



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, July 1, 2026

9:00 a.m.

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

Hearing Officer
Ruth Cueto, 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

- a. **PD20-004 & ER22-112.** Planned Development Permit to allow construction of a new approximately 4,017 square foot Taiko performance building and a mixed use building (six stories) with 65 residential units and approximately 14,070 square feet of commercial use, including office, workshop, and gallery space, with one level of below-grade parking on an existing 0.74-gross acre vacant site, and the removal of one ordinance-size tree, including extended construction hours on Saturdays from 8:00 a.m. to 5:00 p.m. located at 653 North 7th Street (Silicon Valley Creates [Connie Martinez], Owner). Council District 3. **CEQA:** Addendum to the Japantown Corporation Yard Redevelopment Project Final Environmental Impact Report (FEIR) approved by City Council as Resolution 74384 on April 21, 2008 (State Clearinghouse #2007102015).

PROJECT MANAGER, LAURA MEINERS

Staff Recommendation: Defer to July 8, 2026, Director Hearing meeting per Staff Request.

ACTION: DEFFERED TO THE JULY 8, 2026, DIRECTOR HEARING PER STAFF REQUEST

- b. **SP24-031 & ER24-206.** Special Use Permit to legalize an existing legal, non-conforming religious assembly use and allow post-secondary boarding school use on an approximately 2.3-gross-acre site. The project does not include any new construction or tree removals located at 1228 Redmond Avenue (Calvary Chapel of San Jose, Owner). Council District 10. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, JACQUELINE GUERRERO

Staff Recommendation: Defer to July 8, 2026, Director Hearing meeting per Staff Request.

ACTION: DEFFERED TO THE JULY 8, 2026, DIRECTOR HEARING PER STAFF REQUEST

3. CONSENT CALENDAR

- a. [SP25-028 & ER25-242](#). Special Use Permit to allow the construction of retaining walls up to nine feet in height and removal of existing retaining walls in the rear yard of a single-family house on an approximately 0.28-gross-acre site located on the north side of Rosemar Avenue, approximately 200 feet northeasterly of the intersection of Fleming Avenue and Rosemar Avenue (15143 Rosemar Avenue) (Thomas Castillo, Owner). Council District 5. **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 Special Use Permit.

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:10 a.m.