



**PLANNING DIRECTOR'S HEARING AGENDA**

**Wednesday, June 22, 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 **June 22, 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:

- Please remember to turn off your cell phones.
- A copy of the agenda is available on the tables by the doors for your convenience.
- A parking validation machine for the garage under City Hall is located at the rear of the chambers.

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, 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 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.

- a. **H15-055.** Site Development Permit to allow the demolition of all existing buildings and a portion of an existing parking lot for the construction of a ten-story building, 197 unit mixed-use building with 2,366 square feet of commercial space on a 0.28-gross acre site in the CG Commercial General and R-M Multiple Residence (pending rezoning to the DC Downtown Primary Commercial Zoning District, File No. C15-062), located on the southwest corner of N. 6th Street and St. John Street (61, 73, 81, 87, and 99 North 6th Street) (Keith Watts, First Methodist Church, Allan and Angela Ngoc, Vu Vi Xuan Trustee, Owners). Council District 3. CEQA: Addendum to the Final Program Environmental Impact Report for the Downtown Strategy 2000 (Resolution No. 76041) and the Final Program Environmental Impact Report for the Envision San Jose 2040 General Plan (Resolution No. 77617).

*PROJECT MANAGER, LEA SIMVOULAKIS*

**Staff Recommendation:** Defer to 6/29/16 per staff.

- b. **HA71-125-01.** Live Tree Removal Permit to allow the removal of one (1) Pine tree approximately 119 inches in circumference, located in the side yard of the mobile home, located in the R-MH Mobile Home Park Zoning District, located at 510 Saddle Brook Drive (Rancho Santa Teresa LLC Et al, Owner). Council District 2. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, SHAUNN MENDRIN*

**Staff Recommendation:** Defer to 6/29/16 per staff.

**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 in one action. 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. **HA06-027-04.** Site Development Permit Amendment to allow significant site and architectural modifications to both the previously entitled 650,000-square foot mall expansion and the 930,000-square foot parking garage structures at a regional shopping center (Valley Fair Mall) on a 71-gross acre site, in the CG Commercial General Zoning District, located on the northeast corner of Stevens Creek Boulevard and North Winchester Boulevard (2855 Stevens Creek Boulevard) (VF Mall LLC, Owner). Council District 6. CEQA: Addendum to the Valley Fair Shopping Center Expansion Project Final Environmental Impact Report (Resolution No. 73809).

*PROJECT MANAGER, REBECCA BUSTOS*

**Staff Recommendation:** Consider the Addendum to the Valley Fair Shopping Center Expansion Project Final Environmental Impact Report (Resolution No. 73809) in accordance with CEQA. [Approve](#) a Site Development Permit Amendment as described above.

- b. [HA13-001-05](#). Live Tree Removal Permit to allow the removal of three (3) Ash trees, approximately 60 to 82 inches in circumference on a 9.4 gross acre industrial site in the IP Industrial Park Zoning District, located at 3655 N 1<sup>st</sup> St. (Samsung Semiconductor Inc., Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*Deferred from 5/25/16 and 6/8/16*

**PROJECT MANAGER, EMILY LIPOMA**

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

- c. [HA78-237-01](#). Live Tree Removal Permit to allow the removal of five (5) Ash trees, approximately 60 to 82 inches in circumference on an 18.28 gross acre site, in the IP Industrial Park Zoning District, located at 1510 Montague Expressway. (PSB Northern CA Industrial Portfolio, LLC, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*Deferred from 5/25/16 and 6/8/16*

**PROJECT MANAGER, EMILY LIPOMA**

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve](#) the removal of the Ash tree identified as ID006003 and [deny](#) the removal of the remaining trees.

- d. [HA83-083-02](#). Live Tree Removal Permit to allow the removal of three (3) Ash trees approximately 66 to 85 inches in circumference on a 3.07 gross acre site, in the IP Industrial Park Zoning District, located at 1865 Lundy Avenue. (Church of Scientology Stevens CR, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*Deferred from 5/25/16 and 6/8/16*

**PROJECT MANAGER, EMILY LIPOMA**

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve](#) the removal of two trees, identified as tree ID002212 and ID002213 and [deny](#) the removal of the tree identified as ID002204.

- e. [PDA02-043-01](#). Live Tree Removal Permit to allow the removal of two (2) Eucalyptus trees approximately 91 and 116 inches in circumference located on a 0.71 gross acre site, in the A(PD) Planned Development Zoning District at 2390 Harris Way. (San Jose Harris Way Hotel LP, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*Deferred from 5/25/16 and 6/8/16*

**PROJECT MANAGER, EMILY LIPOMA**

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

- f. [PDA85-033-02](#). Live Tree Removal Permit to allow the removal of two (2) Olive trees approximately 60 and 131 inches in circumference and one (1) Eucalyptus tree approximately 75 inches in circumference located on a 35.6 gross acre mobile home site in the A(PD) Planned Development Zoning District at 4201 North 1<sup>st</sup> Street (Beaumont Investments LTD, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 5/25/16 and 6/8/16*  
**PROJECT MANAGER, EMILY LIPOMA**
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve](#) the removal of the one Eucalyptus tree and [deny](#) the removal of two Olive trees as described above.
- g. [SP16-023](#). Special Use Permit to allow a 382-square foot one-story addition to an existing legal non-conforming single-family residence on a 0.15-gross acre site, in the LI Light Industrial Zoning District, located at 529 North 6<sup>th</sup> Street (Saeid Pourabdollah, Owner). Council District: 3. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.  
**PROJECT MANAGER, RINA SHAH**
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.
- h. [SP16-025](#). Special Use Permit to allow a 254-square foot addition to the first floor and a 655-square foot second floor addition to an existing legal non-conforming single-family residence, with a Floor Area Ratio of 0.48, and demolition of an existing one-car detached garage, and construction of a new 436-square foot two-car detached garage on a 0.13-gross acre site, in the CP Commercial Pedestrian Zoning District, located at 1093 Broadway Avenue (Regan Davis, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities and 15303(e) for New Construction or Conversion of Small Structures.  
**PROJECT MANAGER, RINA SHAH**
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.
- i. [T15-013](#). Tentative Map to subdivide one (1) lot into three (3) lots on a 0.51 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at the north side of East Hills Drive, approximately 250 easterly of Dale Drive (3405 East Hills Drive) (First Design For Sale Inc., Owner). Council District 5. CEQA: Exempt per CEQA Guidelines Section 15315.  
**PROJECT MANAGER, JOHN TU**
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a](#) Tentative Map as described above.
- j. [TR16-053](#). Live Tree Removal Permit to allow the removal of one (1) Pepper tree, approximately 123 inches in circumference, located the rear yard of a single-family residence on an approximately 0.17 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 223 South Sunset Avenue. (Alvarado, Jaime and Elisa, Owners). Council District 5. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.  
**PROJECT MANAGER, DAVID FONG**
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.

- k. **TR16-162.** Live Tree Removal Permit to allow the removal of one Alderwood Tree, approximately 148 inches in circumference, located in the rear yard of a single-family residence on a 0.14-gross acre site in the R-1-8(CL) Single-Family Residence Zoning District, located at 6271 Sponson Lane (Daniel and Lauren Boyd, Owners). Council District: 2. 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.

- l. **TR16-201.** Live Tree Removal Permit to allow the removal of one (1) Redwood tree, approximately 66 inches in circumference and one (1) Eucalyptus tree, approximately 100 inches in circumference located on a 10.92 gross acre industrial site in IP Industrial Park Zoning District, located at 160 Rio Robles. (Maxim Integrated Products Inc., Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

*Deferred from 5/25/16 and 6/8/16*

*PROJECT MANAGER, EMILY LIPOMA*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. **Approve** the removal of one Eucalyptus tree and **deny** the removal of one Redwood tree as described above.

**The Consent Calendar is now closed.**

### **3. PUBLIC HEARING**

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**No Items**

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