



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, June 11, 2025

9:00 a.m.

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

**Hearing Officer
Sylvia Do, 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. [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, including 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. *Dropped and renoticed from 6/4/25.*
PROJECT MANAGER, KORA MCNAUGHTON

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

ACTION: APPROVED WITH UPDATED CONDITIONS

4. PUBLIC HEARING

- a. [H24-046 & ER24-195](#). Site Development Permit to allow the construction of a one-story, approximately 5,139-square-foot quick-service restaurant with an outdoor patio through the demolition of an approximately 3,817-square-foot commercial building, and the removal of 20 ordinance-size trees on an approximately 1.09-gross-acre site located at the northwest corner of the intersection of West San Carlos Street and Race Street (1301 West San Carlos Street and 255-263 Race Street) (The Zotta Family Trust, Owner). Council District 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for In-Fill Development Projects.
PROJECT MANAGER, JASON LEE

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

ACTION: APPROVED WITH REVISED CONDITIONS

5. ADJOURNMENT

Meeting adjourned at 10:28 a.m.