



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, June 4, 2025

9:00 a.m.

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

**Hearing Officer
Ruth Cueto, 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. **SP25-011, T24-035 & ER24-243.** Special Use Permit to allow the construction of 36 residential townhome units, subject to State Density Bonus Law, and retaining walls up to seven feet in height, the demolition of four existing houses and three accessory structures, and the removal of 80 trees, including 36 ordinance-size trees, on an approximately 1.5-gross-acre site. Vesting Tentative Map to combine three lots into one lot and allow a subdivision with up to 36 condominium units located at 2820, 2840, & 2848 Florence Avenue (Jose Guillermo Morales and Rosa Maria Morales, Owners). Council District 5. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for In-fill Development Projects.

PROJECT MANAGER, KORA McNAUGHTON

Staff Recommendation: Dropped and renoticed to the June 11, 2025 Director Hearing, per staff request.

ACTION: DROPPED TO BE RENOTICED TO THE JUNE 11, 2025 DIRECTOR HEARING, PER STAFF REQUEST

3. CONSENT CALENDAR

No items

4. PUBLIC HEARING

- a. **SP24-039 & ER24-270.** Special Use Permit to allow a banquet facility in an approximately 5,546-square-foot tenant space of an existing building within a commercial shopping center on an approximately 1.579-gross-acre site located on the southeast corner of Camden Avenue and New Jersey Avenue (1912 Camden Avenue) (Dhillon Family Trust, Owner). Council District 9. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED WITH ADDITIONAL CONDITIONS

- b. [TR23-422](#). Live Tree Removal Permit for the removal of two ordinance-size Oak trees measuring approximately 123 inches and 135 inches in circumference from the front yard of a 0.54-gross-acre single-family residence site located at 7111 Echo Loop (Azad Alireza Trustee, Owner). Council District 10. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301(h) for Existing Facilities. *PROJECT MANAGER, RINA SHAH*

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

ACTION: APPROVED WITH CHANGES TO CONDITIONS

5. ADJOURNMENT

Meeting adjourned at 10:17 a.m.