



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, February 19, 2025

9:00 a.m.

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

Hearing Officer
Martina Davis, 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

No items

3. CONSENT CALENDAR

- a. **SP24-027 & ER24-184**. Special Use Permit to allow landscape retaining walls greater than two feet in height on an approximately 0.15-gross-acre single-family site located at 582 Continental Drive (Cubas Ana C and Risner Chris, Owners). Council District 2. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(e) for Accessory Structures. *Dropped and re-noticed from 2/5/25.*
PROJECT MANAGER, ALEXANDRE HUGHES
- Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Special Use Permit.
- ACTION: APPROVED**
- b. **H23-037 & ER23-243**: Site Development Permit to allow the conversion of a 1,251-square-foot single-family residence to a 2,502-square-foot duplex with the addition of an attached 1,251-square-foot dwelling unit and the removal of two ordinance-size trees on an approximately 0.21-gross-acre site located at 247 North 34th Street (Tony T. Nguyen, Owner). Council District 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(a) 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.
- ACTION: APPROVED**
- c. **PD24-013 & ER24-183**: Planned Development Permit to allow the construction of an approximately 624-square foot detached garage in the rear yard which results in the cumulative total rear yard coverage of 2,984 square feet and exceeds the maximum 650 square feet allowed for a single-family residence on an approximately 0.95-gross-acre site located at 3110 Fowler Road (Mark J. Allen and Elvina M. Allen, Owner). Council District 8. **CEQA:** Exempt pursuant to 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 Planned Development Permit.
- ACTION: APPROVED**

4. PUBLIC HEARING

No items

5. ADJOURNMENT

Meeting adjourned at 9:09 a.m.