



**PLANNING DIRECTOR'S HEARING AGENDA**

**Wednesday, January 25, 2012**

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

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

**Hearing Officer**

**Jean Hamilton, Division Manager  
On Behalf of**

**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 Cindy Clark at 408-535-7811 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 **January 25, 2012**. My name is **Jean Hamilton** 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 your cell phones and pagers as we are broadcasting and recording this meeting. A copy of the agenda is available on the tables by the doors for your convenience. A validation machine is available at the top of 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.

The City of San Jose is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at [http://www.sanjoseca.gov/clerk/cp\\_manual/CPM\\_0\\_15.pdf](http://www.sanjoseca.gov/clerk/cp_manual/CPM_0_15.pdf).

*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, 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 Cindy Clark at 408-535-7811 or [cindy.clark@sanjoseca.gov](mailto:cindy.clark@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 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. **H11-028**. Site Development Permit for facade and site improvements at two of the existing retail buildings in the Westgate West shopping center in the CG Commercial General Zoning District on a 19.8 gross acre site in the CG Commercial General Zoning District, located at/on the northeast corner of Prospect Road and Lawrence Expressway (5253 Prospect Road) (Grosvenor International Westcoast, Owner). Council District 1. SNI: None. CEQA: Exempt.  
*Project Manager, John W. Baty*
  
- b. **HA77-115-01**. Tree Removal Permit to allow the removal of two (2) Carob trees, approximately 60 and 85-inches in circumference, located on a commercial property in the CN Neighborhood Commercial Zoning District, located at/on the 3490 Stevens Creek Boulevard (3490 STEVENS CREEK BL)(Meduri Matthew And Maria Trustee, Owner). Council District 1. CEQA: Exempt.  
*Project Manager, Lori Moniz*
  
- c. **HA83-149-01**. Tree Removal Permit to allow the removal of one (1) Casuarina tree, approximately 75-inches in circumference, previously located in the front yard of a multi-family residence on a 0.18 gross acre site in the R-M Multiple Residence Zoning District, located at/on the 1931 Park Avenue(West William M, Owner). Council District 6. CEQA: Exempt.  
*Project Manager, Lori Moniz*

- d. [HA98-029-01](#). Tree Removal Permit to allow the removal of four (4) Monterey Pine trees 56 inches to 109 inches in circumference; one of them is located along the Saratoga Avenue and the remaining three along Garbo Way, on an existing multifamily development in the R-M Multifamily Residence Zoning District in the R-M Multiple Residence Zoning District, located at/on the Northeast corner of San Tomas Aquino Road and Payne Avenue (1290 San Tomas Aquino Road) (1290 SAN TOMAS AQUINO RD)(John O'Toole, Owner representative). Council District 1. CEQA: Exempt.  
*Project Manager, Lori Moniz*
- e. [PDA84-044-01](#). Tree Removal Permit to allow the removal of one (1) Monterey Pine tree, approximately 85 inches in circumference, from the southern portion of a multi-family development on a 10.4 gross acre site in the A(PD) Planned Development Zoning District, located at/on the 2275 S Bascom Avenue(Cedar Glen Associates, Owner). Council District 9. CEQA: Exempt.  
*Project Manager, Lori Moniz*
- f. [PDA88-014-01](#). Tree Removal Permit to allow the removal of five (5) Pyrus c. Bradfordi Trees, two ordinance size and three non-ordinance size, ranging from 28 - 65 inches in circumference in the common area of a single-family attached residential complex of 1.18 gross acres in the A(PD) Planned Development Zoning District, located at/on the southwest corner of Blackford Avenue and Hibiscus Lane (8164 TRACT)(Blackford Twonhomes Hoa, Owner). Council District 1. CEQA: Exempt.  
*Project Manager, Lori Moniz*
- g. [PDA94-016-05](#). Planned Development Permit Amendment to allow approximately 5 temporary trailers totaling approximately 7,000 square feet and 1 temporary tent totaling approximately 5,000 square feet for industrial office uses to be located on site only during renovation of the permanent structure on a 69.4 gross acre site in the IP(PD) Planned Development Zoning District, located on the west side of Orchard Parkway, approximately 1,100 feet southerly of W. Trimble Road (370 W. Trimble Road) (Philips Lumileds Lighting, owner). Council District 4. SNI: None. CEQA: Exempt.  
*Project Manager, Sylvia Do*
- h. [SP11-033](#). Special Use Permit for the installation of a new 68 foot tall free standing slimline monopole with 9 panel antennas and a 230 square foot equipment shelter on an 18.86 gross acres site in the HI Heavy Industrial Zoning District, located on the west side of S. 10th Street, approximately 350 feet northerly of Tully Road (2440 S 10th St) (Santa Clara County Transit Dist, Owner). Council District 7. SNI: None. CEQA: Exempt.  
*Project Manager, John W. Baty*
- i. [SP11-043](#). Special Use Permit to allow a 900 square-foot detached accessory structure (detached garage) on a 0.30 gross-acre, single family lot in the R-1-8 Single-Family Residence Zoning District, located on the north side of Fremont Street, approximately 290 feet westerly of Morse Street (1245 FREMONT STREET) (Jeff Simoneau II, Owner). Council District 6. SNI: None. CEQA: Exempt.  
*Project Manager, Lori Moniz*

- j. [SP11-051](#). Special Use Permit to allow approximately 28,000 square feet of wholesale sale establishment use within an existing industrial building on a 4.33 gross acre site in the IP Industrial Park Zoning District, located at the southwest corner of Monterey Road and Stauffer Boulevard (1939 Monterey Road, Units 14-19) (Monterey Investment Group, LLC, owner). Council District: 7. SNI: None. CEQA: Exempt.  
*Project Manager, Sylvia Do*
- k. [T11-027](#). A Tentative Map Permit to reconfigure three (3) parcels into three (3) lots on a 0.523 gross acre site in the R-1-8 Single-Family Residence Zoning District, located at/on the north side of Willow Glen Way, approximately 100 feet easterly of Bird Avenue (791 Willow Glen Way)(Cook Eugene L And Carol L Trustee, Owner). Council District 6. SNI: None. CEQA: Exempt.  
*Project Manager, Lesley Xavier*
- l. [TR11-211](#). Tree Removal Permit for one Coast Live Oak tree measuring 161 inches in circumference located in the front yard of a single-family detached residence on a 0.17 gross acre site. The subject tree is listed on the City's Heritage Tree Inventory as HT10-012. The subject site is located in the A(PD) Planned Development Zoning District, at 5948 STERLING OAKS DR(Sanjay Syal, Owner). Council District 10. CEQA: Exempt. Deferred from 1/18/12.  
*Project Manager, Jeannie Hamilton*
- m. [TR11-256](#). Tree Removal Permit to allow the removal of one (1) Cork Oak Tree, 88 inches in circumference located on the front yard of a single family lot in the R-1-8 Single-Family Residence Zoning District, located at/on the 1178 Angmar Court (1178 ANGMAR CT)(Cassidy Samuel J, Owner). Council District 7. CEQA: Exempt.  
*Project Manager, Lori Moniz*

**The consent calendar is now closed.**

### **3. PUBLIC HEARING**

---

- a. [TR11-234](#). Tree Removal Permit to allow the removal of one (1) Sycamore tree, approximately 110-inches in circumference, located in the front yard of a single-family residence in the R-1-8(PD) Planned Development Zoning District, at 7042 VIA PRADERA (Khanh Phan and Huong Duong, Owner). Council District 2. CEQA: Exempt. Deferred from 11/30/11, 12/14/11 and 1/12/12.  
*Project Manager, Lori Moniz*

**This concludes the Planning Director's Hearing for January 25, 2012. Thank you.**

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/planning/hearings/DefaultDH.asp>

PUBLIC INFORMATION COUNTER  
CITY OF SAN JOSÉ (408) 535-3555

## **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.