



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, December 17, 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. **SP24-047 & ER24-258.** Special Use Permit to allow the construction of an approximately 3,730-square-foot fieldhouse, seven tennis courts, and a soccer field for the Harker School, the demolition of an existing church and three school buildings, and the removal of 86 trees, including 27 ordinance-size trees, on an approximately 4.25-gross-acre site located at 860 Boynton Avenue (The Harker School, Owner). Council District: 1. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, JACQUELINE GUERRERO

Staff Recommendation: Dropped to be renoticed to a later date, per Staff request.

ACTION: DROPPED TO BE RENOTICED TO A LATER DATE, PER STAFF REQUEST

3. CONSENT CALENDAR

- a. **H24-050 & ER24-220.** Site Development Permit to allow either Option A to allow the construction of a 21-story mixed use residential and commercial building as approved under H20-037, or Option B to allow the construction of two mixed use residential and commercial buildings (one 27 stories and one 28 stories) with approximately 10,697 square feet of ground floor retail space and 768 residential units, with five percent affordable units restricted to very-low-income subject to the State Density Bonus Law, with four levels of underground parking and loading with extended construction hours, including the removal of 12 trees (2 ordinance size and 10 non-ordinance size) on an approximately 1.25-gross acre site located at 35 South 2nd Street (Project Fountain Alley LLC, Owner). Council District: 3. **CEQA:** Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution no. 78942).

PROJECT MANAGER, JACQUELINE GUERRERO

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution no. 78942) in accordance with CEQA. Approve a Site Development Permit.

ACTION: APPROVED

- b. [H24-062 & ER24-297](#). Site Development Permit to allow construction of a six-foot-high perimeter fence with pedestrian gates; four vehicular gates (three for garages and one for a driveway); and related landscaping changes on an approximately 7.5-gross-acre site located on the northeast corner of Auburn Way and Norwalk Drive (430 Auburn Way) (Meridian Woods Homeowners Association, Owner). Council District: 1. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction of Small Structures.

PROJECT MANAGER, JASON LEE

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

ACTION: APPROVED

- c. [H25-006 & ER25-035](#). Site Development Permit to allow the construction of a three-story 16-unit multifamily building on an approximately 0.15-gross-acre site. The project includes the demolition of the existing four-unit fire-damaged multifamily building and the removal of four ordinance-sized trees. The project also includes an application under the State Density Bonus Law with a 24% density bonus -located at 1803 Bradford Way (Bradford Multiplex LLC, Owner). Council District: 9. **CEQA:** Statutorily Exempt Pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Statutorily Exempt Pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130) in accordance with CEQA. Approve a Site Development Permit.

ACTION: APPROVED WITH ADDITIONAL CONDITION

- d. [PD25-003 & ER25-008](#). Planned Development Permit to allow the construction of an approximately 221,000-square foot parking structure with six levels and 658 vehicle spaces, including extended construction hours Monday through Saturday from 7:00 a.m. to 7:00 p.m. and certain nighttime construction activities such as concrete pours on an as-needed basis during the construction period, the demolition of an existing approximately 11,000-square-foot office building, and the removal of 66 trees (21 ordinance size and 45 non-ordinance size), on an approximately 20.0-gross-acre site located at 2333 Samaritan Drive (Good Samaritan Hospital LP, Owner). Council District: 9. **CEQA:** Determination of Consistency with the Good Samaritan Hospital Project Environmental Impact Report (Resolution no. 2024-399).

PROJECT MANAGER, JACQUELINE GUERRERO

Staff Recommendation: Consider the Determination of Consistency with the Good Samaritan Hospital Project Environmental Impact Report (Resolution No. 2024-399) in accordance with CEQA. Approve a Planned Development Permit.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- e. **PD25-010 & ER25-112.** Planned Development Permit to allow the conversion of an existing approximately 12,690-square-foot single-story commercial building into a child day care center (Goddard School) for up to 180 students, with two new outdoor playgrounds and an outdoor activity lab, totaling approximately 12,943 square feet, the removal of two ordinance-size trees, and associated site improvements on an approximately 0.94-gross-acre site located at 821 The Alameda (Boccardo John Trustee & Et Al, Owner). Council District: 6. **CEQA:** Statutorily exempt pursuant to Section 15183 of the CEQA Guidelines for Projects Consistent with a Community Plan or Zoning.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Statutory exemption pursuant to Section 15183 of the CEQA Guidelines for Projects Consistent with a Community Plan or Zoning in accordance with CEQA. Approve a Planned Development Permit.

ACTION: APPROVED

- f. **SP25-018 & ER25-159.** Special Use Permit to allow the demolition of above-ground storage tanks and a loading dock on an approximately 1.62-gross-acre site located at 905 Stockton Avenue (Bay Area Diablo Petroleum Co Inc, Owner). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15061(b)(3).

PROJECT MANAGER, CAMERON GEE

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. **H23-029 & ER23-232.** Site Development Permit to allow the construction of a seven-story, 118-unit multifamily residential building on an approximately 0.72-gross-acre site. The project includes the demolition of an approximately 2,658-square-foot commercial building and the removal of 12 trees (eight ordinance-size, four non-ordinance-size). The project also includes an application under State Density Bonus Law with a request for two incentives/concessions for private open space and use of stucco and three waivers for tree spacing, building articulation, and common open space. This project is located at 1000 South De Anza Boulevard. *This application was submitted under the Housing Accountability Act ("Builder's Remedy").* (Chris Borello, Owner). Council District: 1. **CEQA:** 1000 South De Anza Boulevard Environmental Impact Report.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider 1000 South De Anza Boulevard Environmental Impact Report in accordance with CEQA. Approve a Site Development Permit.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:55 a.m.