



PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, June 29, 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 29, 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

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

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. **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.

Deferred from 6/22/16

PROJECT MANAGER, SHAUNN MENDRIN

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

- b. **PD16-012.** Planned Development Permit to allow six modular buildings at an existing private school (Valley Christian High School) on a 52.68 gross acre site, in the A(PD) Planned Development Zoning District, located at the easterly terminus of Skyway Drive, east side of Monterey Road (100 Skyway Drive) (Valley Christian High School, Owner). Council District 2. CEQA: Determination of Consistency with the Valley Christian School Environmental Impact Report (Resolution No. 76915).

PROJECT MANAGER, REBECCA BUSTOS

Staff Recommendation: Consider the Valley Christian School Environmental Impact Report (Resolution No. 76915) in accordance with CEQA. **Approve a** Planned Development Permit as described above.

- c. [PDA14-051-01](#). Live Tree Removal Permit to allow the removal of four trees: one Australian Willow 66 inches in circumference, one Australian Willow 44 inches in circumference, one Tree of Heaven 56 inches in circumference, and one Bush Cherry Tree 60 inches in circumference on a 2.18 gross acre site, in the A(PD) Planned Development Zoning District, located at 777 Park Avenue (County of Santa Clara Housing Authority, Owner). Council District 6. CEQA: Determination of Consistency with the Mitigated Negative Declaration, adopted by Resolution No. 77174 on September 30, 2014.

PROJECT MANAGER, LEA SIMVOULAKIS

Staff Recommendation: Consider the Determination of Consistency with the Mitigated Negative Declaration, adopted by Resolution No. 77174 on September 30, 2014 in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.

- d. [PDA15-026-02](#). Live Tree Removal Permit to allow the removal of 7 ordinance sized trees ranging in circumference from 69 inches to 110 inches on an industrial (eBay) campus in the A(PD) Planned Development Zoning District, located at 2045 East Hamilton Avenue (Ebay Realty Trt, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, TRACY TAM

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

- e. [PDA75-034-01](#). Live Tree Removal Permit to allow the removal of one (1) Chinese Elm tree, approximately 62 inches in circumference, located in the common area of a single-family attached residential development, on a 3.42 gross acre site in the R-1-8(PD) Planned Development Zoning District, located north of the intersection of Lincoln Avenue and Almaden Expressway (2402 Lincoln Village Drive) (Cornerstone Community Management, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, REBECCA BUSTOS

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

- f. The projects being considered are located on an approximately 0.47 gross acre site, on the northwest corner of West San Carlos and Delmas Avenue (267 Delmas Avenue), (Park Delmas Investors LLC, Owners). Council District 3. CEQA: Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096):

PROJECT MANAGER, JOHN TU

1. [SP16-010](#). Special Use Permit to allow demolition of an approximately 1,550 square foot commercial structure, the removal of two ordinance-sized trees, the construction of a 5-story mixed-use development with 36 residential units, and approximately 1,600 square foot commercial condominium; and
2. [T16-009](#). Vesting Tentative Map to merge four lots into one lot and create 36 residential condominium units and one commercial condominium unit.

Staff Recommendation: Consider the Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096) in accordance with CEQA. [Approve a](#) Special Use Permit and a Vesting Tentative Map as described above.

- g. The projects being considered are located on an approximately 1.75 gross acre site in the DC Downtown Primary Commercial Zoning District, located at 201 Delmas Avenue (Park Delmas Investors LLC, Owner). Council District 3. CEQA: Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096):

PROJECT MANAGER, TRACY TAM

1. [SP16-016](#). Special Use Permit to allow the demolition of an existing 4,150-square foot office building, the removal of six ordinance-sized trees, and the construction of a 4-and-5-story development with up to 123 residential units, one level of underground parking, and approximately 1,000 square foot of ground-floor commercial space.
2. [T15-032](#). Vesting Tentative Map to merge eleven (11) lots into one (1) lot and create 123 residential condominium units and one (1) commercial condominium unit.

Staff Recommendation: Consider the Addendum to the Diridon Station Area Plan Final Environmental Impact Report (Resolution No. 77096) in accordance with CEQA.

[Approve a Special Use Permit and a Vesting Tentative Map as described above.](#)

- h. [SP16-022](#). Special Use Permit to allow a 506-square foot addition to an existing garage resulting in an approximately 1,130 square foot accessory structure for a single-family residence on a 0.17-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 352 Spode Way (Peter Taormino, Owner). Council District: 2. CEQA: Exempt per CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, JENNIFER PIOZET

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

- i. [TR16-026](#). Live Tree Removal Permit to establish replanting requirements for two (2) Palm trees, approximately 76 and 106 inches in circumference, removed without the benefit of permits, previously located in the front yard of a single-family residence on an approximately 0.12 gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 240 Santa Rosa Drive (Phong Le, Owner). Council District 7. 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.](#)

- j. [TR16-204](#). Live Tree Removal permit to allow the removal of one (1) Oak tree, approximately 101 inches in circumference, located in the front yard of a single-family residence on a 0.20 gross acre site in the R-1-5 Single-Family Residential Zoning District, located at 1096 Barnes Court. (Lee Wei Ti and Choong Sook-Khee, Owners). Council District 10. 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. [TR16-228](#). Live Tree Removal Permit to allow the removal of three Pine trees, approximately 79, 82, and 100 inches in circumference on a 2.2 acre industrial site in the IP Industrial Park Zoning District, located at 2228 Oakland Road (2228 Oakland Road LLC, Owner). Council District 4. 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.

3. PUBLIC HEARING

- a. [SP16-024](#). Special Use Permit to allow the following at an existing private instruction facility: 1) An outdoor activity area located within 150 feet of residentially zoned property; 2) The maximum allowable noise levels at residential property lines to exceed 55 decibels; and 3) The installation of a seven-foot tall wooden sound barrier on a 0.53 gross acres site in the CP Commercial Pedestrian Zoning District, located on the southwesterly corner of Park Avenue and Newhall Street (2095 Park Avenue) (TEAMWRKX LLC, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15332 for Infill Development.

PROJECT MANAGER, ED SCHREINER

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

- b. [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 mixed-use building with 197 residential units and 2,366 square feet of commercial space on a 0.28-gross acre site in the CG Commercial General and R-M Multiple Residence Zoning Districts (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 San Jose Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767) and the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution 77617).

Deferred from 6/22/16

PROJECT MANAGER, LEA SIMVOULAKIS

Staff Recommendation: Consider the Addendum to the San Jose Downtown Strategy 2000 Final Program Environmental Impact Report (Resolution No. 72767) and the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and Supplemental Environmental Impact Report to the Envision San Jose 2040 General Plan Final Program Environmental Impact Report (Resolution 77617) and the Final Program Environmental Impact Report for the Envision San Jose 2040 General Plan (Resolution No. 77617) in accordance with CEQA. [Approve a Site Development Permit](#) as described above.

This concludes the Planning Director's Hearing for June 29, 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.