



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, November 19, 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

No items.

3. CONSENT CALENDAR

- a. **SP24-041 & ER24-274.** Special Use Permit to allow an approximately 28,235-square foot addition to an existing aircraft hangar and office facility on an approximately 7.09-gross-acre site. The project includes minor site improvements, including the removal of four non-ordinance-size trees, new landscaping, and construction of a new trash enclosure, located at 1210 Aviation Avenue (Steven Martinez Sky Harbour Group, Owner). Council District: 6. **CEQA:** Addendum to the Amendment to the San José Mineta International Airport Master Plan Final Environmental Impact Report (SCH #2018122051). *Deferred from 11/5/25.*

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Addendum to the Amendment to the San José Mineta International Airport Master Plan Final Environmental Impact Report (SCH #2018122051) in accordance with CEQA. Approve a Special Use Permit.

ACTION: DROPPED TO BE RENOTICED TO A LATER DATE, PER STAFF REQUEST

- b. **T25-018 & ER25-134.** Vesting Tentative Map to allow the subdivision of one lot into two residential condominiums on an approximately 0.18-gross-acre site located at 365 Nature Court (Moradi Family TR, Owner). Council District: 10. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- c. **V25-001 & ER25-102.** Development Variance for a reduction in the rear setback to 10 feet 10 inches and a reduction in the front setback to 11 feet 9 inches for a proposed approximately 1,774-square-foot single-family house with an approximately 338-square-foot attached garage on an approximately 0.09-gross-acre vacant site located at 0 Willow Glen Way (APN: 429-23-012) (Hawk Enterprises LLC, Owner). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15305 for Minor Alterations in Land Use Limitations.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. **PDA11-002-02 & ER25-039.** Planned Development Permit Amendment to allow up to 15 concerts per year at PayPal Park located on the southwest corner of Newhall Drive and Coleman Avenue (1123 Coleman Avenue) (Bond Payment Solutions and Earthquakes Stadium LLC, Owners). Council District: 6. **CEQA:** Addendum to the Airport West Stadium and Great Oaks Place Project Final Environmental Impact Report (SCH #2009052053).

PROJECT MANAGER, CAMERON GEE

Staff Recommendation: Consider the Addendum to the Airport West Stadium and Great Oaks Place Project Final Environmental Impact Report (SCH #2009052053) in accordance with CEQA. Approve a Planned Development Permit Amendment.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:48 a.m.