



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, February 12, 2025

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. [HA18-038-01 & ER24-241](#): Site Development Permit Amendment to remove minimum parking requirements as specified in File No. H18-038 (modify a portion of Condition 5 regarding an off-site parking arrangement; replace Condition 27 regarding a Transportation Demand Management Plan; eliminate Condition 28, Off-Site Parking Provision) and adopt a new Transportation Management Plan for a previously approved 19-story hotel with 272 guest rooms on an approximately 0.20-gross-acre site located on the northeast corner of North Almaden Boulevard and West Santa Clara Street (8 North Almaden Boulevard) (Almaden Corner, LLC, Owner). Council District 3. **CEQA:** Determination of Consistency with the Almaden Corner Hotel Supplemental Environmental Impact Report to the Downtown Strategy 2040 EIR.

PROJECT MANAGER, JASON LEE

Staff Recommendation: Consider the Determination of Consistency with the Almaden Corner Hotel Supplemental Environmental Impact Report to the Downtown Strategy 2040 EIR in accordance with CEQA. Approve a Site Development Permit Amendment.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED CHANGES TO CONDITIONS

- b. [HA21-014-01 & ER23-268](#): Site Development Permit Amendment to amend the Affordable Housing Compliance Plan and Density Bonus Application for a previously approved 44-unit housing project (File No. H21-014) located at 0 East Alma Avenue (Affordable Housing Land Consultants LLC, Owner). Council District 3 & 7. **CEQA:** Determination of Consistency with the Senter Road Residential Project Initial Study/Mitigated Negative Declaration.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Determination of Consistency with the Senter Road Residential Project Initial Study/Mitigated Negative Declaration in accordance with CEQA. Approve a Site Development Permit Amendment.

ACTION: APPROVED

- c. **PD24-007 & ER24-144:** Planned Development Permit to allow the removal of two ordinance-size trees to allow new underground fiber and power routes; the widening of an existing access road to a maintenance facility; the construction of a new 70-foot-high monopole telecommunications tower with 14 wireless communication antennas, with associated ground equipment on a new approximately 126-square-foot concrete pad, a 35-kilowatt standby generator on an approximately 50-square-foot concrete pad, and a 500-gallon propane tank on an approximately 50-square-foot concrete pad, all within a new approximately 900-square-foot lease area within an existing maintenance facility; and minor landscaping changes to a golf course on an 84.6-gross-acre site, located at 5000 Cribari Lane (The Villages Golf & Country Club, Owner). Council District 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for Construction of Small Structures. **PROJECT MANAGER, JASON LEE**

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

ACTION: APPROVED

- d. **PDA22-001-01 & ER24-310:** Planned Development Permit Amendment to allow for weekend construction hours from 8:00 AM to 5:00 PM (no heavy machinery on Sundays until 10:00 AM), located at 2400 Ringwood Avenue and 1849 Fortune Drive (SI SVY01C LLC, Owner). Council District 4. **CEQA:** Determination of Consistency with the STACK Trade Zone Park Final Environmental Impact Report. **PROJECT MANAGER, ALEC ATIENZA**

Staff Recommendation: Consider the Determination of Consistency with the STACK Trade Zone Park Final Environmental Impact Report in accordance with CEQA. Approve a Planned Development Permit Amendment.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

4. PUBLIC HEARING

No items

5. ADJOURNMENT

Meeting adjourned at 9:39 a.m.