



PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, November 15, 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 **November 15, 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

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. **H15-014.** Site Development Permit to allow the construction of an approximately 31,744-square foot three-story retail and office building within the parking area of an existing shopping center on an approximately 3.39-gross acre site in the CN Commercial Neighborhood and CP Commercial Pedestrian Zoning Districts, located at the southwest corner of Story Road and South King Road (1664 Story Road) (DPJW Group II LP, Owner). Council District 7. CEQA: Tropicana Shopping Center Commercial Building Negative Declaration.

PROJECT MANAGER, JOHN TU

Staff Recommendation: Defer to the December 13, 2017 Planning Director's Hearing per Staff request

- b. The project site is an approximately 0.48-gross acre site in the R-M Multiple Residence Zoning District, located on the south side of Carlton Avenue, approximately 290 feet westerly of National Avenue (15980 Carlton Avenue) (Calero Lot #2 Partners G.P., Owner). Council District 9. CEQA: Exempt per CEQA Guidelines Section 15332 for Infill Development Projects.

PROJECT MANAGER, TRACY TAM

H16-046. Site Development Permit to demolish three single-family residences totaling approximately 2,380 square feet and two accessory buildings totaling approximately 1,110 square feet, construct six single-family residences totaling approximately 14,310 square feet, remove 6 ordinance-size trees and one non-ordinance size tree and to utilize uniform-sized parking spaces.

T17-032. Tentative Map to allow six residential condominiums on one lot.

Staff Recommendation: Dropped to be renoticed as a Planned Development Rezoning, Planned Development Permit and Tentative Map (File Nos. PDC17-049, PD17-023 & PT17-050) to be heard at Planning Commission and City Council Hearings

- c. **SF17-030.** Single Family House Permit to allow the demolition of a 900-square foot one-story single-family residence and construction of a 3,494-square foot, two-story single-family residence with a 0.55 floor area ratio (FAR), in the R-1-8 Single-Family Residence Zoning District, located at 1428 Gerhardt Avenue (Alison Love, Owner). Council District 9. CEQA: Exempt per CEQA Guidelines 15303(a) for New Construction or Conversion of Small Structures. *Deferred from 10/25/17.*

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Withdrawn per applicant request

- d. **TR17-597.** Live Tree Removal Permit to remove one (1) Pine tree, approximately 69 inches in circumference, located on the north side parking area of a commercial property on a 1.79-gross acre site in the CN Commercial Neighborhood Zoning District, located on the south side of Alum Rock Avenue, approximately 330 feet westerly of South White Road (3030 Alum Rock Avenue) (Family Health Foundation Alviso Inc, Owner). Council District 5. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 10/25/17.*
PROJECT MANAGER, JAMES MURPHY

Staff Recommendation: Dropped to be renoticed per Staff request

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. **H17-047.** Site Development Permit to allow the demolition of a 309-square foot detached garage and construction of a new 650-square foot detached garage on a 0.15-gross acre site in the R-2 Two Family Residence Zoning District located at 1059 Hamline Street (David and Marilyn Evans, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 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 Site Development Permit](#) as described above
- b. **HA87-052-03.** Site Development Permit Amendment to allow façade renovations and modifications to landscape and hardscape in the common area of an existing office site on a 1.65-gross acre site, in the DC Downtown Primary Commercial Zoning District, located on the southwest corner of North Market Street and West Saint James Street (111 North Market Street) (111 North Market Street Investors LLC, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines Section 15301(a) for Existing Facilities.
PROJECT MANAGER, ROBERT RIVERA
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Site Development Permit Amendment](#) as described above
- c. **HA94-013-04.** Site Development Permit Amendment to allow site changes (no change in total area), to including landscape modifications (transplanting of one non-ordinance size Jacaranda tree, approximately 10.5 inches in circumference) and façade modifications to an existing shopping center (Eastridge Mall) on a 95.8-gross acre site, in the General Commercial CG, located at 2200 Eastridge Loop (GS Pacific ER, LLC, Owner). Council District: 8. CEQA: Exempt per CEQA Guidelines Section 15301(e) for Existing Facilities.
PROJECT MANAGER, JENNIFER PIOZET
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. [Approve a Site Development Permit Amendment](#) as described above

- d. [PDA13-049-01](#). Planned Development Permit Amendment to amend exterior architectural elevations for a proposed seven-story hotel (previously approved per Planned Development Permit File No. PD13-049) on 2.9-gross acre site in the A(PD) Planned Development Zoning District at 1770 North First Street. (S.J. Sweetwater Holdings, LLC, Owner) Council District 3. CEQA: Determination of Consistency with the Bay 101 Casino and Mixed Use Project Environmental Impact Report (Resolution No. 77165) and Addenda thereto.

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Consider the Determination of Consistency with the Bay 101 Casino and Mixed Use Project Environmental Impact Report (Resolution No. 77165) and Addenda thereto in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above

- e. [TR17-371](#). Live Tree Removal Permit to remove one (1) Cedar Deodar tree approximately 88 inches circumference, located in the rear yard of a single-family residence on a 0.31 gross acre site located in the R-1-8 Single-Family Residence Zoning District, located at the west side of Miller Avenue, approximately 80 feet southerly of Tucker Drive (1335 Miller Avenue)(Kuan Wei Wu, Owner). Council District 1. 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

- f. [TR17-620](#). Live Tree Removal Permit to remove one (1) tree of an unknown species, approximately 88 inches in circumference, located in the rear yard of a single-family residence, on an approximately 0.12 gross acre site, in the R-1-8 Single-Family Residence Zoning District at 1016 Ramona Avenue. Owners: Debra A. Perry. Council District: 6. 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

The Consent Calendar is now closed.

4. PUBLIC HEARING

- a. The projects being considered are located at the northeast corner of Bassett Street and Terraine Street (199 Bassett Street) (Trenka LLC, Owner). Council District 3. CEQA: Addendum to the Brandenburg Mixed Use Project/North San Pedro Housing Sites Final Environmental Impact Report, Downtown Strategy 2000 Final Environmental Impact Report, Envision San José 2040 General Plan Final Environmental Impact Report, Envision San José 2040 General Plan Final Supplemental Program Environmental Impact Report, and Addenda thereto.

PROJECT MANAGER, SHAUNN MENDRIN

[T17-026](#). Vesting Tentative Map to create 304 residential and common condominium spaces and up to 10 commercial condominiums on a 0.77-gross acre site in the DC Downtown Primary Commercial Zoning District.

SP17-023. Special Use Permit and Site Development Permit to demolish two buildings totaling approximately 28,000 square feet and to construct an 18-story building with 302 multi-family residences and approximately 9,300 square feet of ground-floor commercial space, and 10 commercial condominiums.

Staff Recommendation: Consider the Addendum to the Brandenburg Mixed Use Project/North San Pedro Housing Sites Final Environmental Impact Report, Downtown Strategy 2000 Final Environmental Impact Report, Envision San José 2040 General Plan Final Environmental Impact Report, Envision San José 2040 General Plan Final Supplemental Program Environmental Impact Report, and Addenda thereto in accordance with CEQA. **Approve a** Vesting Tentative Map, Special Use Permit and Site Development Permit as described above.

5. ADJOURNMENT

This concludes the Planning Director's Hearing for November 15, 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.