



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, November 23, 2005

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

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

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 **November 23, 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 Gina Robles (gina.robles@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. **SP04-067. Special Use Permit** to allow the conversion of an existing residential duplex and detached garage to commercial uses on a site with existing legal nonconforming commercial offices on a 0.31 gross acre site in the CP-Commercial Pedestrian Zoning District, located on the east side of South DeAnza Boulevard, approximately 200 feet north of Sharon Drive (1440 South De Anza Boulevard) (John P Pak And Jee Hee, Owner). Council District 1. SNI: None. CEQA: Exempt.

- b. **SP05-023. Special Use Permit** to legalize an unpermitted laundry room addition, and to remove an unpermitted bathroom and fixtures, from a detached garage for an existing duplex on a 0.14 gross acre site in the CP Pedestrian Commercial Zoning District, located at/on the east side of S. 11th Street, approximately 30 feet north of E. Virginia Street (784 S 11TH ST Unit 2) (Maung Maung-Win And Yang Sau-Man, Owner). Council District 3. SNI: University. CEQA: Exempt.

The consent calendar is now closed.

PUBLIC HEARING

- a. **PDA05-015-01. Planned Development Permit Amendment** to allow 91 single-family attached residential units on a 3.96 gross acre site in the A(PD) Planned Development Zoning District, located on the northwest corner of King and Mabury Roads (KB Home, Applicant). Council District 4. SNI: None. CEQA: Mitigated Negative Declaration. **Continued from 11/16/05.**

- b. The projects being considered are located at the westerly terminus of Delmas Avenue and Dorothy Avenue (1235 DELMAS AV), in the A(PD) Planned Development Zoning District (STONEBRIDGE LLC, Owner; STONEBRIDGE DEVELOPMENT BRANDON AU, Developer). Council District 6. SNI: None. CEQA: Negative Declaration. **Deferred from 11/16/05.**
 1. **PD05-060. Planned Development Permit** to allow the demolition of three existing single-family residences and the construction of seven single-family detached residences on a 0.91 gross acre site.
 2. **PT05-076. Planned Tentative Map Permit** to reconfigure three parcels into eight lots for seven single-family detached residences on a 0.91 gross acre site.

- c. **H05-034. Site Development Permit** to construct a 9,789 square foot building for commercial uses on a 0.61 gross acre site in the CG General Commercial Zoning District, located at/on the northwest corner of The Alameda and North Morrison Avenue (955 THE ALAMEDA) (Lo Bue Victor J Trustee & Et Al, Owner). Council District 6. SNI: None. CEQA: Exempt. **Continued from 11/16/05.**

- d. **SP05-045. Special Use Permit** to convert an existing single-family residence to a dental office in the CN Commercial Neighborhood Zoning District, located on the west side of Park Avenue, approximately 120 feet northerly of Emory Street (1819 PARK AV) (Mahmoodvandi Mehdi, Owner). Council District 6. SNI: None. CEQA: Exempt. **Deferred from 11/16/05.**

- e. **PD05-064. Planned Development Permit** to construct 43 single-family attached residences on a 0.63 gross acre site in the A(PD) Planned Development Zoning District, located at/on the northeast corner of East Julian Street and North First Street (320 N 1ST ST) (City Of San Jose, Owner). Council District 3. SNI: 13th Street. CEQA: Use of Downtown Strategy Plan SEIR.

This concludes the Planning Director's Hearing for November 23, 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