



## **PLANNING DIRECTOR HEARING Action Minutes**

**Wednesday, July 23, 2025**

**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. **SP25-003 & ER25-026.** A Special Use Permit for the late-night operation of a public eating establishment until 2:00 a.m. in a multi-tenant building on an approximately 0.25-gross-acre site located at 163 West Santa Clara Street (Masson Partners LLC, Owner). Council District 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.  
*PROJECT MANAGER, ALEXANDRE HUGHES*

**Staff Recommendation:** Dropped to be renoticed to a later hearing date per Staff request  
**ACTION: DROPPED TO BE RENOTICED TO A LATER HEARING DATE, PER STAFF REQUEST**

### 3. CONSENT CALENDAR

---

- a. **SP25-012 & ER25-097.** Special Use Permit to allow the construction of retaining walls up to three feet in height located in the side and rear yard of a single-family property on an approximately 0.19-gross-acre site located at 1196 Broadleaf Lane (Jordan Ceccarelli, Owner). Council District 6.  
**CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.  
*PROJECT MANAGER, CAMERON GEE*

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

### 4. PUBLIC HEARING

---

No items

### 5. ADJOURNMENT

---

Meeting adjourned at 9:08 a.m.