



**PLANNING DIRECTOR'S HEARING AGENDA**

**Wednesday, May 18, 2016**

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

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

**Hearing Officer**

**Steve McHarris, Planning Official  
on behalf of**

**Harry Freitas, 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 Elizabeth Zepeda at 408-535-7868 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 and welcome to the Planning Director's Hearing of **May 18, 2016**. My name is *Steve McHarris* and I am the Hearing Officer for today's agenda on behalf of and delegated by the Director of Planning, Building and Code Enforcement Harry Freitas.

Please note the following:

- 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 parking 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 hearing procedure and order of input is as follows:

1. I will identify the project as described on the agenda
2. Staff will provide a brief report
3. The 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 name and home address, or just wave from the audience if you do not wish to speak
4. The public provides testimony up to 2 minutes per speaker, either for or against the project. Please state your name and home address for the record
5. Following the public testimony, the applicant may make closing remarks of up to 5 minutes
6. The public hearing will then be closed. I may request staff to respond to the public testimony, ask staff questions and/or discuss the item and then I will take action on 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 or the environmental clearance determination is appealed.** The Planning Director's actions on the permits are appealable in accordance with the requirements of Title 20 (Zoning) of the Municipal Code. The Planning Director's actions on the environmental review for the permits under the California Environmental Quality Act (CEQA) are separately appealable in accordance with the requirements of Title 21 (Environmental Clearance) of the Municipal 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/documentcenter/view/3818>

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.

**AGENDA**  
**ORDER OF BUSINESS**

**1. DEFERRALS**

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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.

**No Items**

**The matter of Deferrals is now closed.**

**2. CONSENT CALENDAR**

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**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. [HA92-008-01](#). Live Tree Removal Permit to allow the removal of four (4) Eucalyptus trees ranging approximately 74 inches to 82 inches in circumference, located in the common area of a commercial property on an approximately 3.91 gross acre site, in the IP Industrial Park Zoning District, located at 410 E. Plumeria Drive) (Montague Acquisition Corp, Montague Business Center, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, PATRICK KELLY*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit](#) as described above.

- b. The projects being considered are located on a 25.2-gross acre site located on the west side of Great Oaks Boulevard, approximately 1,000 feet northwesterly of Highway 85 (iStar San Jose LLC, Owner). Council District 2. CEQA: Great Oaks Mixed Use Project Environmental Impact Report (Resolution No. 77219).

*PROJECT MANAGER, REBECCA BUSTOS*

1. [PD15-033](#). Planned Development Permit to approve a street network (public and private) for twelve residential blocks, lot pattern and unit configuration, and stormwater control facilities, and the removal of 34 ordinance size trees.
2. [PT15-039](#). Vesting Tentative Map to subdivide two existing lots into 18 lots.

**Staff Recommendation:** Consider the Great Oaks Mixed Use Project Environmental Impact Report (Resolution No. 77219) in accordance with CEQA. [Approve a Planned Development Permit and a Vesting Tentative Map](#) as described above.

- c. [PD16-005](#). Planned Development Permit to allow the construction of 301 multi-family residential units within two four-story buildings and two six-story parking structures on a 6.55 gross acre site, in the A(PD) Planned Development Zoning District, located on the west side of Great Oaks Boulevard, approximately 1,000 feet northwesterly of Highway 85 (iStar San Jose LLC, Owner). Council District 2. CEQA: Determination of Consistency with the Great Oaks Mixed Use Project Environmental Impact Report (Resolution No. 77219).

*PROJECT MANAGER, REBECCA BUSTOS*

**Staff Recommendation:** Consider the Great Oaks Mixed Use Project Environmental Impact Report (Resolution No. 77219) in accordance with CEQA. [Approve a](#) Planned Development Permit as described above.

- d. [SP15-035](#). Special Use Permit to allow the conversion of service bays to 1,733 square feet of retail square footage at an existing gas station 0.5-gross acre site, in the CP Commercial Pedestrian Zoning District, located on the northeast corner of North 1st Street and East Younger Street (1002 North 1<sup>st</sup> Street) (Civic Plaza Unocal Inc., Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15303(c) New Construction or Conversion of Small Structures.

*PROJECT MANAGER, REBECCA BUSTOS*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.

- e. The projects being considered are located on a 1.52 gross acre site in the DC Downtown Primary Commercial Zoning District, located at the northwest corner of West Julian Street and Terraine Street, bounded by Bassett Street to the north and Highway 87 to the west (APN's 259-24-008, -020, and -039 (Green Valley Enterprises, Owner). Council District 3. CEQA: Determination of Consistency with the Addendum to the Brandenburg Mixed-Use Project/North San Pedro Housing Sites Environmental Impact Report (Resolution No. 72170) and the San Jose Downtown Strategy 2000 Final Environmental Impact Report (Resolution No. 72767).

*PROJECT MANAGER, EMILY LIPOMA*

1. [SP16-020](#). Special Use Permit to allow one (1) commercial condominium.
2. [HA14-037-01](#). Site Development Permit Amendment to modify timing conditions of a previously approved permit.

**Staff Recommendation:** Consider the Addendum to the Brandenburg Mixed-Use Project/North San Pedro Housing Sites Environmental Impact Report (Resolution No. 72170) and the San Jose Downtown Strategy 2000 Final Environmental Impact Report (Resolution No. 72767) in accordance with CEQA. [Approve a](#) Special Use Permit and a Site Development Permit Amendment as described above.

- f. [TR16-079](#). Live Tree Removal Permit to allow the removal of one Cedar Tree, 102 inches in circumference, from the side yard of a single-family residence on a 0.20-gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 2945 New Jersey Avenue (Guity Jam, Owner). Council District 9. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.

- g. [TR16-120](#). Live Tree Removal Permit to allow the removal of one Pecan Tree, 57 inches in circumference, located in the rear yard of a single-family residence on a 0.12-gross acre site in the R-1-8 Single-Family Residence Zoning District, located at 1224 Pine Avenue (Dorothy Terhart, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit as described above.](#)

- h. [TR16-122](#). Live Tree Removal permit to allow the removal of one Magnolia Tree, 60 inches in circumference, located in the side yard of a single-family residence on a 0.28-gross acre site in the R-1-8 Single Family Residence Zoning District, located at 2465 Cottle Avenue (Ravi Handyal, Owner). Council District: 9. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit as described above.](#)

- i. [TR16-133](#). Live Tree Removal Permit to allow the removal of two (2) Redwood trees approximately 121 inches and 181 inches in circumference, located in the front yard of a single-family residence on a 0.32 gross care site, in the R-1-5 Single-Family Residence Zoning District, located at 1748 Patio Drive (Lenz Garret W. Trustee, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, PATRICK KELLY*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Deny a Live Tree Removal Permit as described above.](#)

- j. [TR16-158](#). Live Tree Removal Permit to allow the removal of one Deodar Cedar tree, approximately 108 inches in circumference, located in the front yard of a single-family residence in the R-1-8 Single-Family Residence Zoning District, located at 550 Minnesota Avenue (Laurel Kinley, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, LEA SIMVOULAKIS*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Live Tree Removal Permit as described above.](#)

**The Consent Calendar is now closed.**

*Continue on the next page*

### 3. PUBLIC HEARING

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- a. **PD15-066.** Planned Development Permit to allow for the construction of a 5½ -story, 258 unit multi-family attached residential building, including above and below-grade parking, and the removal of seven (7) ordinance sized trees on a 2.94 gross acre site in the A(PD) Planned Development Zoning District, located at the northeast corner of Hatton Street and Olsen Drive within the Santana Row development (358 Hatton Street) (FRIT San Jose Town & Country Village, LLC, Owner). Council District 6. CEQA: Determination of Consistency with the Santana Row Planned Development Rezoning Environmental Impact Report (Resolution No. 77532) (File No. PDC13-050).

*PROJECT MANAGER, JOHN TU*

**Staff Recommendation:** Consider the Santana Row Planned Development Rezoning Environmental Impact Report (Resolution No. 77532) (File No. PDC13-050) in accordance with CEQA. **Approve a** Planned Development Permit as described above.

- b. The projects being considered are located on an approximately 9.0 gross acre site, on the North side of Berryessa Road on the northern portion of the parcel just west of Union Pacific Railroad tracks (Flea Market, Owner). Council District 4. CEQA: Determination of Consistency with the Flea Market Final Environmental Impact Report (EIR):

*Deferred from 5//4/16*

*PROJECT MANAGER, JOHN TU*

1. **PD16-002.** Planned Development Permit to allow the construction of up to 162 single-family attached residential units and a 3.6 acre park; and
2. **PT15-067.** Tentative Map for subdivision of land to allow up to 162 single-family residential lots and a 3.6 acre park.

**Staff Recommendation:** Consider the Flea Market Final Environmental Impact Report (EIR) in accordance with CEQA. **Approve a** Planned Development Permit and Tentative Map as described above.

**This concludes the Planning Director's Hearing for May 18, 2016. Thank you.**

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/index.aspx?nid=1765>

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.