zoning District, located on the west side of N. 26th Street, approximately 40 feet north of E. Saint John Street (103 N. 26th St.) (Christopher Silva, Owner). Council District: 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt.
(Project Manager: Avril Baty)

- d. **PDA91-006-78.** Planned Development Permit Amendment to construct one single-family detached residence on a 0.6 gross acre site in the A(PD) Planned Development Zoning District, located at/on the southeast corner of Hollow Lake Way and Quail Crest Way (7016 HOLLOW LAKE WY) (Younanof Edison And Gema, Owner). Council District 10. SNI: None. CEQA: Use of Country View Estates Final EIR. (Project Manager: Michelle Stahlhut)
- e. **TR07-207.** Tree Removal Permit request to remove one monterey pine tree, 77 inches in circumference, in the rear yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, located at 720 Margaret Street (M Jeffrey Kallis, Owner). Council District 3. CEQA: Exempt. (Project Manager: John Baty)
- f. **TR07-168.** Tree removal permit for a Pine tree, 120 inches and an Oak tree, 91 inches in circumference on an existing single-family residential lot in the R-1-8 Single-Family Residence Zoning District, located at/on 2265 Fair Valley Court (2265 FAIR VALLEY CT) (Kuhlman Gloria J, Owner). Council District 9. CEQA: Exempt. (Project Manager: Meera Nagaraj)
- g. **TR07-188.** Tree Removal Permit for two Palm trees, 79 and 84 inches in circumference, and an unknown tree, 89 inches in circumference on an existing single-family detached residential lot in the R-1-8 Single-Family Residence Zoning District, located at/on the south side of Sagewood Lane, approximately 550' north of Cropley Avenue. (3418 SAGEWOOD LN) (Kaur Harpreet Et Al, Owner). Council District 4. CEQA: Exempt. (Project Manager: Meera Nagaraj)
- h. **TR07-182.** Tree Removal Permit for two trees, 98 inches and 115 inches in circumference on an existing single-family residential lot in R-1-5 Single-Family Residence Zoning District, located at/on 2864 Norcrest Drive (Ramos Efrain And Maritza R, Owner). Council District 8. CEQA: Exempt. (Project Manager: Meera Nagaraj)
- i. **TR07-208.** Tree removal permit for a live Chinese Elm tree measuring approximately 81 inches in circumference on a 0.27 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 1825 Cottle Avenue (Kepler Katherine G Trustee & Et Al, Owner). Council District 6. CEQA: Exempt. (Project Manager: Reena Mathew)
- j. **PDA93-030-02.** Planned Development Permit Amendment to amend a previously approved Planned Development Permit (File no. PD93-030) to allow the expansion of an existing parking lot on a 2.46 gross acre site in the A(PD) Planned Development Zoning District, located at/on the northeast corner of Santa Teresa Blvd and Camino Verde Drive (Kaiser Foundation Hospitals, Owner). Council District 2. SNI: None. CEQA: Exempt. (Project Manager: John Davidson)

- k. **PDA86-056-01.** Planned Development Permit Amendment to mitigate the unpermitted removal of twelve (12) Redwood trees on a 1.23 gross acre site in the IP(PD) Planned Development Zoning District, located at the southwest corner Charter Park Drive and Hillsdale Av (3511 CHARTER PARK DR) (Satterlee Roland F, Owner). Council District 10. SNI: None. CEQA: Exempt.
(Project Manager: Suparna Saha)

- l. The projects being considered is located on the east side of Taft Drive, approximately 200 feet northerly of Blossom Valley Drive (5410 TAFT DR), in the A(PD) Planned Development Zoning District (MASOUMI BROTHERS LLC, Owner). Council District 9. CEQA: Mitigated Negative Declaration.
(Project Manager: Suparna Saha)
 - 1. **PD07-052.** Planned Development Permit to demolish an existing nursery school and construct five single-family detached residences on a 1.15 gross acre site.
 - 2. **PT06-036.** Planned Development Tentative Map Permit to subdivide one parcel into five lots for single-family detached residential uses on a 1.15 gross acre site.

- m. **CP07-043.** Conditional Use Permit to allow a vocational school for the disabled in a tenant space within an existing office building on a 1.50 gross acre site located on the west side of Piedmont Road, approximately 460 feet north of Sierra Road (1325 - 1333 Piedmont Road) in the CP -Commercial Pedestrian Zoning District, (Ko Yiichung I And Yang Jannjann J Et Al, Owner). Council District 4. SNI: None. CEQA: Exempt.
(Project Manager: Rebekah Ross)

- n. **TR07-191.** Tree Removal Permit Application to allow the removal of two live California Fan Palm trees (91 and 112 inches in circumference) in the at front yard of a single family detached residence in the R-1-8 Single-Family Residence Zoning District, located on the Southside of Hauck Drive, approximately 100 feet west of Zisch Drive (1436 Hauck Drive) (David and Peggy James, Owners). Council District 9. CEQA: Exempt.
(Project Manager: Reena Mathew)

- o. **SP06-086.** Special Use Permit to enclose 11,900 square-foot storage area at an existing recycle center on a 2.86 gross acre site in the HI Heavy Industrial Zoning District, located at/on the northwest corner of Charles Street and North 13th Street (575 CHARLES ST) (G T Properties A Joint Venture Et Al, Owner). Council District 4. SNI: None. CEQA: Re-use of a Mitigated Negative Declaration.
Deferred from 8-8-07.
(Project Manager: Chris Burton)

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **SP07-024.** Special Use Permit to allow construction of a new two-story, single-family residence (approximately 1,438 square feet) and a detached single-car garage (approximately 318 square feet) and the removal of one fig tree, approximately 59 inches in circumference, located at the rear of the subject property in the R-1-8 Single-Family Residence Zoning District, located on the west side of Gifford Avenue approximately 100 feet north of Auzerais Avenue (Jacob T. and Catherine O. Lavin, Owner). Council District 3. SNI: Delmas Park. CEQA: Exempt. (Project Manager: Rachel Roberts)

- b. **TR07-144.** Tree removal permit for two Liquid Amber trees, 72 and 75 inches in circumference, on a 0.18 gross acre site in the R-1-5 Single-Family Residence Zoning District, located at 2329 Walden Square (John and Teresa Guastafarro, owners). Council District 6. CEQA: Exempt. **Deferred from 7-25-07 and 8-8-07.** (Project Manager: John Davidson)

This concludes the Planning Director's Hearing for August 22, 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