

STAFF REVIEW AGENDA

02/12/2009
FINAL

Zoning

1 PDC09-006 Work Code: Privately Initiated MANAGER: Lesley Xavier
 APN: **25417084** TECH: Helen Maddox ENGINEER: Vivian Tom
 Historic Inventory: No Impervious Surface: No Owner: FLEA MARKET INC THE
 RDA area: No Planned Community: No
 District: 4 Zone: A(PD) GP: TCR (20+), MDR (8-12), CIC(Near a Waterway (<300ft): Yes
 Address: 1590 BERRYESSA RD SNI area: No Historic Dist: NO
 Gross acres: 120.4 Previous files: PD08-026 PD08-025

both sides of Berryessa Road just west of Union Pacific Railroad tracks (Flea Market)
 Planned Development Rezoning from A(PD) Planned Development Zoning District to A(PD) Planned
 Development Zoning District to allow modifications to the general development standards of a previously
 approved PD rezoning (File PDC03-108) to eliminate prohibited uses, such as "vehicle related uses" list

2 PDC09-007 Work Code: Privately Initiated MANAGER: Lesley Xavier
 APN: **66002013** TECH: Roland White ENGINEER: Maria Angeles
 Historic Inventory: No Impervious Surface: Yes Owner: DAL PROPERTIES LLC
 RDA area: No Planned Community: No
 District: 8 Zone: A(PD) GP: VLDR (2.0), PPOS Near a Waterway (<300ft): Yes
 Address: SAN FELIPE RD SNI area: No Historic Dist: NO
 Gross acres: 17.88 Previous files: AT08-050 GP08-08-02 PT07-041 PD07-047 PDC06

NE side of San Felipe Rd approximately 800 ft NW of Silver Creek Rd and at the NW terminus of Grand
 Planned Development Zoning to allow 35 single-family residences on a 17.88 gross acres site

Planned Development

3 PD09-001 Work Code: None MANAGER: Lee Butler
 APN: **47205032** TECH: Roland White ENGINEER: Norman Mascarinas
 Historic Inventory: No Impervious Surface: Yes Owner: NEIGHBORHOOD HOUSING SERVICES SIL
 RDA area: SNI Planned Community: No
 District: 3 Zone: R-1-8 GP: MDR (8-16) Near a Waterway (<300ft): No
 Address: 1338 E SAN ANTONIO ST SNI area: Five Wounds/Brookwood Terra Historic Dist: NO
 Gross acres: 1.92 Previous files: SP08-079 PDC08-038 PRE08-066

south side of E. San Antonio Street approximately 950 feet east of S. 24th Street
 Planned Development Permit to construct one multi-family unit (84 single-family units) on a 1.92 gross
 acres site

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Planned Development

4 PD09-003 Work Code: None MANAGER: Edward Schreiner
APN: **42946057** TECH: Roland White ENGINEER: Vivian Tom
Historic Inventory: No Impervious Surface: No Owner: SMITH JOHN D TRUSTEE & ET AL
RDA area: No Planned Community: No
District: 6 Zone: CN GP: GC Near a Waterway (<300ft): No
Address: 1560 HAMILTON AV SNI area: No Historic Dist: NO
Gross acres: 0.40 Previous files: PDC07-046
south side of Hamilton Avenue approximately 320 feet easterly of Meridian Avenue (Tomato Thyme Resta
Planned Development Permit to implement existing parking standards approved with zoning

5 PDA87-072-02 Work Code: Multi-Family Lot MANAGER: Suparna Saha
APN: **48443044** TECH: Maggie Suson-Nale ENGINEER:
Historic Inventory: No Impervious Surface: Owner:
RDA area: Planned Community: N/A
District: 5 Zone: A(PD) GP: MDR (8-16) Near a Waterway (<300ft):
Address: SNI area: East Valley/680 Communities Historic Dist: NO
Gross acres: .03 Previous files:
South side of Sierra Grande Way 230 feet westerly of South Capitol Avenue
Planned Development Permit Amendment to allow removal of one (1) 89 inches in circumference
Camphor Tree from the common area of a single-family attached development on a 0.18 gross acre site.

Site Development

6 HA89-104-01 Work Code: Commercial Lot MANAGER: Lesley Xavier
APN: **43414046** TECH: Sanhita Mallick ENGINEER:
Historic Inventory: No Impervious Surface: Owner: ORKIN INC
RDA area: No Planned Community: No
District: 6 Zone: CP GP: GC Near a Waterway (<300ft): Yes
Address: 545 W ALMA AV SNI area: No Historic Dist: NO
Gross acres: 0 Previous files:
Northeast corner of West Alma Avenue and Belmont Way
Tree removal Permit request for removing three Stone Pine Trees, 32 inches, 24 inches and 32 inches in
circumference, and modify the surrounding landscaped area located on the back side of a Gasoline Service
Station.

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Special Use Permit

- 7 SP09-006 Work Code: None MANAGER: Lee Butler
APN: **46723088** TECH: Roland White ENGINEER: N/A
Historic Inventory: Yes Impervious Surface: No Owner: SHADMAN MICHAEL
RDA area: Century Center Planned Community: No
District: 3 Zone: DC GP: CORE Near a Waterway (<300ft): No
Address: 10 S 3RD ST SNI area: University Historic Dist: YES
Gross acres: 0.13 Previous files:
southeast corner of E. Santa Clara Street and S. 3rd Street
Special Use Permit to allow 53 units for Single Room Occupancy (SRO) residential use in an existing commercial building on a 0.13 gross acre site (office space on 2nd, 3rd, 4th, and 5th floors of the building would be converted from office to SRO units)
- 8 SP09-007 Work Code: None MANAGER: Edward Schreiner
APN: **30325016** TECH: Roland White ENGINEER: N/A
Historic Inventory: No Impervious Surface: No Owner: EDENVALE INVESTMENT CO ET AL
RDA area: No Planned Community: No
District: 1 Zone: CN GP: GC Near a Waterway (<300ft): No
Address: 3806 STEVENS CREEK BL SNI area: No Historic Dist: NO
Gross acres: 0.25 Previous files:
southwest corner of Stevens Creek Blvd and Northlake Drive
Special Use Permit to allow vehicle sales on a 0.25 gross acres site. The project does not include any modifications to the site or existing buildings, vehicle repair or carwashing.
- 9 SP09-008 Work Code: None MANAGER: Avril Baty
APN: **24965015** TECH: Warren Winkler ENGINEER: Vivian Tom
Historic Inventory: No Impervious Surface: No Owner: BARRON RITA
RDA area: SNI Planned Community: No
District: 3 Zone: CP GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: 331 EAST CT SNI area: Five Wounds/Brookwood Terra Historic Dist: NO
Gross acres: 0.12 Previous files:
West side of East Court 290 feet northerly of East Julian Street spur
Special Use Permit to legalize an addition constructed without benefit of permits on an existing legal non-conforming single-family home on a 0.12 gross acre site in the CP zoning district

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Tree Removal

10 TR09-019 Work Code: SF Lot - on private lot MANAGER: Jeff Roche
 APN: **38142043** TECH: Jeff Roche ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: ARMSTRONG JOHN D AND JUDY L
 RDA area: No Planned Community: No
 District: 1 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
 Address: 4985 CASTLEWOOD CT SNI area: No Historic Dist: NO
 Gross acres: 0.13 Previous files:

Dead Tree Removal Permit to allow the removal of one dead, Monterey Pine tree, approximately 138-inches in circumference from the rear yard of an existing single-family detached residential lot.

11 TR09-020 Work Code: SF Lot - on private lot MANAGER: Suparna Saha
 APN: **44622059** TECH: Sanhita Mallick ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: THATCHER STEVEN A
 RDA area: No Planned Community: No
 District: 9 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft): No
 Address: 1665 FAIRWOOD AV SNI area: No Historic Dist: NO
 Gross acres: .15 Previous files:

North side of Fairwood Avenue 480 feet easterly of Briarwood Drive

Tree Removal Permit request for removing two Redwood Trees, 114 inches and 118 inches in circumference, from the backyard of an existing single-family residence

12 TR09-021 Work Code: SF Lot - on private lot MANAGER: Lee Butler
 APN: **24920089** TECH: Meera Nagaraj ENGINEER:
 Historic Inventory: No Impervious Surface: Owner: TRAN QUAT T ET AL
 RDA area: No Planned Community: No
 District: 3 Zone: R-1-8(PD) GP: MLDR (8.0) Near a Waterway (<300ft): No
 Address: 1021 MARIANELLI CT SNI area: No Historic Dist: NO
 Gross acres: 5000 Previous files:

North side of Marianelli Court 190 feet easterly of North 21st Street

To remove a Mexican fan palm 92" in circumference located in the front yard of a single family residential lot

13 TR09-022 Work Code: SF Lot - on private lot MANAGER: Rachel Roberts
 APN: **28410015** TECH: Darren McBain ENGINEER:
 Historic Inventory: No Impervious Surface: Owner:
 RDA area: Planned Community: N/A
 District: 3 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):
 Address: 1899 WILLOW ST SNI area: No Historic Dist: NO
 Gross acres: 0.2 Previous files:

North side of Willow Street 80 feet westerly of Phantom Avenue

Tree Removal Permit to allow removal of one Monterey Pine tree approximately 61 inches in circumference.

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Conditional Use

- 14 CP09-010 Work Code: CP Generic MANAGER: Sylvia Do
 APN: **41411010** TECH: Helen Maddox ENGINEER: Vivian Tom
 Historic Inventory: No Impervious Surface: No Owner: GARDNER JAMES G AND LARSON JULIE
 RDA area: No Planned Community: No
 District: 9 Zone: CP GP: GC Near a Waterway (<300ft): No
 Address: 2720 S BASCOM AV SNI area: No Historic Dist: NO
 Gross acres: 0.22 Previous files: **PRE08-168**
 east side of Bascom Avenue approximately 150 feet southerly of Curtner Avenue
 Conditional Use Permit to allow a private elementary and secondary school where provides counseling and an educational curriculum for students in need, at an existing commercial building of 2,112 square feet on a 0.22 gross acre site. No new construction.
- 15 CP09-011 Work Code: CP Generic MANAGER: Sylvia Do
 APN: **70601082** TECH: Warren Winkler ENGINEER: Vivian Tom
 Historic Inventory: No Impervious Surface: Yes Owner: GIACOMAZZI JOHN E TRUSTEE & ET AL
 RDA area: Edenvale Planned Community: No
 District: 2 Zone: IP GP: IP Near a Waterway (<300ft): No
 Address: 196 MARTINVALE LN SNI area: No Historic Dist: NO
 Gross acres: 0.61 Previous files:
 Southeast side of Martinvale Lane 300 feet northeasterly of Santa Teresa Boulevard
 Conditional Use Permit for the operation of a child day-care center and landscaping to provide outdoor play area at an existing office building in an industrial park on a 0.61 gross acre site in the IP zoning district
- 16 CPA02-048-02 Work Code: CP Generic MANAGER: Edward Schreiner
 APN: **30325001** TECH: Warren Winkler ENGINEER: Vivian Tom
 Historic Inventory: No Impervious Surface: No Owner: HARKER SCHOOL FOUNDATION MIKE BAS
 RDA area: No Planned Community: No
 District: 1 Zone: R-1-8, R-1-5 GP: HDR (25-50) Near a Waterway (<300ft): No
 Address: 500 SARATOGA AV SNI area: No Historic Dist: NO
 Gross acres: 15.3 Previous files: **V07-007 CPA02-048-01 HA98-098-04**
 Northeast corner of I-280 and Saratoga Ave
 Conditional Use Permit Amendment for the demolition of 1,800 square foot classroom, faculty office space, and the construction of a 3,500 square foot library on an existing 15.3 gross acre private school (Harker School) in the R-1-5 Zoning District.
- 17 CPA95-032-03 Work Code: CP for After Midnight MANAGER: Sylvia Do
 APN: **40333014** TECH: Helen Maddox ENGINEER: N/A
 Historic Inventory: No Impervious Surface: No Owner: GLENMAC LLC
 RDA area: No Planned Community: No
 District: 1 Zone: CG GP: RC Near a Waterway (<300ft): No
 Address: 700 EL PASEO DE SARATOGA SNI area: No Historic Dist: NO
 Gross acres: 31.75 Previous files: **RSL08-055 AD08-1112 AD08-911 HA96-021-01 RSL06-**
 700 EL PASEO DE SARATOGA
 Conditional Use Permit Amendment to allow after midnight use for an existing movie theater on a 31.75 gross acre site. No new construction.

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Annexation

18 Franklin 054 Work Code: Pocket Annexation MANAGER: Lesley Xavier
APN: TECH: Warren Winkler ENGINEER: Norman Mascarinas
Historic Inventory: No Impervious Surface: Owner:
RDA area: No Planned Community: No
District: 7 Zone: Unincorporated GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: SNI area: No Historic Dist: NO
Gross acres: 38.88 Previous files:

Region bounded by Monterey Rd, both sides of Southside Dr, both sides of Garden Av, and Lewis Rd
Annexation of 38.88 acres from the County to the City of San Jose

19 FRANKLIN 055 Work Code: Pocket Annexation MANAGER: Lesley Xavier
APN: TECH: Warren Winkler ENGINEER: Maria Angeles
Historic Inventory: No Impervious Surface: Owner:
RDA area: No Planned Community: No
District: 7 Zone: Unincorporated GP: MLDR (8.0) Near a Waterway (<300ft): No
Address: SNI area: No Historic Dist: NO
Gross acres: 72.4 Previous files:

Region bounded by prior annexations Franklin No. 13-C, 45, 46, 23, 53, 48, 49, 21, 7-A, 16, 11, 15,
Director-initiated annexation of 72.4 acres from the County to the City of San Jose

Single Family development

20 SF09-005 Work Code: Other MANAGER: Jeff Roche
APN: 46741051 TECH: Jeff Roche ENGINEER:
Historic Inventory: Yes Impervious Surface: No Owner: HOLDEN BARBARA
RDA area: SNI Planned Community: No
District: 3 Zone: R-1-8 GP: MLDR (8.0) Near a Waterway (<300ft):
Address: 255 S 12TH ST SNI area: University Historic Dist: YES
Gross acres: 0.15 Previous files:

Single Family House Permit to allow minor architectural modifications to the exterior of an existing
detached residential unit that is located in the Naglee Park Conservation Ara.



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General Plan Amendments

21 GP09-T-01 Work Code: Other MANAGER: Lee Butler
 APN: **26414131** TECH: Helen Maddox ENGINEER: Vivian Tom
 Historic Inventory: No Impervious Surface: Owner: SANTA CLARA COUNTY TRANSIT DIST
 RDA area: Planned Community: Midtown
 District: 6 Zone: HI GP: MU Near a Waterway (<300ft):No
 Address: 860 W SAN CARLOS ST SNI area: Burbank/Del Monte Historic Dist: NO
 Gross acres: 8.25 Previous files: PDC08-061 PRE07-102
 southwest corner of West San Carlos Street and Sunol Street
 Specific Plan Text Amendment to allow modifications of Midtown Specific Plan on: 1) height and massing, 2) setbacks to create Plaza at Sunol and West San Carlos Street, 3) streetwalls and stepbacks, 4) setback between residential and railroad tracks, and 5) Policy 1:3, on a 8.25 gross acre site