



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, July 15, 2026

9:00 a.m.

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

**Hearing Officer
Jerad Ferguson, Principal Planner
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. **H25-015 & ER25-120.** Site Development Permit to allow the installation of an automatic vehicular access gate and a pedestrian gate on an approximately 0.16-gross-acre multi-family residential site located at 754 North 1st Street (Opera San Jose, Owner). Council District 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction of Small Structures.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Site Development Permit.

ACTION: APPROVED

- b. **SP22-016, T22-017 & ER22-105.** Special Use Permit to allow the construction of ten detached live-work units totaling approximately 23,248 square feet of living space and approximately 2,712 square feet of commercial space, the demolition of an approximately 9,960-square-foot office building, and the removal of five ordinance-size trees and 18 non-ordinance-size trees on an approximately 0.56-gross-acre site. Tentative Map to subdivide one lot into 10 residential lots and one common lot on an approximately 0.56-gross-acre site located on the south side of Sharon Drive approximately 240' east of South De Anza Boulevard (7246 Sharon Drive) (Jen-Shyong Wang and Li-Yen Wang, Owner). Council District 1. **CEQA:** Addendum to the Initial Study/Negative Declaration for the 7246 Sharon Drive General Plan Amendment and Conforming Rezoning Project, adopted by City Council Resolution No. 80376, as addended.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Addendum to the Initial Study/Negative Declaration for the 7246 Sharon Drive General Plan Amendment and Conforming Rezoning Project, adopted by City Council Resolution No. 80376, as addended in accordance with CEQA. Approve a Special Use Permit and a Tentative Map.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

4. PUBLIC HEARING

- a. [H25-039 & ER25-225](#). Site Development Permit to allow an eight-story residential building with 276 dwelling units and underground parking, with five percent affordable units restricted to very-low-income, subject to the state Density Bonus Law, and extended construction hours from 7:00 a.m. to 7:00 p.m. on Saturdays on an approximately 0.89-gross-acre vacant site at 470 West San Carlos Street (Delmas Senior Propco LLC, Owner). Council District 6. **CEQA:** Statutorily Exempt Pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130). *Dropped and renoticed from 7/8/26.*

PROJECT MANAGER, JACQUELINE GUERRERO

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Site Development Permit.

ACTION: DEFERRED TO THE JULY 22, 2026 DIRECTOR HEARING, PER STAFF REQUEST

5. ADJOURNMENT

Meeting adjourned at 9:11 a.m.