



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, October 1, 2025

9:00 a.m.

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

**Hearing Officer
Martina Davis, 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. **H24-033 & ER24-164.** Site Development Permit to allow the construction of a two-story, approximately 25,638-square-foot medical office building, demolition of an approximately 4,875-square-foot commercial building, and removal of six trees (one ordinance-size and five non-ordinance-size) on an approximately 0.56-gross-acre site located on the south side of McKee Road, approximately 200 feet northwesterly of the intersection of North Jackson Avenue and McKee Road (2326 McKee Road) (Asian Americans for Community Involvement, Owner). Council District: 5. **CEQA:** Statutorily exempt pursuant to California Government Code Section 21080.69(a)(2) for federally qualified health centers (Senate Bill 131).

PROJECT MANAGER, JASON LEE

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

ACTION: APPROVED

- b. **H24-049, T24-030 & ER24-214.** Site Development Permit to allow either Option A, consisting of the construction of a 14-story office building with ground-floor retail space and four underground parking levels and exterior modifications to an existing six-story office building, as approved under File No. SP21-037, or Option B, consisting of the construction of an 18-story mixed-use tower with 600 multifamily residential units, approximately 13,100 square feet of ground-floor retail space, and four levels of underground parking, and the removal of 25 trees (eight ordinance-size, 17 non-ordinance-size) and a Vesting Tentative Map to merge five lots into one lot, on an approximately 1.8-gross-acre site located at 255 West Julian Street (Davidson Living Trust, Owner). Council District: 3. **CEQA:** Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (Resolution No. 78942).

PROJECT MANAGER, JACQUELINE GUERRERO

Staff Recommendation: Consider the Addendum to the Downtown Strategy 2040 Final Environmental Impact Report (FEIR) in accordance with CEQA. Approve a Site Development Permit and a Vesting Tentative Map.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED WITH CHANGES TO CONDITION 3

- c. **SP24-043 & ER24-294.** Special Use Permit to allow the conversion of an existing approximately 5,735-square-foot single-story commercial building into a child day care center for up to 70 students, with two new outdoor playgrounds, and associated site improvements on an approximately 0.49-gross acre site located on the southwest corner of Blossom Hill Road and Blossom Avenue intersection (554 Blossom Hill Road) (Nicholas Ta, Owner). Council District: 10. **CEQA:** Statutorily exempt pursuant to California Government Code Section 21080.69(a)(1) for day care centers (Senate Bill 131).

PROJECT MANAGER, ALEC ATIENZA

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

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:21 a.m.