



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, July 24, 2024

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

No items.

3. CONSENT CALENDAR

- a. **PDA10-021-04 & ER23-273**: Planned Development Permit Amendment for the construction of an approximately 4,041-square-foot single-family house with an attached 591-square-foot garage on a vacant 2.2-gross-acre lot, located on the east side of Rosemar Court approximately 170 feet north of Rosemar Avenue (812 Rosemar Court) (Viam Bonita Partners LLC, Owner). Council District: 5. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures.

PROJECT MANAGER, KORA MCNAUGHTON

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

ACTION: APPROVED

- b. **SP23-036 & ER23-163**: Special Use Permit to allow the demolition of an existing structure and the construction of an approximately 4,765-square-foot restaurant with an outdoor dining use within 150 feet of residentially zoned properties, located approximately 130 feet northeast of Lincoln Avenue and Minnesota Avenue intersection (1093 Minnesota Avenue) (SE-CASJ1 LLC, Owner). Council District: 6. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15332 for In-Fill Development Projects.

PROJECT MANAGER, RINA SHAH

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

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED WITH UPDATED CONDITIONS

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:25 a.m.