



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, August 27, 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

- a. **PDA98-067-04 & ER22-202.** Planned Development Permit Amendment proposing the construction of a two-story single-family house and permitting two existing wooden exterior decks on an approximately 2.46-gross-acre site, located approximately 520 ft southwest of Bergman Ct and Yerba Buena Ave intersection (2569 Kolnes Court) (Shah Rajit S and Bina R Trustee, Owner). Council District: 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ALEXANDRE HUGHES

Staff Recommendation: Defer to the September 10, 2025, Director Hearing meeting per staff request.

ACTION: DEFER TO THE SEPTEMBER 10, 2025 DIRECTOR HEARING, PER STAFF REQUEST

3. CONSENT CALENDAR

- a. **H25-008 & ER25-044.** Site Development Permit to allow the construction of one eight-story building with approximately 35,000 square feet of commercial space and an off-street parking establishment for existing off-site offices and future residential visitors and the removal of a non-ordinance-size tree on an approximately 1.92-gross-acre site located on the northwest corner of the intersection of Park Avenue and South Almaden Boulevard (185 Park Avenue & 170-177 Park Center Plaza) (SJ Cityview LLC, Owner). Council District: 3. **CEQA:** Addendum to the Downtown Strategy 2040 Final EIR and the CityView Plaza Office Project Supplemental EIR (Resolution No. 79586) .

PROJECT MANAGER, JASON LEE

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2040 Final EIR and the CityView Plaza Office Project Supplemental EIR in accordance with CEQA. Approve a Site Development Permit.

ACTION: APPROVED WITH MINOR CHANGES TO PROJECT DESCRIPTION AND CONDITION NUMBER 3

4. PUBLIC HEARING

- a. [PDA20-003-01 & ER25-074](#). Planned Development Permit Amendment to amend File No. PD20-003, modifying a previously approved multifamily building, reducing the number of units from a maximum of 219 market-rate units to 132 100% affordable units, subject to the State Density Bonus Law, with three concessions to eliminate pedestrian access to ground-floor units facing the street, reduce tree canopy coverage, and reduce low-impact development site design measures, on an approximately 1.92-gross-acre site, located on the westerly side of Lick Avenue approximately 470 feet northerly of West Alma Avenue (1197 Lick Avenue) (City of San Jose, Owner). Council District: 3. **CEQA:** Determination of Consistency with the Mitigated Negative Declaration for the Tamien Station Transit-Oriented Development Project (Resolution No. 79567). *Deferred from 8/20/25.*

PROJECT MANAGER, CAMERON GEE

Staff Recommendation: Consider the Determination of Consistency with the Mitigated Negative Declaration for the Tamien Station Transit-Oriented Development Project (Resolution No. 79567) in accordance with CEQA. Approve a Planned Development Permit Amendment

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:24 a.m.