



**PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, OCTOBER 26, 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 26, 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](mailto: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. **PD05-071. Planned Development Permit** to construct one single-family detached residential unit on a 0.095 gross acre site (Lot 57) in the A(PD) Planned Development Zoning District, located at/on the southwest corner of Rock Avenue and Oakland Road (9618 TRACT) (Orchard Property Llc, Taylor Woodrow Homes, Owner; Summerhill Homes Lori Magana, Taylor Woodrow Homes, Developer). Council District 4. SNI: None. CEQA: Reuse of BFI Properties Residential Project.
- b. **H05-041. Site Development Permit** request to allow the replacement of an existing 2,000-gallon diesel additive tank with a 5,000-gallon diesel additive tank at an existing bulk fuel terminal on a 20 gross acre site in the HI Heavy Industrial Zoning District, located on the east side of Kruse Drive, approximately 150 feet southerly of Brennan Street (2150 KRUSE DR) (Southern Pacific Pipelines Inc, Owner). Council District 4. SNI: None. CEQA: Exempt.
- c. **H05-035. Site Development Permit** to allow conversion of a single-family residence to a duplex on a 0.15 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the west side of Locust Street approximately 450 feet south of Grant Street (721 LOCUST ST) (Maria Rosa Gudino, Owner). Council District 3. SNI: Washington. CEQA: Exempt.
- d. **SF05-029. Single Family House Permit** to allow 425 square foot addition to the rear of an existing single family house resulting in a Floor Area Ratio of 0.46 in the R-1-8 Single-Family Residence Zoning District, located at/on the south side of University Way approximately 250 feet northeast of North Bascom Avenue (1910 UNIVERSITY WY) (Busco John A And Susan C, Owner). Council District 6. SNI: None. CEQA: Exempt.

- e. **SP05-013. Special Use Permit** to allow a accessory structure (existing), in excess of 650 square feet (1,024 sq. ft.) on a 0.45 gross acre site in the R-1-2 Single-Family Residence Zoning District, located on the north side of Los Gatos-Almaden Road, approximately 200 feet west of Warwick Road (14897 LOS GATOS-ALMADEN RD) (Verni Mark T And Kelly E, Owner). Council District 9. SNI: None. CEQA: Exempt.
- f. **TR05-105. Tree Removal Permit** to remove one Ash tree 73 inches in circumference on a 0.17 gross acre site. in the R-1-1(PD) Planned Development Zoning District, located at/on the 8312 Chianti Court (8312 CHIANTI CT) (Bellou William D And Sandra L, Owner). Council District 8. CEQA: Exempt.
- g. **PDA02-069-02. Planned Development Permit** to construct one single-family detached residence on a 0.45 gross acre site in the A(PD) Planned Development Zoning District, located on the south terminus of Cortona Court approximately 520 feet southerly of Cortona Drive (4146 CORTONA CT) (Asmitech Consulting, Owner/Developer). Council District 8. SNI: None. CEQA: Use of Final EIR entitled, "Evergreen Specific Plan".

**The consent calendar is now closed.**

### **3. PUBLIC HEARING**

- a. The projects being considered are located at the southeast corner of Zanker Road and Highway 237 (3990 ZANKER RD) (Santa Clara Valley Transportation Authority, Owner; Nextel Communications, Developer). Council District 4. CEQA: Exempt. **Deferred from 10/19/05.**
  - 1. **SP 05-032. 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.
  - 2. **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
- b. **TR05-129. Tree Removal Permit** to remove one Monterey Pine tree approximately 110 inches in circumference on a 0.17 gross acre site in the R-1-5 Single-Family Residence Zoning District, located at 7070 Rycroft Court (7070 RYCROFT CT) (Aitken Robert And Denise, Owner). Council District 10. CEQA: Exempt.
- c. **TR05-133. Tree Removal Permit** for removal of one Chinese Elm tree 80 inches in circumference on a 0.36 gross acre site, which was previously removed without a permit, in the R-1-8 Single-Family Residence Zoning District, located at/on the 449 Stratford Park Court (449 STRATFORD PARK CT) (Conry Scott D And Diane V, Owner). Council District 10. CEQA: Exempt.

**This concludes the Planning Director's Hearing for October 26, 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