



PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, July 8, 2009

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

**200 East Santa Clara Street
San José, California 95113-1905**

Hearing Officers

Darryl Boyd, Principal Planner

**Joseph Horwedel, Director
Planning, Building, and Code Enforcement**

NOTICE

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Laura Ciccarello at 408-535-7813 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. 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 **July 8, 2009**. 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. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- I will identify the project as described on the agenda
- Staff will provide a brief 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 public hearing will then be closed and I 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.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, 3rd Floor Tower, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

Note: If you have any questions regarding the agenda, please contact Laura Ciccarello at 408-535-7813 or laura.ciccarello@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.

NONE

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be considered together. There will be no separate discussion of these items unless a request is made by the staff or the public to have an item removed from the consent calendar and considered separately..

- a. [PDA03-071-01](#). Planned Development Amendment to renew an existing permit for a wireless communications antenna (slim line monopole; no additional construction is anticipated) in the R-1-8(PD) Planned Development Zoning District, located at 7064 Santa Teresa Boulevard (Santa Teresa Village LLC, Owner;T-Mobile, Developer). Council District: 2. SNI: None. CEQA: Exempt.
Project Manager, Avril Baty.
- b. [PDA89-029-01](#). Planned Development Permit Amendment to remove one redwood tree measuring 173 inches in circumference in the A(PD) Planned Development Zoning District, located on the west side of O'Toole Avenue, 500 feet southerly of Paragon Drive (2101 O'Toole Avenue) (Sanmina Sci Corp, owner). Council District 4. CEQA: Exempt.
Project Manager, Sylvia Do.
- c. [PDA99-004-01](#). Tree Removal Permit to allow for the removal of one (1) Victorian Box tree, approximately 75 inches in circumference, at an existing residential care facility within the R-1-8(PD) Planned Development and R-1-8 Single-Family Residence Zoning District, and located on the west side of Plummer Avenue, approximately 430 feet southerly of Koch Lane (2671 Plummer Avenue) (Lincoln Glen Manor For Senior Citizens, Owner). Council District 9. CEQA: Exempt.
Project Manager, Lesley Xavier.
- d. [PT09-021](#). Planned Development Tentative Map to allow up to 243 condominium units in a previously approved residential development on a 7.55 gross acre site.
Project Manager, Martina Davis.

- e. [SP08-043](#). Special Use Permit to allow 1,222 square foot expansion for an existing legal non-conforming veterinary hospital on a 0.32 gross acre site in the HI Heavy Industrial Zoning District, located at/on the southwest corner Berryessa Road and E Hedding Street, just north of Highway 101 overpass (940 BERRYESSA RD) (Chahal Baljit S And Perveen K Trustee & Et, Owner). Council District 4. SNI: None. CEQA: Exempt.
Project Manager, Helen Maddox.
- f. [SP09-029](#). Special Use Permit to allow 6.5 foot tall retaining wall at the rear yard of an existing single-family residence on a 0.21 gross acre site in the R-1-5 Single-Family Residence Zoning District, located at 3048 Balardo Way (Rodolfo and Barbara Zapien, Owner). Council District: 8. SNI: None. CEQA: Exempt.
Project Manager, Avril Baty.
- g. [SP09-031](#). Special Use Permit to demolish a single-family residence on a 4.81 gross acre site in the A Agricultural Zoning District, located on the west side of Lundy Avenue approximately 800 feet northerly of Murphy Avenue (1703 Lundy Avenue) (Fortune-Lundy Associates, LLC, owner). Council District 4. SNI: None. CEQA: Exempt.
Project Manager, Sylvia Do.
- h. [SPA00-012-02](#). Special Use Permit Amendment to allow temporary outdoor use of private property for one-day car sales events on a 1.04 gross acre site in the CO Office Commercial and R-M Multiple Residence Zoning District, located on the east side of N. First Street approximately 280 feet southerly of East Hedding Street (852 N. First Street) (Santa Clara County Employees Credit Union, owner). Council District 3. SNI: None. CEQA: Exempt.
Project Manager, Sylvia Do.
- i. [TR09-128](#). Tree Removal permit request to remove one Silk Floss tree, 103 inches in circumference, from the front yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, located at 1375 Prevost Street. (Carson, Denise L And Robert A, Owner). Council District 6. CEQA: Exempt.
Project Manager, Martina Davis.
- j. [TR09-131](#). Tree Removal Permit to remove three Cottonwood trees, 56-59 inches in circumference located at the rear yard of an existing single family lot in the R-1-8 Single-Family Residence Zoning District, located on the south side of Hobie Lane 315 feet easterly of Mahoney Drive (565 HOBIE LN) (Ruth F Mathison Et Al, Owner). Council District 5. CEQA: Exempt.
Project Manager, Ed Schreiner.
- k. [TR09-133](#). To remove a Cedar tree, 115 inches in circumference, on a single family residential lot in the R-1-8 Single-Family Residence Zoning District, located on the east side of Booksin Avenue 180 feet southerly of Laurelwood Drive (2164 BOOKSIN AV) (Roberta K Mendenhall, Owner). Council District 6. CEQA: Exempt.
Project Manager, Ed Schreiner.
- l. [TR09-136](#). Tree Removal Permit to remove one Camphor tree measuring 70 inches in circumference in the R-1-8 Single-Family Residence Zoning District, located on the west side of Craig Drive, 115 feet southerly of Edsel Drive (1057 Craig Drive) (Robert And Elaine Reiling, owner). Council District 1. CEQA: Exempt.
Project Manager, Sylvia Do.

- m. [TR09-137](#). To remove two (2) Ash trees, approximately 125 inches in circumference located on the side yard of a single family residential lot, in the R-1-8(PD) Planned Development Zoning District, located at 6820 Avenida Rotella (Netti Mullett, Owner). Council District: 2. CEQA: Exempt.
Project Manager, Avril Baty.
- n. [TR09-141](#). Tree Removal Permit to remove one White Ash tree measuring 91 inches in circumference in the R-1-5 Single-Family Residence Zoning District, located at the northeast corner of Brook Estates Court and Creek Estates (3003 Brook Estates Court) (Neil and Candyce Mc Bride, owner). Council District 8. CEQA: Exempt.
Project Manager, Sylvia Do.
- o. [TR09-143](#). Tree Removal Permit to remove two Redwood trees (approximately 63 and 80 inches in circumference) located in the back yard of an existing single family detached residence in the R-2 Two-Family Residence Zoning District, located at 871 Myrtle Street (Alan Nguyen, Owner). Council District: 6. CEQA: Exempt.
Project Manager, Avril Baty.

3. PUBLIC HEARING

- a. [H09-009](#). Site Development Permit to construct a 10,000 square foot canopy over an existing outdoor storage area on a 4.47 gross acre site in the LI Light Industrial, HI Heavy Industrial, and CG General Commercial Zoning Districts, located on the west side of Little Orchard Street, approximately 300 feet northerly of San Jose Avenue (1601 LITTLE ORCHARD ST) (Stucco Supply Co., Owner). Council District 7. SNI: Washington. CEQA: CEQA Exempt. Continued from 6/24/09.
Project Manager, Martina Davis.
- b. [PD08-059](#). Planned Development Permit to construct three single-family detached residences on a 0.79 gross acre lot in the A(PD) Planned Development Zoning District, located on the northwest corner of Carla Drive and Almaden Expressway (6339 Almaden Road) (Robert Bagheri, Owner). Council District: 10. SNI: None. CEQA: Exempt. Continued from 6/24/09.
Project Manager, Avril Baty.
- c. [SP07-043](#). Special Use Permit for the construction of an 1118 sq ft storage building at an existing textile print shop, a legal non-conforming use, on a 0.25 gross acre site in the CP Pedestrian Commercial Zoning District, located at 2878 S. Bascom Avenue (Roman And Norma Malik, owners). Council District 9. SNI: None. CEQA: Exempt. Deferred from 6/24/09.
Project Manager, John Davidson.

- d. **DA-Cisco Alviso Amendment #2 determination.** Determination by the Director of Planning, Building, and Code Enforcement, related to the number of employees of Cisco Technology, Inc. (“Cisco”), all as set forth in, and all in a manner consistent with, Section 3 of that certain Second Amendment to the Development Agreement between the City and Cisco, relative to development of real property under the Cisco Alviso Development Agreement (Cisco Technologies, Owner/Applicant). Council District: 4. CEQA: Re-Use of an EIR. Deferred from 6/24/09.
Project Manager, John Davidson.

This concludes the Planning Director’s Hearing for July 8, 2009. 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 JOSÉ

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
 - b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
 - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
 - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
 - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
 - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
 - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.