



**PLANNING DIRECTOR'S HEARING AGENDA**

**Wednesday, May 5, 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 **May 5, 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.

The City of San Jose is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at [http://www.sanjoseca.gov/clerk/cp\\_manual/CPM\\_0\\_15.pdf](http://www.sanjoseca.gov/clerk/cp_manual/CPM_0_15.pdf).

*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, 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](mailto:dawn.lehman@sanjoseca.gov)

**AGENDA**  
**ORDER OF BUSINESS**

**1. DEFERRALS**

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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.

- a. NO ITEMS

**The matter of Deferrals is now closed.**

**2. CONSENT CALENDAR**

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**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. **PD10-003**. Planned Development Permit to replace an existing wall with a columbarium wall, improve the landscaped area, add a courtyard and other minor concrete repair for an existing church on a 1.54 gross acre site in the A(PD) Planned Development Zoning District, located at 1100 Shasta Avenue (Westminster Presbyterian Church, Owner). Council District: 6. SNI: None. CEQA: Exempt. Deferred from 4/28/10.  
*Project Manager, Avril Baty*
- b. **PD08-015**. Planned Development Permit to construct 85 affordable senior housing units on a 0.55 gross acre site in the A(PD) Planned Development Zoning District, located at/on the west side of N. Sixth Street, approximately 200 feet south of East Taylor Street (675 N 6TH ST) (City of San Jose, Owner; First Community Housing, Developer). Council District: 3. SNI: None. CEQA: Use of Japantown Corporation Yard EIR. Deferred from April 28, 2010.  
*Project Manager, Sally Zarnowitz*
- c. **H10-003**. A Site Development Permit to allow for the demolition of an existing duplex residence and the construction of a new duplex residence on a 0.1459 gross acre site in the R-2 Two-Family Residence Zoning District, located on the north side of Sherwood Avenue, approximately 390 feet westerly of O'Brien Court (1158 SHERWOOD AV) (Thomas Krulevitch, Owner/Developer). Council District 6. SNI: None. CEQA: Exempt.  
*Project Manager, Lesley Xavier*

- d. **PD09-018**. Planned Development Permit to allow demolition of existing commercial structures, excluding the Willow Glen Creamery Building (currently occupied by Willow Street Pizza) located at 1072 Willow Street, and allow construction of 41,457 square feet of new retail/office space and an attached two-level parking structure on a 2.18 gross acre site in the A(PD) Planned Development Zoning District located at the southeast corner of Lincoln Avenue and Willow Street (Paja Investments, Owner). Council District: 6. SNI: None. CEQA: Mitigated Negative Declaration.  
*Project Manager, Sally Zarnowitz*
- e. **SP10-008**. Special Use Permit for an alternative parking arrangement and for the construction of the new 6,460 square foot commercial building at an existing shopping center on 10 gross acre site, in the CG General Commercial Zoning District, located at 1855 Hillsdale Avenue (Home Depot, USA Inc., Owner). Council District: 9. SNI: None. CEQA: Exempt.  
*Project Manager, Avril Baty*
- f. **SP10-010**. Special Use Permit to convert an existing single-family residence to office use with alternative parking design on a 0.13 gross acre site in the CP Pedestrian Commercial Zoning District, located at 1048 Lincoln Avenue (1048 Lincoln Ave LLC, Owner). Council District: 6. SNI: None. CEQA: Exempt.  
*Project Manager, Avril Baty*
- g. **T10-003**. A Tentative Map Permit to convert an existing duplex into two (2) common interest ownership condominiums on 0.25 gross acre site in the R-2 Two Family Residence Zoning District, located on the south side of Doralee Way, approximately 150 feet westerly of Almaden Road ( 1110 Doralee Way) (Sean and Olga Keller, Owner). Council District 9. SNI: None. CEQA: Exempt.  
*Project Manager, Lesley Xavier*

**The consent calendar is now closed.**

### **3. PUBLIC HEARING**

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- a. NO ITEMS

**This concludes the Planning Director's Hearing for May 5, 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) 535-3555

## **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.