



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, August 7, 2024

9:00 a.m.

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

**Hearing Officer
David Keyon, 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. **H23-042 & ER23-259:** Site Development Permit to allow the construction of an approximately 7,125-square-foot modular building and a trash enclosure, installation of new fencing, gates, and EV chargers, and restriping of existing parking spaces, on an approximately 3.80-gross-acre site, located at 1420 Old Bayshore Highway (Exchange 1336 Old Bayshore Highway LLC, Owner). Council District: 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures.

PROJECT MANAGER, KORA MCNAUGHTON

ACTION: APPROVED

- b. **H24-009 & ER24-037:** Site Development Permit to construct two solar research and development structures on an approximately 7.12-gross acre site, located at 5981 Optical Court (MLC V SC Optical LLC, Owner). Council District: 2. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ALEXANDRE HUGHES

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

ACTION: APPROVED

- c. **PD24-001 & ER24-017:** Planned Development Permit to allow the installation of vehicular automatic rolling gates near the two private driveway entrances within an existing multifamily development on an approximately 9.1-gross acre site, located at 1780 Oakland Road (Rincon De Los Esteros Inc., Owner). Council District: 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- d. **PD24-008 & ER24-102:** Planned Development Permit to allow the installation of a pair of 24-foot-wide vehicular manual swing gates and a 42-inch-wide pedestrian gate near the private driveway within an industrial office park on an approximately 322-gross-acre site, located at 5601 Great Oaks

Parkway (Hitachi Global Storage Techs Inc., Owner). Council District: 2. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- e. **T22-036 & ER22-251:** Vesting Tentative Map to allow the subdivision of one lot into seven lots with a private street on an approximately 1.27-gross-acre site, located at 3345 Thrift Place (Viam Thrift Partners LLC, Owner). Council District: 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for In-Fill Development Projects.

PROJECT MANAGER, CAMERON GEE

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Vesting Tentative Map.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- f. **T24-019 & ER24-129:** Vesting Tentative Map subdivision of an approximately 0.2-gross acre parcel into three lots for residential uses., located at 895 South Second Street (Yuan Jiayan, Owner). Council District: 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15315 for Minor Land Division.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Vesting Tentative Map.

ACTION: APPROVED

4. PUBLIC HEARING

- a. **PDA91-006-94 & ER23-205:** Planned Development Permit Amendment for the installation of entry gates across private streets at three separate locations within Country View Custom Estates on an approximately 71.29-gross-acre site, located at the northern terminus of the private portion of Glenview Drive and the intersections of Glenview Drive/Hollow Lake Way and Hollow Lake Way/Quail Crest Way (Country View Custom Estates Owners' Association, Owner). Council District: 10. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15270 for Projects Which Are Disapproved.

PROJECT MANAGER, JASON LEE

Staff Recommendation: Consider the Exemption in accordance with CEQA. Deny a Planned Development Permit Amendment.

ACTION: DENIED

5. ADJOURNMENT

Meeting adjourned at 10:30 a.m.