



**DRAFT**

**PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, SEPTEMBER 12, 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 **September 12, 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. **TR07-226** - Tree Removal Application to remove one live Pine tree, 84 inches in circumference, from the rear yard of a single family residence in the R-1-8 Single-Family Residence Zoning District, located at/on the southwest end of Valerie Ct., 410 feet southerly of Valerie Dr (2339 VALERIE CT) (Colee Williams Suzanne, Owner). **Council District 1. CEQA:** Exempt.  
**Project Manager:** Martina Davis
- b. **HP07-003. Historic Preservation Permit** to allow construction of an approximately 950-square-foot, two-story addition and detached garage on a 0.12-acre contributing single-family residential site (183 Sonoma Street) in the Lakehouse City Landmark Historic District. Lynn Barringer, owner. **Council District:** 3. S.N.I. area: Delmas Park. **CEQA:** Exempt.  
**Project Manger:** Darren McBain
- c. **TR07-212** - Tree Removal Permit to remove one Live Oak Tree approximately 101 inches in circumference from the rear yard of an existing single-family residence in the R-1-8 Single-Family Residence Zoning District, located at/on the south side of Kingston Way, approximately 50 feet west of Forest Hill Drive (5004 Kingston Way) (Jilge Karen Et Al, Owner). **Council District:** 1. **CEQA:** Exempt.  
**Project Manager:** Licinia McMorrow

- d. **PDA07-034-01** - Planned Development Amendment to allow the removal of one Aleppo Pine tree, approximately 124-inches in circumference, and minor façade modifications to a previously approved multi-family residential site in the A(PD) Planned Development Zoning District, located on the northeast corner of Willow Glen Way and Cross Way (425 Willow Glen Way) (H3 Development LLC, Owner). **Council District:** 6. **CEQA:** Exempt.  
**Project Manager:** Avril Baty
- e. **SP07-057** - Special Use Permit to demolish one existing 2-car garage and construct one tandem 2-car garage on a 0.17 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1078 Carolyn Avenue (Sean and Allison Cavanaugh, Owners). **Council District:** 6. **SNI:** None. **CEQA:** Exempt.  
**Project Manager:** Avril Baty
- f. **TR07-223** - Tree Removal Permit to allow the removal of one ordinance-size Redwood tree, approximately 90-inches in circumference from an existing single-family rear yard in the R-1-8 Single-Family Residence Zoning District, located at/on the 5350 Garwood Drive (Sperry John E And Anita M Trustee, Owner). **Council District** 9. **CEQA:** <CEQA not found>  
**Project Manager:** Michelle Stahlhut
- g. **TR07-206** - Tree removal permit request for one Redwood tree, 90 inches in circumference, from the front yard of an existing single-family residential lot in the R-1-8 Single-Family Residence Zoning District, located at/on 2897 Little Rock Court (2897 LITTLE ROCK CT) (Ho Long Xuan and Nancy Lee, Owner). **Council District** 5. **CEQA:** Exempt.  
**Project Manager:** Meera Nagaraj
- h. **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
- i. **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
- j. **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 east of S. 11<sup>th</sup> Street approximately 250 feet South of East Santa Clara Street (22 S 11<sup>th</sup> Street) (Tiu Ramon Trustee & Et Al, Owner). **Council District:** 3 **SNI:** 13th Street, University. **CEQA:** Exempt.  
**Project Manager:** Licinia McMorrow

### 3. PUBLIC HEARING

- a. **PD07-035 - Planned Development Permit** request to allow late night (after midnight) entertainment and drinking establishment uses at an existing approximately 3,890 square-foot restaurant/bar (Rosie McCann's Irish Pub Restaurant) on a 1.40 gross acre site in the A(PD) Planned Development Zoning District, located on the northwest corner of Santana Row and Olin Avenue (Federal Realty, Owner). Council District 6. **SNI:** None. **CEQA:** Exempt.  
**Project Manager:** Sanhita Mallick
  
- b. **PD07-072 (Formerly PDA01-101-04) - Planned Development Permit** request to allow entertainment use at an existing approximately 5,900 square-foot restaurant (Straits Cafe) on a 1.56 gross acre site in the A(PD) Planned Development Zoning District, located on the northwest corner of Santana Row and Tatum Lane (Federal Realty, Owner). **Council District** 6. **SNI:** None. **CEQA:** Exempt.  
**Project Manager:** Sanhita Mallick

This concludes the Planning Director's Hearing for September 12, 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