



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, July 22, 2026

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. [H20-048 & ER20-264](#). Site Development Permit to allow the construction of a new three-story 14-unit apartment building, the demolition of all existing buildings on site totaling approximately 5,366 square feet, and the removal of 31 trees (24 ordinance-size and seven non-ordinance-size trees), on an approximately 0.66-gross-acre site located on the West of Rancho Drive, approximately 170 feet southerly of Sylvandale Avenue (161 Rancho Drive) (Rancho161 LLC, Owner). Council District 7. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for Infill Development Projects.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- b. [H22-030 & ER22-178](#). Site Development Permit to allow the construction of an approximately 4,228-square-foot two-story duplex, including an addition of 918 square feet to the existing 1,654-square-foot house (Unit 1), a new approximately 1,656-square-foot addition (Unit 2), and a new 844-square-foot three-car attached garage on an approximately 0.33-gross-acre site. The project includes the demolition of all existing accessory structures (cottage and sheds) totaling approximately 836 square feet. The project includes partial demolition of the existing house (prior additions totaling 927 square feet), and the on-site relocation of the house, approximately 25 feet towards University Avenue. The existing house is listed on the City's Historic Resources Inventory as an Identified Structure located approximately 200 feet east of Myrtle Street and University Avenue intersection (946 University Avenue) (John Traub, Owner). Council District 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, RINA SHAH

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

ACTION: APPROVED

- c. [H26-002 & ER26-038](#). Site Development Permit to allow the installation of an 8-foot-6-inch-high automated vehicular gate within an existing parking garage located at 1510 North 1st Street (Santa Clara County Housing Authority, Owner). Council District 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities and Section 15304 for Minor Alteration to Land. **PROJECT MANAGER, ZACHARY JOHNSON**

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

ACTION: APPROVED

- d. [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 (San Jose City of Lease Hewlett-Packard C, Owner). Council District 6. **CEQA:** Addendum to the Amendment to the San José Mineta International Airport Master Plan Final Environmental Impact Report (SCH #2018122051). **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: APPROVED

- e. [SP25-005 & ER25-058](#). Special Use Permit to allow the demolition of an existing 545-square-foot detached garage for the construction of an approximately 1,360-square-foot detached garage in the rear yard of an approximately 0.78-gross-acre single-family residential lot located at 1066 Bird Avenue (Tyler Hummel, Owner). Council District 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures. **PROJECT MANAGER, ZACHARY JOHNSON**

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. [H25-039 & ER25-225](#). Site Development Permit to allow an eight-story residential building with 276 dwelling units and underground parking, with five percent affordable units restricted to very-low-income, subject to the state Density Bonus Law, and extended construction hours from 8:00 a.m. to 5:00 p.m. on Saturdays on an approximately 0.89-gross-acre vacant site at 470 West San Carlos Street (Delmas Senior Propco LLC, Owner). Council District 6. **CEQA:** Statutorily Exempt Pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130). *Dropped and renoticed from 7/8/26. Deferred from 7/15/26.* **PROJECT MANAGER, JACQUELINE GUERRERO**

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

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:57 a.m.