



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, June 22, 2005

9:00 a.m.
City Council Chambers
Room 205
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 **June 22, 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. **PT05-011. Planned Development Tentative Map Permit** to subdivide 2 parcels into 139 lots for multi-family residential and retail uses on a 2.0 gross acres site in the A(PD) Planned Development Zoning District, located at the southeast corner of East Taylor Street and North 7th Street (660 North 7th Street) (Roem Development Corp, Owner). Council District 3. SNI: None. CEQA: Mitigated Negative Declaration.
- b. **SPA 04-064-01. Special Use Permit Amendment** to allow the construction of approximately 98,000 square feet of industrial park uses on a 7.53 gross acres site in the IP Industrial Park Zoning District, located on the southeast corner of Piercy Road and Hellyer Avenue (RDB Development, Llc., Owner). Council District 2. SNI: None. CEQA: Negative Declaration.
- c. **SP05-014. Special Use Permit** to allow an 8 foot tall retaining wall on a 0.50 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the west side of Echo Loop, approximately 320 feet south of Echo Valley Drive (7121 Echo Loop) (Mloan and Rubina Amrikhas, Owner). Council District 10. SNI: None. CEQA: Exempt.
- d. **H05-021. Site Development Permit** to allow conversion of an existing single-family residence to a duplex on a 0.19 gross acre site in the R-2 Two-Family Residence Zoning District, located on the west side of South 19th Street approximately 250 feet north of East San Antonio Street (155 S 19TH ST)

(Chen Hongtao and Emily, Owner). Council District 3. CEQA: Exempt.
SNI: Five Wounds/Brookwood Terrace.

- e. **H 05-018. Site Development Permit** to allow the construction and installation of a new, 6,500 gallon hazardous materials storage tank and associated improvements on an existing industrial park facility in the IP Industrial Park Zoning District, located on the easterly side of Cottle Road , between Poughkeepsie Road and Highway 85 (5600 COTTLE RD) (Hitachi Global Storage Techs Inc, Owner). Council District 2. SNI: None. CEQA: Edenvale Redevelopment Expansion Area EIR Resolution No. 70021.
- f. **TR05-058. Tree Removal Permit** application to remove one Black Locust Tree, 137 inches in circumference, on a 0.15 gross acre site in the R-1-8 Residential Zoning District, located at 4124 Valerie Drive (4124 Valerie Drive) (Spillmann Dieter Et Al, Owner). Council District 1. CEQA: Exempt.
- g. **TR05-049. Tree Removal Permit** to remove one Oak Tree approximately 122 inches in circumference on a 0.13 gross acre site in the R-2 Two-Family Residence Zoning District, located on the west side of North 17th Street, 430 feet north of Jackson Street (645 N 17TH ST) (Flores Juan M And Gloria C Trustee Gloria Flores, Owner). Council District 3. CEQA: Exempt.
- h. **TR05-042. Tree Removal Permit** to remove 1 Redwood tree / 131" in circumference on a 0.51 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the east side of Cottle Avenue, approximately 60 feet southerly of Glenwood Avenue (1580 COTTLE AV) (Knickerbocker Jason A And Jill M, Owner). Council District 6. CEQA: Exempt.
- i. **PDA91-005-03. Planned Development Permit Amendment** request to allow the demolition of one 3000 square foot structure on a 99-gross acres site in the A(PD) Planned Development Zoning District, located on the south side of Berryessa Road approximately 2000 feet southwest of King Road. (Berryessa Flea Market , Owner/Applicant) Council District 4. SNI: None. CEQA: Exempt.
- j. **TR05-061. Tree Removal Permit** to remove one Black Walnut (200 inches in circumference) and one California Pepper (125 inches in circumference) on a 0.38 gross acre site. in the R-1-8 Single-Family Residence Zoning District, located at 826 Chapman Street (826 Chapman St LLC, Owner). Council District 6. CEQA: Exempt.
- k. **The projects being considered are located at the northwest corner of McAbee Road and Skyfarm Drive (17571 McAbeee Road), in the A(PD) Planned Development Zoning District (Anthony G Pierce SR, Owner; SummerHill Homes, Developer). Council District 10. SNI: None. CEQA: Mitigated Negative Declaration.**
 - 1. **PD05-010. Planned Development Permit** to construct 25 single-family detached residences and one existing single-family residence on a 5.74 gross acre site.
 - 2. **PT05-008. Planned Development Permit** to subdivide one parcel into 26 lots for single-family detached residential uses on a 5.74 gross acre site.

- l. **H05-010. Site Development Permit** to convert an existing single-family residence into a duplex by adding an attached unit to the rear of the existing single-family house, on a 0.20 gross acre site in the R-2 Two-Family Residence Zoning District, located at/on the west side of North 34st approximately 295 feet south of McKee Road (247 N 34TH ST) (Martins Serafim L And Maria C, Owner). Council District 3. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt. **Deferred from 6/15/05**

- m. **SF05-007. Single-family House Permit** for a 1,677-square-foot addition with a height of 32 feet to an existing single-family dwelling in the R-1-5 Single-Family Residence Zoning District located on the west side of Elwood Road, approximately 400 feet south of Nikette Way (6793 Elwood Road) (Gere Silver, Owner). Council District 10. SNI: None. CEQA: Exempt. **Deferred From 6/15/05**

The consent calendar is now closed.

3. PUBLIC HEARING

- a. **TR05-053. Tree Removal Permit** to approve removal of one Redwood tree which was previously removed contrary to the requirements of the approved Tree Removal Permit for the site (TR04-136), on a 0.13 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1038 Broadway Avenue (Roberts David A And Shannon, Cullen Demattei Devel Inc, Owner). Council District 6. CEQA: Exempt. **Deferred from 6/15/05**

This concludes the Planning Director's Hearing for June 22, 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

June 15, 2005

PUBLIC HEARINGS

1. DEFERRALS

2. CONSENT CALENDAR

- | | |
|---------------|---------------------|
| a. TR05-053. | Deferred to 6/22/05 |
| b. TR05-047 | Approved |
| c. T05-032 | Approved |
| d. SP04-068 | Approved |
| e. SF05-007 | Deferred to 6/22/05 |
| f. TR05-038 | Approved |
| g. TR05-030 | Approved |
| h. TR05-066 | Approved |
| i.1 PD04-092. | Approved |
| i.2 PT04-124 | Approved |
| j.1 H05-004 | Approved |
| j.2 T05-004 | Approved |
| k. H05-010 | Deferred to 6/22/05 |

3. PUBLIC HEARING