PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, September 19, 2012

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

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

<u>Hearing Officer</u>

Salifu Yakubu, 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 Support Staff at 408-535-7856 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 **September 19, 2012**. My name is ***Salifu Yakubu*** 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 Support Staff at 408-535-7856

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.

NO ITEMS

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. **H12-013.** Site Development Permit request to allow landscape (softscape and hardscape) changes including the installation of water features in central courtyards, the construction of ADA accessible sidewalks to building C, removal of 284 trees (65 of which are ordinance size) of various types and planting of 239 24-inch box trees of various types on an approximately 21.84 gross-acre site in the IP-Industrial Park Zoning District, located on the southeast corner of Plumeria Drive and Orchard Parkway (2688-2730 Orchard Parkway) (Walton Valley Center Holdings VI LLC, Owner, and Lane Partners, Developer). Council District 4, SNI: None. CEQA: North San Jose Environmental Impact Report (Resolution No.72768 and Addenda thereto).
Project Manager, Jenny Nusbaum

b. **PT12-027**. Tentative Map to subdivide one (1) lot into four (4) lots to allow single-family detached residential uses in the R-1-8(PD) Planned Development Zoning District, located on the east side of Morse Street, approximately 320 feet northerly of McKendrie Street (Green Valley Corporation, Owner). Council District 6. SNI: N/A. CEQA: Use of a Mitigated Negative Declaration (File No. PDC11-010).
Project Manager, Lesley Xavier

c. **SP12-026**. Special Use Permit for the installation of a 60-foot tall wireless communications antenna slimline monopole with 6 new antennas and associated equipment in the R-1-8 Zoning District on a 6.52 gross acre site, located on the southwest side of Clayton Road, approximately 1,150 feet easterly of Marten Avenue (3650 Clayton Rd) (San Jose Water Company, Owner). Council District 8. SNI: None. CEQA: Exempt.
Project Manager, John Baty

d. **TR12-133**. Tree Removal Permit to allow the removal of one (1) Modesto Ash tree, approximately 94 inches in circumference, located in the backyard of a residential lot in the R-1-8 Single-Family Residence Zoning District, at 815 S. MONROE STREET (Edward J. Lira, et al., Owner). Council District 1. CEQA: Exempt.
Project Manager, Lori Moniz

e. **TR12-134**. Tree Removal Permit to allow the removal of one (1) ordinance size tree, species unknown, approximately 63 inches in circumference, located in the front yard of a residential lot in the R-1-8(PD) Planned Development Zoning District, at 3282 NORWOOD AVENUE (Tuan A. Sam and Jessica Quinn, Owner). Council District 8. CEQA: Exempt.
Project Manager, Lori Moniz

f. **TR12-135**. Tree Removal Permit to allow the removal of one (1) Silk Oak tree, over 56 inches in circumference, located in the front yard of a residential lot in the R-1-5 Single-Family Residence Zoning District, at 6156 MOSS OAK WAY (Constance Ellis and Richard Logsdon, Owner). Council District 10. CEQA: Exempt.
Project Manager, Lori Moniz

g. **TR12-136**. Tree Removal Permit to allow the removal of one (1) Sycamore tree, approximately 65 inches in circumference, located in the front yard of a residential lot in the R-1-8 Single-Family Residence Zoning District, located at 3082 TAPER AVENUE (Steven G. Johnson, Owner). Council District 9. CEQA: Exempt.
Project Manager, Lori Moniz

h. **TR12-137**. Tree Removal Permit to allow the removal of one (1) Shamel Ash tree, approximately 65 inches in circumference, located in the backyard of a residential lot in the R-1-5 Single-Family Residence Zoning District, at 6591 FALL RIVER DRIVE (Susan and Mark Leasure, Owner). Council District 10. CEQA: Exempt.
Project Manager, Lori Moniz

The consent calendar is now closed.

3. PUBLIC HEARING

a. **TR12-131**. Tree Removal Permit to allow the removal of one (1) Black Walnut tree, approximately 124-inches in circumference and one (1) Redwood tree, approximately 78-inches in circumference, located in the center of a vacant single-family lot in the R-1-8 Single-Family Residence Zoning District, at 2054 BOOKSIN AVENUE (Siddharth Sethi, Owner). Council District 6. CEQA: Exempt.
Project Manager, Lori Moniz

This concludes the Planning Director's Hearing for September 19, 2012. 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.