PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, November 16, 2011

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

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 **November 16, 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.

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. The projects being considered are located at the northeast corner of N. Capitol Avenue and Sierra Road (1328 N. Capitol Avenue) on a 4.30 gross acre site, in the A(PD) Planned Development Zoning District (William Orlando Jr. Trustee & Et Al, Owner / Capitol Berryessa, LLC, applicant). Council District 4. SNI: None. CEQA: MND.
Project Manager, Lesley Xavier

1. **PD11-023.** A Planned Development Permit to allow for the development of up to 94 attached multi-family residential units on the subject site.

2. **PT11-017.** A Tentative Map to subdivide one (1) lot to 20 parcels for multi-family residential purposes in the A(PD) Planned Development Zoning.

b. **PDA79-047-01.** Tree Removal Permit to allow the removal of two (2) Aleppo Pine trees, approximately 83 and 84-inches in circumference, located in the common area of a multi-family (townhouse) development in the A(PD) Planned Development Zoning District, on the west side of Jackson Avenue, 430 feet north of McKee Road (398 Englert Court) (Jackson North HOA, Owner). Council District 5. CEQA: Exempt. Deferred from 11/9/11
Project Manager, Lori Moniz

c. **H11-026.** Site Development Permit to allow a 527 square feet addition to an existing duplex on 0.13-gross acre site in the R-2 Two-Family Residence Zoning District, located at the southeast corner of N. 15th Street and Washington Street (704 WASHINGTON STREET) (Aniceto and Marcia Alva Trustee, Owner). Council District 3. SNI: None. CEQA: Exempt.
Project Manager, Lori Moniz

d. **HA00-053-01.** Site Development Permit Amendment to allow new fencing and gates to divide parking lot, which will replace fencing constructed without benefit of permits, for an industrial office facility on a 6.37 gross acre site in the LI Light Industrial Zoning District, located at/on the northeast corner of Trade Zone Boulevard and Lundy Place (2334 Lundy Place)(Ntt America Inc, Owner). Council District 4. SNI: None. CEQA: Exempt.
Project Manager, Jodie Clark

e. **HA81-088-01.** Site Development Permit Amendment to allow site modifications, including the removal of 35 parking spaces and re-landscaping to remove 52 ordinance-sized trees and 77 non-ordinance sized trees, at an existing industrial office building complex in the IP Industrial Park Zoning District on a 9.8 gross acre site in the IP Industrial Park Zoning District, located at the northwest corner of River Oaks Parkway and Cisco Way (251-281 River Oaks Parkway) (RO Parkway Associates, LLC, owner). Council District 4. CEQA: Re-use of North San Jose Area Development Policies Update Final EIR, Resolution No. 72768.
Project Manager, Sylvia Do

f. **PDA03-080-01.** A Planned Development Permit Amendment to allow for a reduction in the number of single-family attached residential units from 32 to 27 units for a previously approved project in the A(PD) Planned Development Zoning District on a 1.42 gross acre site, located at the northeast corner of Almaden Expressway and Coleman Road (Barry Swenson Builder, applicant). Council District 10. SNI: None. CEQA: Mitigated Negative Declaration (File No. PDC04-064).
Project Manager, Lesley Xavier

g. **PDA77-034-06.** Planned Development Permit Amendment to allow a 308-square-foot, 2nd story addition to an existing 2-story residence in the R-M(PD) Residential Zoning District on .08 gross acre site in the R-M(PD) Planned Development Zoning District, located on the east side of De Rose Way between Willowhaven Drive and McKinley Avenue (1464 DE ROSE WAY) (Carlos R. And Susan L. Zertuche Trustee, Owner). Council District 6. SNI: None. CEQA: Exempt.
Project Manager, Lori Moniz

h. **TR11-215.** Tree Removal Permit to allow the removal of two (2) Eucalyptus trees, approximately 64 and 128-inches in circumference, located in the rear yard of a single-family residence in the R-1-8(PD) Planned Development Zoning District, at 21 SOUTHPINE COURT)(Chao Vang and Sophia Mua, Owner). Council District 2. CEQA: Exempt.
Project Manager, Lori Moniz

i. **TR11-216.** Tree Removal Permit to allow the removal of one (1) Deodar Cedar tree, approximately 110-inches in circumference, located in the front yard of a single-family residence in the A(PD) Planned Development Zoning District, at 1401 DONOHUE DRIVE (Rupinder S Khambra and Jatinder K. Singh, Owner). Council District 4. CEQA: Exempt.
Project Manager, Lori Moniz

j. **TR11-217.** Tree Removal Permit to allow the removal of one (1) Italian Stone Pine tree, approximately 80-inches in circumference, located in the side yard of a single family residence in the A(PD) Planned Development Zoning District, at 3492 VARNER COURT (Norihisa and Peggy M. Yabumoto Trustee, Owner). Council District 4. CEQA: Exempt.
Project Manager, Lori Moniz

k. **TR11-218.** Tree Removal Permit to allow the removal of one (1) Camphor tree, approximately 80-inches in circumference, located in the front yard of a single family residence in the R-1-8 Single-Family Residence Zoning District, at 971 DELBERT WAY(Deborah Magnasco, Owner). Council District 6. CEQA: Exempt.
Project Manager, Lori Moniz

l. **TR11-220.** Tree Removal Permit to allow the removal of one (1) Liquid Amber tree, approximately 60-inches in circumference, located in the front yard of a single family residence in the R-1-8 Single-Family Residence Zoning District at 2524 VILLANOVA ROAD (Andrei Papou and Elina Papova, Owner). Council District 1. CEQA: Exempt
Project Manager, Lori Moniz

The consent calendar is now closed.

3. PUBLIC HEARING

a. **PDA96-096-01.** Planned Development Permit Amendment to allow the construction of a new 9,503 square foot single-family detached residence on .80 gross acre site in the A(PD) Planned Development Zoning District, located on the eastside of Sequoia Creek Drive, approximately 340 feet northerly of Nieman Boulevard (2632 SEQUOIA CREEK DRIVE) (Roland K. Yamaguchi, Trustee, Owner). Council District 8. SNI: None. CEQA: Exempt
Project Manager, Lori Moniz

b. The projects being considered are located on a 2.32 gross acre site at the northeast corner of Hillsdale Avenue and Yucca Avenue in the A(PD) Planned Development Zoning District (9760 TRACT) (Toll Ca Ix Lp/Hacienda Gardens LLC, Owner). Council District 9. SNI: None. CEQA: Use of Mitigated Negative Declaration for PDC02-053.
Project Manager, Mike Enderby

1. **PD11-026** Planned Development Permit to allow the construction of up to 51 residential condominiums.

2. **PT11-020.** Tentative Map to allow the subdivision of 2 parcels into 62 lots for residential and open space uses.

c. **PDA84-076-01.** Tree Removal Permit to allow the removal of two (2) Shammel Ash trees, approximately 56 and 155-inches in circumference, located within an existing attached residential complex in the A(PD) Planned Development Zoning District, at the southeast corner of Branham Lane and Branham Park Place (1650-1689 BRANHAM PARK PLACE) (Amber Meadows HOA, Owner). Council District 9. CEQA: Exempt. Continued from 11/9/11
Project Manager, Lori Moniz

This concludes the Planning Director's Hearing for November 16, 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.