



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, April 10, 2024

9:00 a.m.

Virtual Meeting: <https://sanjoseca.zoom.us/j/89012305097>

**Hearing Officer
Robert Manford, Deputy Director
on behalf of**

**Christopher Burton, Director
Planning, Building and Code Enforcement**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<https://www.sanjoseca.gov/planningmeetings>

AGENDA

ORDER OF BUSINESS

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS

- a. **T23-030 & ER23-261**: Tentative Map to subdivide one residential lot into two residential lots on a 0.38-gross-acre site located east of Palm Street, approximately 200 feet north of the intersection of Humboldt Street and Palm Street (1148 Palm Street) (Grayson Miller, Owner). Council District: 3. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303(a) for New Construction of Small Structures.

PROJECT MANAGER, JASON LEE

Staff Recommendation: Defer to the April 24, 2024 Director Hearing per Staff request.

ACTION: DEFERRED TO THE APRIL 24, 2024 DIRECTOR HEARING PER STAFF REQUEST

3. CONSENT CALENDAR

- a. **SP23-012 & ER23-068**: Special Use Permit for the establishment of a child care center for up to 191 children within an existing commercial building, construction of an outdoor play area at the southeast corner of the property, circulation and landscape changes, and to exceed the noise threshold of 55 decibels at the adjacent property line by approximately three decibels and removal of three non-ordinance-size trees, on an approximately 0.67-gross-acre site on the east side of South White Road, approximately 175 feet north of the intersection of South White Road and D'Amico Drive (3162 South White Road) (Mehar Enterprises LP, Owner). Council District: 8. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, JASON LEE

Staff Recommendation: Consider Exemption in accordance with CEQA. Approve a Special Use Permit.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- b. **SP23-034 & ER23-164**: Special Use Permit to allow modifications to an existing approximately 27,000-square-foot industrial building for the indoor recycling of wood debris on an approximately 1.28-gross-acre site, located at 220 Leo Avenue (TTA LLC, Owner). Council District: 7. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.
PROJECT MANAGER, CAMERON GEE

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Special Use Permit.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:52 a.m.