PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, July 13, 2011

9:00 a.m.
City Hall, Tower, 3rd. Floor
Room T-332

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

<u>Hearing Officer</u>

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 Cindy Clark 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 **July 13, 2011**. 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.

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 Cindy Clark at 408-535-7811 or cindy.clark@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.

a. The projects being considered are located on a 9.7 gross acre site at the northwest corner of Blossom Hill Road and Southcrest Way, in the A(PD) Planned Development Zoning District (Walter Lester, Owner). Council District 10. SNI: None. CEQA: Mitigated Negative Declaration. Staff recommendation: Deferred to 8/24/11
Project Manager, Lesley Xavier

1. **WBC10-001.** A Williamson Act Contract Cancellation to allow for the cancellation on the existing contract on the subject site
2. **PD11-008**. A Planned Development Permit to allow for the construction of 86 single-family detached residential units on the subject site.
3. **PT11-006**. A Tentative Map to subdivide 2 lots to 91 lots (86 buildable and 5 non-buildable) on the subject site

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. **PD11-018.** Planned Development Permit to allow the demolition and reconstruction of a gas station including the relocation of the fuel pumps and canopy and the construction of a new convenience store and automatic car wash on a 0.5 gross acre site in the CP(PD) Planned Development Zoning District, located at/on the Southwest corner of Tully Road and S. King Road (1698 TULLY RD) (Au Energy Llc, Owner/Developer). Council District: 7. SNI: West Evergreen. CEQA: Exempt.

Project Manager, Ben Corrales

b. **PDA07-033-01.** A Planned Development Permit Amendment to allow for modifications to architecture (elevations) and podium parking circulation for an approved mixed-use, commercial and multi-family residenital, development in the A(PD) Planned Development Zoning District, located at the northwest corner of Zanker Road and East Tasman Drive. (Zanker Road Invrs Llc, Owner). Council District 4. SNI: None. CEQA: Environmental Impact Report.
Project Manager, Lesley Xavier

c. **SP10-044.** Special Use Permit for a new 60 foot slimline monopole with 9 antennas and associated equipment cabinets on 3.50 gross acre site in the HI Heavy Industrial Zoning District, located on the southside of East Brokaw Road, approximately 320 feet westerly of Zanker Road (250 East Brokaw Road) (Springer Steven G And Julie A Trustee, Owner). Council District 4. SNI: None.
CEQA: Exempt
Project Manager, Jodie Clark

d. **TR11-023**. An Appeal of the Director of Planning's Decision to approve a Tree Removal Permit to allow the removal of five (5) Monterey Pine trees measuring 110, 85, 96, 96, and 86-inches in circumference, located in the rear yard of a single family residence in the R-1-8 Single-Family Residence Zoning District in the R-1-8 Single-Family Residence Zoning District, located on the east side of Hampton Drive 290 feet southerly of Landerwood Lane (6766 HAMPTON DR) (Matsumoto David K And Karen M Et Al, Owner). Council District 10. CEQA: Exempt.
Project Manager, Laurel Prevetti

e. **TR11-098**. Tree Removal Permit to allow the removal of one (1) Cedar tree, approximately 87-inches in circumference, located in the front yard of a single family residence in the R-1-8 Single-Family Residence Zoning District, on the north side of Carrie Lee Way, 320 feet westerly of Vistamont Drive (1341 CARRIE LEE WAY) (Vidya S. and Christopher E. Klein, Owner). Council District 9. CEQA: Exempt.
Project Manager, Lori Moniz

f. **TR11-099**. Tree Removal Permit to allow the removal of one (1) diseased Modesto Ash tree, approximately 136-inches in circumference, located in the rear yard of a single family residence in the R-1-8 Single-Family Residence Zoning District, on the northeast side of Morse Street 340 feet southeasterly of Naglee Avenue (672 MORSE STREET) (Christine G. Dully Trustee, Owner). Council District 6. CEQA: Exempt.
Project Manager, Lori Moniz

g. **TR11-100**. Tree Removal Permit to allow the removal of one (1) Magnolia tree, approximately 91-inches in circumference, located in the rear yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, on the southeast side of Bahia Court, 240 feet northeasterly of Cielito Way (210 BAHIA COURT) (Jeremy J. and Karen E. L. Defrisco, Owner). Council District 2. CEQA: Exempt.
Project Manager, Lori Moniz

h. **TR11-102**. Tree Removal Permit to allow the removal of one (1) Podocarpus Gracilior tree, approximately 80-inches in circumference, located in the common area of a townhouse development in the R-1-8(PD) Planned Development Zoning District, at the northwest corner of N. Jackson Avenue and Mabury Road (2357 MABURY ROAD) (Ponderosa Woods Homeowners Association, Owner). Council District 4. CEQA: Exempt.
Project Manager, Lori Moniz

i. **TR11-103**. Tree Removal Permit to allow the removal of one (1) Monterey Pine Tree, approximately 84-inches in circumference, located in the rear yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, on the east side of Forrestal Avenue, 280 feet southerly of W. Rosemary Street (1258 FORRESTAL AVENUE) (Robert Smith, Owner). Council District 3. CEQA: Exempt.
Project Manager, Lori Moniz

j. **TR11-104**. Tree Removal Permit to allow the removal of one (1) Eucalyptus tree, approximately 112-inches in circumference, located in the rear yard; and one (1) Birch tree, approximately 64-inches in circumference, located in the front yard of a single family residence in the R-1-8 Single-Family Residence Zoning District, on the northwest side of Jerilyn Drive, 210 feet southwesterly of McCovey Lane (3479 JERILYN DRIVE) (Richard Q Olaso, Owner). Council District 5. CEQA: Exempt.
Project Manager, Lori Moniz

The consent calendar is now closed.

3. PUBLIC HEARING

NO ITEMS

This concludes the Planning Director's Hearing for July 13, 2011. 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.

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.