



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, May 20, 2026

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. [PD25-019 & ER25-194](#). Planned Development Permit to allow paving, landscaping including the removal of one ordinance-size palm tree, the creation of thirty (30) EV truck charging stalls and ten (10) trailer truck storage stalls with charger plug-ins, the construction of an approximately 3,200-square-foot maintenance building, and an approximately 6,420-square-foot recycling and trash enclosure on an approximately 6.09-gross-acre site located at 4553-4653 North 1st Street (Second Harvest of Silicon Valley, Owner). Council District 4. **CEQA:** Addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) for the Alviso Hotel Project. *Dropped and renoticed from 5/6/26.*

PROJECT MANAGER, ZACHARY JOHNSON

Staff Recommendation: Consider the Addendum to the Initial Study/Mitigated Negative Declaration (IS/MND) for the Alviso Hotel Project in accordance with CEQA. Approve Planned Development Permit.

ACTION: APPROVED

- b. [H25-034 & ER25-202](#). Site Development Permit to allow the construction of three seven-foot-high manually operated vehicular gates and one seven-foot-high pedestrian gate, and the removal of one non-ordinance size tree on an approximately 5.35-gross-acre site located at 80 Great Oaks Boulevard (Kaiser Permanente National Facilities Design & Development, Owner). Council District 10. **CEQA:** Exempt Pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ZACHARY JOHNSON

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

ACTION: APPROVED

- c. [SP26-008 & ER26-044](#). Special Use Permit to allow the demolition of a metal canopy structure that was demolished without the benefit of permits on an approximately 3.5 gross-acre site located at 1851 South 7th Street (Pacific Gas and Electric, Owner). Council District 7. **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. [H25-045 & ER26-016](#). Site Development Permit to allow the construction of a seven-story multifamily building with 272 dwelling units (100% affordable; with 55 units reserved for very-low-income households earning up to 50% of Area Median Income and 217 units reserved for low-income households earning up to 80% of Area Median Income) and the removal of 14 trees (nine ordinance-size and five non-ordinance-size) on an approximately 2.17-gross-acre site, including an application under State Density Bonus Law for three concessions (relating to ground floor units to the street, high-quality materials, and private open space) and two waivers (floor area ratio, streetwall recess or projections), located on the southwest corner of the intersection of West San Carlos Street and Sunol Street (860 West San Carlos Street) (GR Block A LLC, Owner). Council District 6. **CEQA:** Addendum to the Ohlone Mixed-Use Final Environmental Impact Report and addenda thereto (Resolution 75192 and SCH 2009042075).

PROJECT MANAGER, JASON LEE

Staff Recommendation: Consider the Addendum to the Ohlone Mixed-Use Final Environmental Impact Report and addenda thereto (Resolution 75192 and SCH 2009042075) in accordance with CEQA. Approve a Site Development Permit.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:21 a.m.