



**PLANNING DIRECTOR'S HEARING AGENDA**

**Wednesday, July 26, 2017**

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

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

**Hearing Officer**

**Ned Thomas, Division Manager  
on behalf of**

**Rosalynn Hughey, Interim 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 Jennifer Provedor at 408-535-3505 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

### 1. CALL TO ORDER

Good morning, we are calling to order the Planning Director's Hearing of **July 26, 2017**. My name is *Ned Thomas* and I am the Hearing Officer for today's agenda on behalf of and delegated by the Interim Director of Planning, Building and Code Enforcement Rosalynn Hughey.

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**

**2. 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.**

**3. 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. **H17-014.** Site Development Permit to allow exterior modifications to an existing legal non-conforming two-story building for commercial uses on a 0.07-gross acre site in the CP Commercial Pedestrian Zoning District, located at 920 Oakland Road (Vladimir Rubashevsky, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 7/12/17.*  
**PROJECT MANAGER, RINA SHAH**
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. **Approve a** Site Development Permit as described above
- b. **PD14-013 & PT16-032.** A Vesting Tentative Map to consolidate three parcels into one parcel and resubdivide one parcel into four parcels on a 3.7-gross acre site in the CO(PD) Planned Development Zoning District, located on the south side of the terminus of Samaritan Court. (Bryan Everette, Et. Al., Owner) and a Planned Development Permit to construct a three-story, 69,250-square foot medical office building and a parking structure, to allow the removal of five (5) ordinance-size trees on two parcels totaling 2.24-gross acre. Council District: 9. CEQA: Determination of Consistency with the Samaritan Medical Center Master Plan Environmental Impact Report (Resolution No. 78003).  
**PROJECT MANAGER, LEA SIMVOULAKIS**
- Staff Recommendation:** Consider the Determination of Consistency with the Samaritan Medical Center Master Plan Environmental Impact Report (Resolution No. 78003) in accordance with CEQA. **Approve a** Vesting Tentative Map and Planned Development Permit as described above.

- c. [PD16-023 & PT16-031](#). A Vesting Tentative Map to consolidate three parcels into one parcel and resubdivide one parcel into five parcels on a 9.3-gross acre site in the CG(PD) Planned Development Zoning District, located on the north of Samaritan Drive, approximately 700 feet east of South Bascom Drive (Samaritan Medical Center, Owner) and a Planned Development Permit to allow the construction of a six-story, 120,000-square foot medical office building, stand-alone five-story 230,000-square foot garage, and removal of fifteen (15) ordinance size trees on three parcels totaling 2.9-gross acre. Council District: 9. CEQA: Determination of Consistency with the Samaritan Medical Center Environmental Impact Report (Resolution No. 78003).

*PROJECT MANAGER, LEA SIMVOULAKIS*

**Staff Recommendation:** Consider the Determination of Consistency with the Samaritan Medical Center Environmental Impact Report (Resolution No. 78003) in accordance with CEQA. [Approve a](#) Vesting Tentative Map and a Planned Development Permit and as described above.

- d. [PDA12-019-01](#). Planned Development Permit Amendment to increase the amount of previously approved retail square footage (Planned Development Permit File No. PD12-019) from 8,200 square feet to 14,000 square feet, with associated site and landscaping modifications on a 19.67-gross are site (Coleman Highline), in the A(PD) Planned Development Zoning District, located at the southwesterly corner of Coleman Avenue and Earthquakes Way (1143 Coleman Avenue) (Coleman Airport Partners, LLC, Edward Storm, Owner). Council District 3. CEQA: Determination of Consistency with the Final Environmental Impact Report for the FMC/Coleman Avenue Project (Resolution No. 71716), Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and the Supplemental Environmental Impact Report for the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution 77617), and addenda thereto.

*PROJECT MANAGER, ELIA SORICE*

**Staff Recommendation:** Consider the Determination of Consistency with the Final Environmental Impact Report for the FMC/Coleman Avenue Project (Resolution No. 71716), Airport West Stadium and Great Oaks Place Project Environmental Impact Report (Resolution No. 75309), Final Program Environmental Impact Report for the Envision San José 2040 General Plan (Resolution No. 76041) and the Supplemental Environmental Impact Report for the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution 77617), and addenda thereto in accordance with CEQA.

[Approve a](#) Planned Development Permit Amendment as described above

- e. [PDA14-009-01](#). Planned Development Amendment to allow an additional 1,104-square foot restaurant in an existing 95,169-square foot industrial building on a 6.7-gross acre site, in the LI (PD) Planned Development Zoning District (File No. PDC13-008), located at the northwest corner of Charcot Avenue and Junction Avenue (521 Charcot Avenue, Unit 201) (381 Stockton LLC, Mayer Dean, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, JOHN TU*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a](#) Planned Development Amendment as described above

- f. **PDA14-035-04 & PT17-020.** Planned Development Permit Amendment to allow a reduction in the number of units for Phase 2 of the Communications Hill Planned Development from 648 units to 486 units, replacement of four podium buildings with 16 ten-plex buildings, and modifications in grading, retaining walls, and landscaping to accommodate the new buildings on a 125-gross acre site, in the A(PD) Planned Development Zoning District, located at Curtner Avenue (MTA Properties LP et al, Owner). Council District 7. CEQA: Determination of Consistency with the Communications Hill 2 Project Final Subsequent Environmental Impact Report (File No. PDC13-009, Resolution No. 77172).

**PROJECT MANAGER, STEFANIE FARMER**

**Staff Recommendation:** Consider the Determination of Consistency with the Communications Hill 2 Project Final Subsequent Environmental Impact Report (File No. PDC13-009, Resolution No. 77172) in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above

- g. **PDA73-040-01.** Planned Development Permit Amendment to allow a 165-square foot accessory building located in the rear portion of the property and site modifications, including reconfiguration of parking spaces, on a 1.78-gross acres site in the LI(PD) Planned Development Zoning District, located at the terminus of Paragon Drive, approximately 690 feet westerly of O'Toole Avenue (2345 Paragon Drive) (SJ1 LLC, Owner). Council District 4. CEQA: Exempt per CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

**PROJECT MANAGER, TRACY TAM**

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

- h. **HA10-023-01.** Live Tree Removal Permit to remove ten (10) Redwood trees, approximately 63 inches to 131 inches in circumference; thirteen (13) Eucalyptus trees, approximately 56 inches to 82 inches in circumference; and six (6) Ash trees, approximately 69 to 88 inches in circumference, from the parking lot and landscape areas of an existing Business Park on an approximately 25-acre site, in the IP Industrial Park Zoning District in the IP Industrial Park Zoning District, located at 6311 San Ignacio Avenue (M West Propco-San Ignacio Campus LLC, Owner). Council District 2. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.

**PROJECT MANAGER, STEFANIE FARMER**

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

- i. **TR17-372.** Live Tree Removal Permit to remove two (2) Redwood Trees, approximately 132 inches in circumference and a multi-trunk with 57 inches and 114 inches in circumference, from the front yard of a single-family residence on a 0.3-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 1509 Camino Monde (William T. Arkley, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities. *Deferred from 7/19/17.*

**PROJECT MANAGER, STEFANIE FARMER**

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

- j. [TR17-221](#). Live Tree Removal Permit to remove one (1) Cedar tree, approximately 84 inches in circumference, located in the rear yard of a single-family residence in the R-1-8 Single Family Residence Zoning District, at 4170 Monet Circle (Hai Bui and Hong Luong, Owners). Council District 10. 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](#)

- k. [TR17-405](#). Live Tree Removal Permit to remove one (1) Pine tree, approximately 70 inches in circumference, removed previously without a permit, from the front yard of a single-family residence, on a 0.254-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 758 North White Road (Rebecca Arredondo, Owner). Council District 5. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.  
*PROJECT MANAGER, STEFANIE FARMER*

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

- l. [TR17-407](#). Live Tree Removal Permit to remove two (2) Cypress trees in the R-1-8 Single-Family Residence Zoning District, located at the 243 Castillion Way (Tung Van Pham and Truc Thanh Tran, Owners). Council District 2. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.  
*PROJECT MANAGER, ROBERT RIVERA*

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

- m. [TR17-423](#). Live Tree Removal Permit to remove four (4) ordinance sized trees from the common areas of the Park Villas Peppertree community in the R-1-8(PD) Planned Development Zoning District, located at 1321 Bottle Brush Lane (Anthony and Adriane Knight, Owner). Council District: 10. CEQA: Exempt per CEQA 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.**

#### **4. PUBLIC HEARING**

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No Items

#### **5. ADJOURNMENT**

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**This concludes the Planning Director's Hearing for July 26, 2017. 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.