



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, AUGUST 29, 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 29, 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. **TR07-165 - Tree Removal** application to remove one Tree of Heaven approximately 58 inches in circumference in the R-M Zoning District, located at 368 North Sixth Street (Michael and Lori Tierney). Council District: 3. CEQA: Exempt.
(Project Manager: Michelle Stahlhut)
- b. **TR07-179 - Tree Removal Permit** Request for removing one live Podo Carpus (64 inches in circumference) in the R-1-8 Single-Family Residence Zoning District, located at the 1235 Regency Place (Turner Ralph L Jr And Thelma J Trustee, Owner). Council District 1. CEQA: Exempt.
(Project Manager: Sanhita Mallick)
- c. **TR07-155 - Tree Removal Permit** to mitigate the removal of an ordinance-size Coast Live Oak Tree without the benefit of a permit on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1045 Summersong Court (1045 SUMMERSONG CT) (April Daniel, owner). Council District 4. CEQA: Exempt.
(Project Manager: Suparna Saha)
- d. **TR07-184 - Tree removal permit** to allow removal of one (1) Ash tree and one (1) Palm tree, 60 and 73 inches in circumference respectively, on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 4860 Tonino Drive (Norman and Theresa Cash, owners). Council District 9. CEQA: Exempt.
(Project Manager: Suparna Saha)

- e. **PDA95-049-03 - Planned Development Permit Amendment** to replace an existing generator with a 400 kw diesel standby generator on a 41 gross acre site in the A(PD) Planned Development Zoning District, located on the east side of Almaden Expressway 1,380 feet northerly of Coleman Road westerly of the Guadalupe River (5750 Almaden Ex) (Santa Clara Valley Water District, Owner). Council District 10. SNI: None. CEQA: Addendum to Mitigated Negative Declaration.
(Project Manager: Suparna Saha)

- f. **SF07-031 - Single-Family House Permit** proposing a 297 square foot second-story addition to an existing 2,649 square foot, two-story single-family residence on a 0.137 gross acre site. Existing Floor Area Ratio is 44.15%, and the proposed Floor Area Ratio is 49.1%. Subject site is in the R-1-8 Single-Family Residence Zoning District, located on the north side of Amber Drive approximately 500 feet west of Phelps Avenue (3587 Amber Drive) (Jon and Christine Linthacum, Owners). Council District 1. SNI: None. CEQA: Exempt.
(Project Manager: Reena Mathew)

- g. The projects being considered are located at/on southwesterly side of Campbell Ave., 950 ft northwesterly of Newhall St (1179 CAMPBELL AV), in the A(PD) Planned Development Zoning District (COBALT ASSOCIATES, Owner). Council District 6. SNI: None. CEQA: Addendum to Mitigated Negative Declaration.
(Project Manager: Reena Mathew)
 - 1. **PD07-068 - Planned Development Permit** to allow construction of 12 new units on the front, northerly section of the existing lot (adjacent to Campbell Ave.) where 24 units were previously approved at the rear of that 2.67 gross acre site.
 - 2. **PT07-067 - Vesting Planned Development Tentative Map** to subdivide one parcel into 12 lots plus common area for single family residential uses on the northern portion of the parcel (adjacent to Campbell Ave.) on a 2.67 gross acre site.

- h. **PD07-053 - Planned Development Permit** for the construction of a new 28,500 square foot building and the conversion of an existing building to condominiums for auto related uses on a 6.67 gross acre site in the LI(PD) - Planned Development Zoning District, located on the northwest corner Charcot and Junction Avenues (521 Charcot Ave). (South Bay Development Co., Owner). Council District 4. SNI: None. CEQA: North San Jose EIR Resolution No.72768, and Addenda thereto.
(Project Manager: Chris Burton)

- i. **H07-012 - Site Development Permit** for the construction of a jet fuel storage and distribution facility for San Jose International Airport in the HI - Heavy Industrial Zoning District, located at the southern terminus of Seaboard Avenue, on the west side of the Guadalupe River, (2500 Seaboard Av) (City of San Jose, Owner; Underground Construction Company, Inc., Developer). Council District 4. SNI: None. CEQA: San Jose International Airport Master Plan Update EIR. City Council Resolution No. 67380.
(Project Manager: Chris Burton)

- j. The projects being considered are located on the north side of Burton Ave., approximately 150 feet east of N. 3rd St. (115 Burton Avenue), in the R-2 Two-Family Residence Zoning District (Pat Smith, Owner). Council District: 3. SNI: None. CEQA: Exempt.
(Project Manager, Avril Baty)
1. **V07-011 - Development Exception** to allow second-story addition, reduction of front setback, and one-car garage for a single-family house on a substandard site of 0.06 gross acres, and
 2. **SF07-044 - Single family House Permit** for a 771 square foot second story addition to an existing 856 square foot single-story residence, resulting in a 62.5% Floor Area Ratio.
- k. **TR07-195 - Live tree removal permit** for one Cedar tree measuring 76 inches in circumference on an existing single-family detached residential lot in the R-2 Two-Family Residence Zoning District, located at/on 1101 Mayette Avenue (Michael Harrison/ Owner). Council District 6. CEQA: Exempt.
(Project Manager Meera Nagaraj)
- l. **TR07-170. Tree Removal Permit** to permit the removal of one live ash tree, approximately 119 inches in circumference from the front yard of an existing single-family residence in the R-1-5 Single-Family Residence Zoning District, located at/on the 17941 Los Olivos Drive (Cochrane Peter And Mary Ann Trustee, Owner). Council District 1. CEQA: Exempt.
(Project Manager: Martina Davis)
- m. **TR07-123. Tree Removal Permit** to allow removal of three Redwood trees, measuring 144", 63", and 100", and one Mexican Fan Palm, measuring 119" in circumference on a 0.15 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on 1662 Trona Way (Dennis Wong, owner). Council District 9. CEQA: Exempt.
(Project Manager: Suparna Saha)
- n. **SP03-016. Special Use Permit** to allow a pre-built approximately 800 square foot addition (weight room and storage) to an existing building at the San Jose Swim and Racquet Club on a 3.26 gross acre site in the R-M Multiple Residence Zoning District, located at/on the south side of Pedro Street approximately 170 feet easterly of Northrup Street (1170 Pedro St) (Lariviere Norman A Trustee, Owner). Council District 6. SNI: None. CEQA: Exempt.
(Project Manager: John Baty)

The consent calendar is now closed.

3. **PUBLIC HEARING**

- a. **SF07-029**. **Single-family House Permit**, Type 2, to allow a first-and-second story addition containing 171 square feet to an existing single family residence listed on the Historic Inventory in the R-M Multiple Residence Zoning District, located at/on the west side of S. 11th Street approximately 250 feet south of E. Santa Clara Street (22 S 11TH ST) (Tiu Ramon Trustee & Et Al, Owner). Council District: 3. SNI: 13th Street, University. CEQA: Exempt.
(Project Manager: Lycinia McMorrow)
- 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 Guastaferrero, owners). Council District 6. CEQA: Exempt.
(Project Manager: John Davidson)

This concludes the Planning Director's Hearing for August 29, 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