



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, March 19, 2025

9:00 a.m.

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

**Hearing Officer
John Tu, 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

No items

3. CONSENT CALENDAR

- a. **H23-027 & ER23-208.** Site Development Permit to allow the demolition of an existing approximately 4,300-square-foot vacant building (restaurant) and the removal of one ordinance-size tree and 27 non-ordinance-size trees for the construction of a six-story mixed-use project with approximately 3,804 square feet of commercial space and 41 student housing units on an approximately 0.436-gross-acre site located on the Northwest corner of East Santa Clara Street and North 12th Street (535 East Santa Clara Street) (LE Family Holding LLC, Owner). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15332 for Infill Development.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- b. **SP24-045 & ER24-309.** Special Use Permit to allow an approximately 576-square-foot addition of attic space, which results in a total floor area of 1,800 square feet, and the removal of one ordinance-size tree for an existing legal non-conforming 1,224-square-foot house, listed as an Identified Structure on the City's Historic Resources Inventory within the Market-Almaden City Conservation Area, on an approximately 0.11-gross acre site located at 75 West William Street (Alberto Santillan). CEQA: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. [TR24-569](#). Live Tree Removal Permit for the removal of two ordinance-size Oak trees measuring approximately 66 inches and 220 inches in circumference from the common area of an approximately 3.2-gross-acre detached single-family residential development site located at 5131 Ishimatsu Place (Giulie Pepper, Owner). Council District 9. CEQA: Exempt pursuant to CEQA Guidelines Section 15301(h) for Existing Facilities. *Deferred from 3/5/25.*

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. Approve a Live Tree Removal Permit

ACTION: APPROVED WITH UPDATED CONDITIONS

5. ADJOURNMENT

Meeting adjourned at 9:33 a.m.