



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, September 10, 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

- a. **PDA98-067-04 & ER22-202.** Planned Development Permit Amendment proposing the construction of a two-story single-family house and permitting two existing wooden exterior decks on an approximately 2.46-gross-acre site, located approximately 520 feet southwest of Bergman Court and Yerba Buena Avenue intersection (2569 Kolnes Court) (Rajit S and Bina R Shah Trustees, Owner). Council District: 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures. *Deferred from 8/27/25.*

PROJECT MANAGER, ALEXANDRE HUGHES

Staff Recommendation: Dropped to be renoticed to a later date, per Staff request.

ACTION: DROPPED TO BE RENOTICED TO A LATER DATE, PER STAFF REQUEST

- b. **H24-061 & ER24-296.** Site Development Permit to allow the installation of an approximately 2,000-square-foot prefabricated modular building with associated site improvements on an approximately 119-gross-acre Valley Water facility site located at 4190 Zanker Road (City of San Jose, Owner). Council District: 4. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Defer to the September 17, 2025 Director Hearing meeting, per staff request.

ACTION: DEFERRED TO THE SEPTEMBER 17, 2025 DIRECTOR HEARING MEETING, PER STAFF REQUEST

3. CONSENT CALENDAR

- a. **PD23-012, T23-012 & ER23-131.** Planned Development Permit to allow the construction of eight two-story single-family residences, the demolition of an existing single-family residence, and the removal of 33 trees (28 ordinance-size, five non-ordinance-size, and 50 replacement trees). Tentative Map to allow the subdivision of two lots into eight lots and dedicate approximately 8,918 square feet for a street extension on an approximately 1.21-gross-acre site located at 2595 Quimby Road (Ching He Estate 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 Planned Development Permit and a Tentative Map.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- b. [PD25-006 & ER25-061](#). Planned Development Permit to allow the construction of three retaining walls up to seven feet in height and minor landscaping improvements on an approximately 140.1-gross-acre site located at 300 Curtner Avenue (SCI California Funeral Services, Inc., Owner). Council District: 7. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, CAMERON GEE

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

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:28 a.m.