



PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, January 13, 2010

**9:00 a.m.
City Council Chambers
City Hall**

**200 East Santa Clara Street
San José, California 95113-1905**

Hearing Officer

**Jean Hamilton, Division Manager
On Behalf of**

**Joseph Horwedel, Director
Planning, Building, and Code Enforcement**

NOTICE

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Dawn Lehman at 408-535-7811 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. 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 **January 13, 2010**. My name is **Jean Hamilton** 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 your cell phones and pagers as we are broadcasting and recording this meeting. A copy of the agenda is available on the tables by the doors for your convenience. A validation machine is available at the top of 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.

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.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, 3rd Floor Tower, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

Note: If you have any questions regarding the agenda, please contact Dawn Lehman at 408-535-7811 or dawn.lehman@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.

NONE

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 staff or the public to have an item removed from the consent calendar and considered separately.

- a. **SP09-026**. Special Use Permit to allow green waste recycling processing and transfer, corporation yard, and outdoor storage uses on a 0.91 gross acre site in the HI Heavy Industrial Zoning District, located on the south side of Kings Row, approximately 200 feet easterly of Industrial Avenue (650 Kings Row) (ZSI Properties, LLC, owner). Council District 4. SNI: None. CEQA: Exempt. Deferred from 12/2/09.
Project Manager, Jodie Clark
- b. **PD09-034**. Planned Development Permit to demolish one single-family residence and construct two single-family detached residences on a 0.47 gross acre site in the A(PD) Planned Development Zoning District, located at 1356 Morrill Avenue (Huoming and Shuyun Huang, Owner). Council District 4. SNI: None. CEQA: Exempt.
Project Manager, Avril Baty
- c. **PDA87-071-03**. Tree Removal Permit to allow removal of one Redwood tree, approximately 108 inches in circumference, in the A(PD) Planned Development Zoning District, located at 13500 Quito Road (YMCA Santa Clara Valley, Owner). Council District: 1. CEQA: Exempt.
Project Manager, Avril Baty
- d. **PDA79-056-04**. Tree Removal Permit to remove three Red Gum Eucalyptus trees ranging in size from 81 inches to 98 inches in circumference, and the removal of 16 non-ordiance sized trees, located in the common area of a multi-family residential project on a 13.5 gross acre site in the A(PD) Planned Development Zoning District, located in the region completely surrounded by Hamilton Place (1600 Hamilton Place). Council District 6. CEQA: Exempt.
Project Manager, Jodie Clark

- e. [PT09-035](#). Tentative Map Permit to allow for the subdivision of 1 parcel into 3 lots for single-family detached residential uses on a 0.79 gross acre site in the A(PD) Planned Development Zoning District, located at the northwest corner of Almaden Road and Carla Drive (Robert and Farzaneh Bagheri, Owners). Council District 10. SNI: None. CEQA: Exempt.
Project Manager, Lesley Xavier.
- f. [TR09-268](#). To remove one 64-inch circumference Italian Stone Pine and two 126- and 134-inch circumference California Pepper trees, located within a mobilehome park in the R-MH Mobilehome Park Zoning District at 633 Shadow Creek Drive (Brandenburg, Staedler & Moore, Owner). Council District: 10. CEQA: Exempt.
Project Manager, Avril Baty.
- g. [TR09-276](#). Tree Removal Permit to allow for the removal of two (2) Acacia and two (2) Monterey Pines, 70 inches and 56 inches in circumference respectively, on a 0.25 gross acre site in the R-2 Two-Family Residence Zoning District, located at the southwest corner of Senter Road and Ezie Street (3707 Senter Road) (Nguyen Pham Dinh And Le Vo-Suy Minh Thi Tru, Owner). Council District 7. CEQA: Exempt.
Project Manager, Lesley Xavier
- h. [TR09-288](#). To remove two Palm trees, approximately 79- and 89-inches in circumference, located at the rear of a single family residence in the R-1-8 Single-Family Residence Zoning District, located at 1029 LOVOI WY. (Jeffrey D And Yongna G Larson, Owner). Council District 6. CEQA: Exempt.
Project Manager, Jean Hamilton
- i. [TR09-289](#). Tree Removal Permit to allow the removal of one Palm tree approximately 128 inches in circumference on a 0.24 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1417 Chiplay Dr. (Beng Feng, Owner). Council District 5. CEQA: Exempt.
Project Manager, Jean Hamilton
- j. [TR09-290](#). Tree Removal Permit to allow the removal of one tree (unknown species), approximately 124 inches in circumference, from the side yard of an existing single family detached residence on a 0.22 gross acre site in the R-1-8 Single-Family Residence Zoning District, located 1905 Adele Place. (Edward F And June M Tablak Trustee, Owner). Council District 6. CEQA: Exempt.
Project Manager, Jean Hamilton
- k. [TR09-293](#). Tree Removal Permit to allow removal of a multi-trunk Palm tree approximately 280 inches in circumference on a 0.07 gross acre site in the A(PD) Planned Development Zoning District, located at 1352 SHERMAN ST. (Sofia Ortiz, Owner). Council District 3. CEQA: Exempt.
Project Manager, Jean Hamilton
- l. [TR09-295](#). Tree Removal Permit to allow the removal of a one Hackberry tree, approximately 65 inches in circumference, located adjacent to the swimming pool in the rear yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, located at 1628 LAURELWOOD DR. (Glenn R And Sherri D Osaka Trustee, Owner). Council District 6. CEQA: Exempt.
Project Manager, Jean Hamilton

- m. [TR09-296](#). Tree Removal Permit to allow the removal of a Silver Maple, approximately 77 inches in circumference, from the side yard of a single-family residence. in the R-1-8 Single-Family Residence Zoning District, located at 1313 CURTISS AV (Richard P And Jacqueline M Baiardo Trustee, Owner). Council District 6. CEQA: Exempt.
Project Manager, Jean Hamilton
- n. [TR09-298](#). Tree Removal Permit to allow the removal of three (3) Pine Trees approximately 70 - 80 inches in circumference on a 5.69 gross acre site. in the R-1-8 Single-Family Residence, CP Pedestrian Commercial Zoning District, located at 2180 RADIO AV. (City Of San Jose, Owner). Council District 6. CEQA: Exempt.
Project Manager, Jean Hamilton
- o. [TR09-299](#). Live Tree Removal Permit to allow the removal of one Redwood Tree, approximately 110-inches in circumference from the side yard of an existing detached residential lot in the R-1-8 Single-Family Residence Zoning District, located at 5106 BENGAL CT. (Timothy Luong and Vivian Nhuyen, Owner). Council District 2. CEQA: Exempt.
Project Manager, Jean Hamilton
- p. [TR09-138](#). Tree Removal Permit to allow removal of two Cedar trees and one Redwood tree approximately 97 to 174 inches in circumference on a 0.14 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the south side of Peralta Drive 550 feet easterly of McAbee Road (1262 PERALTA DR) (Phil J. and Joanne P. Quon, Owner). Council District 10. CEQA: Exempt.
Project Manager, Mike Enderby

The Consent Calendar is now closed.

3. PUBLIC HEARING

- a. [HP09-006](#). Historic Preservation Permit for changes to Peralta Adobe site, including new pathways, temporary seating and movable kiosks; in the context of the construction of an Urban Public Market (File No. CP09-054), in the DC Downtown Primary Commercial Zoning District, located on the south side of W. St. John St. between N. Almaden Ave and N. San Pedro St. (180 W. St. John Street) (City of San Jose, Owner; Urban Markets LLC, Developer). Council District 3. SNI: None. CEQA: Addendum to the Downtown Strategy EIR. Deferred from 12/16/09.
Project Manager, John Davidson

This concludes the Planning Director's Hearing for January 13, 2010. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/defaultDH.asp>

PUBLIC INFORMATION COUNTER
CITY OF SAN JOSÉ (408) 535-7800

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
 - b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
 - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
 - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
 - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
 - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
 - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.