



# **PLANNING DIRECTOR HEARING**

## **Action Minutes**

**Wednesday, May 13, 2026**

**9:00 a.m.**

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

**Hearing Officer**  
**Jerad Ferguson, 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**

---

No items.

**3. CONSENT CALENDAR**

---

- a. **H25-029, V25-002, & ER25-164.** Site Development Permit to allow the construction of two types of eight-foot-high perimeter metal fence, including a vehicular gate and three pedestrian gates, with protective topping on selected areas facing public lands, and the removal of existing seven-foot-high fencing on an approximately 3.63-gross-acre site bisected by a California Department of Transportation right-of-way. Development Variance to allow an eight-foot-high metal fence within the required setbacks of the OS Open Space Zoning District and within unzoned land. This project is located east of the intersection of South 12th Street and Martha Street (900 South 12th Street) (San Jose Water Works, Owner). Council District 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction of Small Structures.

*PROJECT MANAGER, JASON LEE*

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

**ACTION: APPROVED**

- b. **HA18-047-01 & ER26-005.** Site Development Permit Amendment to allow the installation of a vehicle gate at an existing multifamily residential lot on an approximately 0.43-gross-acre site located at 1028 Tartan Lane (Gec Properties LLC, Owner). Council District 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, JACQUELINE GUERRERO*

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

**ACTION: APPROVED**

- c. **T25-010 & ER25-106.** Vesting Tentative Map to allow two residential condominiums on an approximately 0.14 gross-acre site located approximately 50 feet south of the terminus of Haga Way (10329-10331 Haga Way) (Hagajing LLC, Owner). Council District 7. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15061(b)(3), Common Sense Exemption.

*PROJECT MANAGER, JASON LEE*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Vesting Tentative Map.

**ACTION: APPROVED WITH CHANGES TO CONDITIONS**

## 4. PUBLIC HEARING

---

- 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 ft southwest of Bergman Court and Yerba Buena Avenue intersection (2569 Kolnes Court) (Shah Rajit S and Bina R Trustee, Owners). Council District 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(a) for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, ALEXANDRE HUGHES*

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

**ACTION: APPROVED**

## 5. ADJOURNMENT

---

Meeting adjourned at 9:21 a.m.