



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, July 8, 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

- a. **H25-039 & ER25-225.** Site Development Permit to allow an 8-story residential building with 276 dwelling units, with five percent affordable units restricted to very-low-income, subject to the state Density Bonus Law, underground parking, and extended construction hours from 7:00 am to 7:00 pm Monday through Saturday on an approximately 0.89-gross-acre vacant site at 470 West San Carlos Street (Delmas Senior Propco LLC, Owner). Council District 6. **CEQA:** Statutorily Exempt Pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).

PROJECT MANAGER, JACQUELINE GUERRERO

Staff Recommendation: Dropped to be renoticed to July 15, 2026, Director Hearing meeting per Staff Request.

ACTION: DROPPED TO BE RENOTICED TO JULY 15, 2026, DIRECTOR HEARING

3. CONSENT CALENDAR

- a. **SP24-031 & ER24-206.** Special Use Permit to allow the expansion of 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. *Deferred from 7/1/26.*

PROJECT MANAGER, JACQUELINE GUERRERO

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. **PD20-004 & ER22-112.** Planned Development Permit to allow construction of a new mixed use building (six stories) with 65 residential units and approximately 14,070 square feet of commercial use, including a Taiko performance building and an 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). *Deferred from 7/1/26.*

PROJECT MANAGER, LAURA MEINERS

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

ACTION: APPROVED WITH CHANGES TO CONDITIONS

- b. [SP25-029 & ER25-243](#). Special Use Permit to allow a data center use within an existing approximately 97,800-square-foot research and development building on an approximately 4.86-gross-acre site located at 300 Holger Way (Holger Technology Partners LLC, Owner). Council District 4. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for Infill-development Projects.

PROJECT MANAGER, ANGELA WANG

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

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 10:00 a.m.