



PLANNING DIRECTOR'S HEARING AGENDA

WEDNESDAY, NOVEMBER 17, 2004

10:00 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 **November 17, 2004**. 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.

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. [TR04-105. Tree Removal Permit](#) to remove one Box Elm of 97 inches in diameter on a 0.12 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 562 Fisk Avenue (Kakuk Lila, Owner). Council District 6. SNI: None. CEQA: Exempt. Continued from 11/10/04.
- b. [TR04-116. Tree Removal Permit](#) to remove one Deodar Cedar tree (191 inches in circumference) on a 0.37 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 826 Chapman Street (Williams Noel S And Yolanda M, Owner). Council District 6. CEQA: Exempt.
- c. [TR04-122. Tree Removal Permit](#) to remove one Blue Atlas Cedar 97 inches in circumference on a 0.22 gross acre site in the R-1-5 Single-Family Residence Zoning District, located at 1800 Georgetta Drive. Council District 6. CEQA: Exempt.
- d. [TR04-111. Tree Removal Permit](#) to remove one ordinance-size tree, 61 inches in circumference on a 0.11 gross acre site in the R-M Multiple Residence Zoning District, located at 464 South 9th Street (464 S 9TH ST). Council District 3. CEQA: Exempt.

- e. [SP04-060. Special Use Permit](#) to construct 454 square foot accessory structure for storage uses on an existing 0.24 gross acre site currently developed with a single-family house in the R-1-8 Residence Zoning District, located at the south side of Fallbrook Avenue, approximately 130 feet westerly of Calado Avenue (1636 Fallbrook Avenue) (Difiore Mark H And Cindy A Trustee, Owner). Council District 1. SNI: None. CEQA: Exempt.

The consent calendar is now closed.

3. PUBLIC HEARING

- a. [TE00-088-01. Tentative Map Extension](#) to allow the time extension of the previously approved Tentative Map (T00-088) to subdivide one parcel into two lots for industrial and commercial uses on a 1.36 gross acre site in the LI Light Industrial Zoning District, located at the southeast corner of Old Tully and Monterey Roads (2500 Monterey Road) (Naimi F. John et al., Chamali Abby, Owner). Council District 7. SNI: None. CEQA: Exempt.
- b. The projects being considered are located on the north side of Blossom Hill Road, opposite the terminus of Croydon Avenue (12385 BLOSSOM HILL RD), in the A(PD) Planned Development Zoning District (SAN JOSE CONSERVATION CORPS KEN FULLER, Owner). Council District 9. SNI: None. CEQA: Exempt.
 - 1. [PD04-034. Planned Development Permit](#) request to construct seven (7) single-family detached residences on a 0.44 gross acre site.
 - 2. [PT04-027. Planned Tentative Map](#) to subdivide 1 parcel into 8 lots for residential uses on a 0.44 gross acre site.
- c. [TR04-084. Tree Removal Permit](#) to remove five Deodor Cedar 78 - 102 inches in circumference, one redwood 150 inches in circumference and one Magnolia 74 inches in circumference on a 0.51 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the 1588 Cottle Avenue (Knickerbocker Jason, Owner). Council District 6. CEQA: Exempt. Continued from 10/27/04 and 11/10/04.
- d. [H04-039. Site Development Permit](#) to construct a 497 square foot addition to an existing restaurant (commercial use) on a 0.63 gross acre site. in the CP Pedestrian Commercial Zoning District, located on the East side of South Bascom Avenue approximately 300 feet south of Dry Creek Road. (2388 S BASCOM AV) (Kirks Development Llc, Owner). Council District 9. SNI: None. CEQA: Exempt.

- e. [H04-015. Site Development Permit](#) to construct two office buildings for a total of 32,352 square feet on a 1.88 gross acre site in the CN Neighborhood Commercial Zoning District, located at/on the south side of Tully Road approximately 500 feet easterly of Monterey Highway (88 TULLY RD) (Public Storage Pickup & Delivery Lp, Owner). Council District 7. SNI: None. CEQA: Exempt.

- f. [SP04-057. Special Use Permit](#) request to allow an Alternating Use Parking Arrangement between an existing church and a charter school on a 0.76 gross acre site in the R-1-8 Single-Family Residence Zoning District, located on the northeast corner of King Road and Vollmer Way (370 S KING RD) (La Trinidad United Methodist Church, Owner). Council District 5. SNI: Mayfair. CEQA: Exempt.

This concludes the Planning Director's Hearing for November 17, 2004. 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

November 10, 2004

PUBLIC HEARINGS

1. DEFERRALS

2. CONSENT CALENDAR

a.	TR04-105	Continued to 11/17/04
b.	TR04-113	Approved
c.	TR04-118	Approved
d.	TR04-104	Approved
e.	TR04-107	Approved
f.	PDA70-001-01	Approved
g.	TR04-123	Approved
h.	TR04-103	Approved
i.	TR04-097	Approved
j.	TR04-083	Approved
k.	SP04-052	Approved
l.	PT04-085	Approved
m.	PD04-036	Approved

3. PUBLIC HEARING

a.	PDA04-029-01	Approved
b.	SP04-049	Approved
c.	HA99-078-01	Approved
d.	PD04-066	Approved
e.	PD04-048	Approved
f.	PT04-072	Approved
g.	TR04-084	Deferred to 11/17/04
h.	PDA92-035-01	Dropped to be Renoticed
i.	H04-034	Approved
j.	SP04-056	Approved
k.	PD04-045	Approved