



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, JANUARY 12, 2005

10:00 a.m.
Cafeteria Conference Room
Room 106
City Hall

801 North First Street
San Jose, California

Hearing Officers

Jean Hamilton, AICP, Principal Planner

Susan Walton, Principal Planner

**Plan Implementation Division
Joseph Horwedel, Deputy Director**

**Stephen M. Haase, AICP
Director Planning, Building, and Code Enforcement**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE), 998-5299 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. 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 12, 2005**. My name is _____ 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 all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff 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 Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer 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.

Note: If you have any agenda changes, please contact Joe Babiasz (joe.babiasz@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. **TR04-129. Tree Removal Permit** to remove one Allepo Pine tree (94-inches in circumference) on a 0.10 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the west side of Elm Street approximately 140 feet southerly of West Taylor Street (665 ELM ST) (Kasrel Gene, Owner). Council District 6. CEQA: Exempt.

DEFER TO 1/19/05

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 adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. **TR04-119. Tree Removal Permit** request to remove two Pine trees (Pinus Radiata and Cedrous Deodora) 73 & 80 inches in diameter on a 0.16 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 2021 Veronica Place (Casey Michael P And Patricia A Trustee, Owner). Council District 9. CEQA: Exempt.
- b. **TR04-133. Tree Removal Permit** request to remove one Oak tree (83 inches in circumference) on a 0.2 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 5047 Wilma Way (Stephen Prziborowski, Owner). Council District 9. CEQA: Exempt.

- c. [TR04-136. Tree Removal Permit](#) to remove one Oak tree 79 inches in circumference on a 0.32 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the east side of Broadway Avenue, approximately 100 feet northerly of Broadway Court (1036 BROADWAY AV) (Roberts David A And Shannon, Cullen Demattei Devel Inc, Owner). Council District 6. CEQA: Exempt.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. [H04-051. Site Development Permit](#) to remove existing garage and construct a new garage for an existing duplex on a 0.1 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the West side of Drake Street approximately 50 feet south of Helen Street (715 DRAKE ST). Council District 6. SNI: Greater Gardner. CEQA: Exempt.
- b. [H04-049. Site Development Permit](#) to allow demolition of an existing commercial building and the construction of two new retail/office buildings (approximately 11,697 sq.ft.) on a 0.90 gross acre site in the CG General Commercial Zoning District, located on the west side of Winchester Boulevard approximately 270 feet southerly of Riddle Drive (745 S.WINCHESTER BL) (Del Monaco Michael Sr Trustee & Et Al, Owner). Council District 1. SNI: Winchester. CEQA: Exempt
- c. [PDA01-093-01. Planned Development Permit Amendment](#) to allow installation of a truck washing facility at the existing San Jose Water Company facility on a 8.25 gross acre site in the A(PD) Planned Development Zoning District, located at/on the southwest corner of South Bascom Avenue and Eisenhower Drive (1221 S BASCOM AV) (San Jose Water Company Dist San Jose Water Company, Owner). Council District 6. SNI: None. CEQA: Negative Declaration.
- d. [PT04-119. Planned Tentative Map Permit](#) to reconfigure 14 parcels into 4 lots for affordable multi-family attached residential and retail commercial uses on a 1.61 gross acre site in the A(PD) Planned Development Zoning District, located at the southeast corner of Keyes and 12th Streets (570 KEYES ST) (Bella Castello Fam Apts Lp, Owner; Roem Development Corp. Mr Robert Emami, Developer). Council District 3. SNI: Spartan/Keyes. CEQA: Mitigated Negative Declaration.
- e. [SF04-021. Single Family House Permit](#) and Tree Removal Permit to demolish an existing single-family house and construct a new 3,626 square foot, two-story house with a floor area ratio (FAR) of 0.59. The project also proposes the removal of a 63" in circumference Southern Magnolia tree, on a 0.14 gross acre site in the R-1-8 Residence Zoning District, located at 5534 Big Oak Drive (Lin Chiung-Hsi And Jing-Wen, Owner). Council District 1. CEQA: Exempt. Deferred from 12/1/04 and 12/15/04.

- f. [HP04-006. Historical Preservation Permit](#) to allow rehabilitation of the Porter Stock Building, a City Landmark, for office and retail uses on a 0.22 gross acre site, in the Downtown Core Zoning District, located on the west side of S. 1ST ST, approximately 150' northerly of E. San Fernando Street (87 S 1ST ST) (Green Valley Enterprises, Barry Swenson Builder, owner/developer). Council District 3. SNI: None. CEQA: Exempt / Rehabilitation in a manner consistent with the Secretary of the Interior's Standards. Deferred from 12/8/04 and 12/15/04.

- g. [SP03-052. Special Use Permit](#) to convert an existing single-family residence to commercial use (beauty salon) on a 0.35 gross acre site in the CG General Commercial Zoning District, located at/on the north side of San Felipe Road approximately 50 feet northwesterly of Fowler Road (3630 SAN FELIPE RD) (Mendoza Alex And Silvia, Owner). Council District 8. SNI: None. CEQA: Exempt. Deferred from 12/8/04 and 12/15/04.

- h. [H04-033. Site Development Permit](#) to construct 6,470 square foot commercial building on a 0.3 gross acre site in the CP Pedestrian Commercial Zoning District, located at/on the southeast corner of Lincoln Avenue and Pascoe Avenue (2280 LINCOLN AV) (Francis Michael F And Francis Mary J, Owner). Council District 6. SNI: None. CEQA: Exempt. Deferred from 12/15/04.

This concludes the Planning Director's Hearing for January 12, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/index.htm>

PUBLIC INFORMATION COUNTER

(408) 277-4576 CITY OF SAN JOSE

**DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT
PLANNING DIRECTOR'S HEARING**

Synopsis of Staff Recommendations

December 15, 2004

PUBLIC HEARINGS

1. DEFERRALS

- | | | |
|----|----------|---------------------|
| a. | SF04-021 | DEFERRED TO 1/12/05 |
| b. | HP04-006 | DEFERRED TO 1/12/05 |

1. CONSENT CALENDAR

- | | | |
|-----|--------------|----------|
| a. | TR04-092 | APPROVED |
| b. | PDA75-012-02 | APPROVED |
| c. | PDA91-014-01 | APPROVED |
| d. | SP04-059 | APPROVED |
| e. | H04-045 | APPROVED |
| f. | PDA91-006-70 | APPROVED |
| g. | SP04-062 | APPROVED |
| h. | PT04-105 | APPROVED |
| i1. | PD04-052 | APPROVED |
| i2. | ABC04-008 | APPROVED |
| j. | HA00-111-02 | APPROVED |

2. PUBLIC HEARING

- | | | |
|-----|----------|---------------------|
| a. | H04-017 | APPROVED |
| b1. | PD04-072 | APPROVED |
| b2. | PT04-091 | APPROVED |
| c. | SP03-052 | DEFERRED TO 1/12/05 |
| d. | H04-033 | DEFERRED TO 1/12/05 |
| e. | H00-056 | APPROVED |
| f. | H04-038 | APPROVED |