



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, November 20, 2024

9:00 a.m.

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

Hearing Officer
Sylvia Do, Division Manager
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. **H22-025 & ER22-141:** Site Development Permit to allow the demolition of an existing approximately 2,625-square-foot triplex and the removal of five non-ordinance size trees (with six replacement trees) for the construction of an approximately 9,303-square-foot eight-unit multifamily residence with podium parking and common open space, located on the north side of Hamilton Avenue, approximately 100 feet from the intersection of Latimer Avenue and Hamilton Avenue (4375 Hamilton Avenue) (U S Dovehill Company Inc., Owner). Council District: 1. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for In-fill Development Projects.
PROJECT MANAGER, CAMERON GEE

Staff Recommendation: Deferred to a later hearing date, per staff request.

ACTION: DEFERRED TO THE DECEMBER 11, 2024 DIRECTOR HEARING MEETING PER STAFF REQUEST

3. CONSENT CALENDAR

- a. **PDA16-019-03 & ER24-253:** Planned Development Permit Amendment to allow a two-year permit extension for a previously approved Planned Development Permit (File No. PD16-019) to allow the construction of a 248-bed medical care facility on an approximately 21-gross acre site, located on the east side of Dove Hill Road, approximately 500 ft north of Hassler Parkway (4200 Dove Hill Road) (U S Dovehill Company Inc., Owner). Council District: 8. **CEQA:** Determination of Consistency with the Mitigated Negative Declaration for the Dove Hill Medical Care Project.
PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Determination of Consistency with the Mitigated Negative Declaration for the Dove Hill Medical Care Project in accordance with CEQA. Approve a Planned Development Permit Amendment.

ACTION: APPROVED

- b. **SPA20-019-02 & ER24-069:** Special Use Permit Amendment to allow an increase in unit count from 272 units to 278 units, with no changes to the 5% affordable units (14 units) provided, parking, the commercial square footage, or the exterior design on an approximately 0.83-gross acre site, located at 498 West San Carlos Street (UC Madera Owner LLC, Owner). Council District: 6. **CEQA:** Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (FEIR) for the Madera Residential Project.
PROJECT MANAGER, LAURA MEINERS

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (FEIR) for the Madera Residential Project in accordance with CEQA. Approve a Special Use Permit Amendment.

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:08 a.m.