AMENDED
PLANNING DIRECTOR’S HEARING AGENDA

Wednesday, May 9, 2018

9:00 a.m.
Wing Room 119 & 120
City Hall

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

Hearing Officer

Ned Thomas, AICP, Division Manager
on behalf of

Rosalynn Hughey, Director
Planning, Building and Code Enforcement
NOTICE TO THE PUBLIC

1. CALL TO ORDER

Good morning, we are calling to order the Planning Director’s Hearing of May 9, 2018. My name is Ned Thomas and I am the Hearing Officer for today’s agenda on behalf of and delegated by the Director of Planning, Building and Code Enforcement Rosalynn Hughey.

Please note the following:

- Please turn off all cell phones.
- Copies of the agenda are 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 will be as follows:

1. I will identify each project as described on the agenda.
2. For those items on the Consent Calendar, I will ask if anyone wishes to speak on the item. If a separate discussion is warranted, I will move the item to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, I will ask staff to provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record. If you do not wish to speak, please simply wave from the audience.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. I will then close the public hearing, and I may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. 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 actions on agenda items will be 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 of the Municipal Code (Zoning Ordinance). 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 of the Municipal Code (Environmental Clearance).

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.
2. 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.

3. 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. **H17-030.** Site Development Permit to allow the reconstruction of a duplex and the addition of a second story with each unit being 2,125-square feet with one attached two-car garage per unit on a 0.19-gross acre site located in the R-2 Two-Family Residence Zoning District at 489 South Cypress Avenue. Owners: Craig T. Yamashita and Nickie Dao. Council District: 1. CEQA: Exempt per CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures.

*Project Manager, Rhonda Buss*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Site Development Permit as described above

b. **H17-035.** Site Development Permit to allow the remodel of an existing duplex to allow a 577-square foot addition and two new carport parking spaces on a 0.15-gross acre site, in the R-2 Two-Family Residence Zoning District, located at 1520 Willowbrae Avenue at the easterly terminus of Willowbrae Avenue (Vo Tam D, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15303(b) for New Construction or Conversion of Small Structures.

*Project Manager, Cassandra Van der Zweep*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Site Development Permit as described above.

c. **HA83-312-01.** Site Development Permit Amendment to allow exterior modifications to an existing approximately 11,235-square foot commercial building (Building C) and an existing approximately 16,708-square foot commercial building (Building F) at the Westgate West shopping center on a 19.8-gross acre site, in the CG General Commercial Zoning District, located...
at the northeast corner of Lawrence Expressway and Prospect Road (5301 Prospect Road) (DS WESTGATE WEST LP, Owner). Council District 1. CEQA: Exempt per CEQA Guidelines Section 15301 Existing Facilities.

**PROJECT MANAGER, TRACY TAM**

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. **Approve a Site Development Permit Amendment as described above**

d. The proposed projects are located at the southwest corner of West Trimble Road and Orchard Parkway (350 and 370 West Trimble Road) (LBA RVI-Company I LP, Owner). Council District 4. CEQA: Determination of Consistency with the North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768), Envision San José 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Envision San José 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617) and Addenda thereto.

**PDA94-016-07.** A Planned Development Permit Amendment to allow site improvements to an existing industrial site to reconfigure the existing parking lots, access roads, and outdoor lighting, the construction of arbor structures, and the removal of 65 trees including 35 ordinance-size trees on a 7.5-acre portion of an approximately 69.37-gross acre site in the IP(PD) Planned Development Zoning District (File No. PDC93-017).

**PD18-009.** A Planned Development Permit to allow site improvements to existing industrial site including reconfiguring the access road, lighting, and the removal of 37 trees including 10 ordinance-size trees on an approximately 2-acre portion of an approximately 14-acre site in the IP(PD) Planned Development Zoning District (File No. PDC17-026).

**PROJECT MANAGER, CASSANDRA VAN DER ZWEEP**

**Staff Recommendation:** Consider the Determination of Consistency with the North San José Development Policies Update Final Environmental Impact Report (Resolution No. 72768), Envision San José 2040 General Plan Final Environmental Impact Report (Resolution No. 76041), Envision San José 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617) and Addenda thereto in accordance with CEQA. **Approve a Planned Development Amendment Permit and Planned Development Permit as described above.**

e. **PDA01-026-01.** Live Tree Removal permit for the removal of three (3) Palm Trees (Phoenix Canariensis) trees from the common area of a multi-family residential complex on a 2.77-gross acre site located in the A(PD) Planned Development Zoning District. Tree No. 1 is a Phoenix Canariensis tree with an approximately 75.5" in circumference. Tree No. 2 is a Phoenix Canariensis is a tree approximately 113” in circumference. Tree No. 3 is a Phoenix Canariensis approximately 113” in circumference. Additionally, Tree X is a Phoenix Canariensis tree and was permitted removal through the Department of Transportation. Tree No. 2 will be relocated to replace Tree No.1 and Tree No. 3 will be relocated and replace DOT Tree X. The subject site is located on the eastside of North First Street approximately 500-feet northerly of River Oaks Parkway at 39 Rio Robles East. Owners: The Oaks and North Park, LLC. Council District: 4. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities

**PROJECT MANAGER, RHONDA BUSS**

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. **Approve a Live Tree Removal Permit as described above**
f. **PDA16-039-01.** Planned Development Permit Amendment to add three feet of height to the project (still within the approved maximum height limit) to minimize the view of rooftop equipment; to minimize project glazing to meet energy compliance goals; to make minor storm water modifications; and to make minor hardscape modifications on a 5.25-gross acre site, in the A(PD) Planned Development Zoning District, located on the north side of Jackson Street, between North 6th Street and North 7th Street (City of San Jose, Owner). Council District: 3. CEQA: Determination of Consistency with the Japantown Corporation Yard Redevelopment Project Environmental Impact Report, adopted by Resolution No. 74384, and Addenda thereto. *Deferred from 4/25 and 5/2.*

**PROJECT MANAGER, LEA SIMVOUNAKIS**

**Staff Recommendation:** Consider the Determination of Consistency with the Japantown Corporation Yard Redevelopment Project Environmental Impact Report, adopted by Resolution No. 74384, and Addenda thereto. *Approve a Planned Development Permit Amendment as described above.*

The Consent Calendar is now closed.

4. **PUBLIC HEARING**

   No Items.

5. **ADJOURNMENT**

This concludes the Planning Director’s Hearing for May 9, 2018. Thank you.

PLANNING DIRECTOR’S AGENDA ON THE WEB:


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.
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.