



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, OCTOBER 19, 2005

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

200 East Santa Clara Street
San Jose, California 95113

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) 535-7800 (VOICE), 294-9337 (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 **October 19, 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 Larry Ng (larry.ng@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 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. **TR05-101. Tree Removal Permit** for one Pine Tree 72-inches in circumference on a 0.18 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 182 West Rosemary Street (182 W ROSEMARY ST) (Genero Mildred, Owner). Council District 3. CEQA: Exempt.
- b. **SP05-051. Special Use Permit** to allow a 200 kw back-up generator for an existing commercial use on a 59.77 gross acre site in the CG General Commercial Zoning District, located on the north side of Quimby Road approximately 800 feet westerly of Capitol Expressway (2200 EASTRIDGE LP) (General Growth Properties, Owner). Council District 8. SNI: None. CEQA: Exempt.
- c. **PD05-027. Planned Development Permit** to install 3 pairs of antennas to an existing PG&E utility tower and allow an approximate 260 square foot equipment cabinets in an underground vault on a 2.85 gross acre site in the A(PD) Planned Development Zoning District, located on the south side of Yerba Buena Road, approximately 500 feet east of Silver Creek Road (Pacific Gas and Electric Company, Owner; Pacific Bell Mobile Services/Ms. Diane Slattery, Developer). Council District 8. SNI: None. CEQA: Exempt.
- d. **TR05-127. Tree Removal Permit** request to remove two Eucalyptus trees

96-98 inches in circumference on a 0.38 gross acre site in the R-1-5 Single-Family Residence Zoning District, located on the 3868 Suncrest Avenue (Pecos Point Llc, Owner). Council District 4. CEQA: Exempt.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **SP05-032. Special Use Permit** to allow the replacement of an existing approximately 66"-10" tall light pole with an approximately 78"-10" tall light pole and wireless communications antenna facility and associated ground-mounted equipment, at an existing corporation yard in the IP Industrial Park Zoning District.
- b. **V05-007. Development Exception** to allow the replacement of an existing approximately 66'-10"- tall light pole with an approximately 78"-10" tall light pole/ wireless communications antenna facility at an existing corporation yard in excess of the zoning ordinance height limits in the IP Industrial Park Zoning District.
- c. **H05-028/V05-006. Site Development Permit** to legalize a 2,481 square foot second-story addition for office and warehouse uses and allow site improvements on a 0.18 gross acre site, and associated Development Variance to allow reduced side setback and use of easement area for parking and storage in the LI Light Industrial Zoning District, located on the south side of East San Fernando Street, approximately 200 feet easterly of 26th Street. (1280 E SAN FERNANDO ST) (Silveira Carlos A And Manuela T, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt.
- d. **HA90-043-01. Site Development Permit Amendment** to allow an approximately 3,088 square foot addition to an existing commercial office building on a 7.89 gross acre site in the CN Neighborhood Commercial Zoning District, located on the east side of North 1st Street, easterly of the terminus of Skyport Drive (California Water Service Co, Owner). Council District 3. SNI: None. CEQA: Exempt.
- e. **SF05-026. Single Family House Permit** to demolish an existing single family house and build a new 3,355 square foot house with a detached garage in the R-1-8 Single-Family Residence Zoning District, located on the east side of Glenn Avenue approximately 200 feet north of Britton Avenue (1174 GLENN AV) (Bauer Michael And Hoailinh, Owner). Council District 6. SNI: None. CEQA: Exempt. **Deferred from 10/12/2005.**

This concludes the Planning Director's Hearing for October 19, 2005. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/default.asp>
PUBLIC INFORMATION COUNTER
(408) 535-7800 CITY OF SAN JOSE