



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, January 7, 2026

9:00 a.m.

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

**Hearing Officer
David Keyon, 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. **SP24-047 & ER24-258.** Special Use Permit to allow the construction of an approximately 3,730-square-foot fieldhouse, seven tennis courts, and a soccer field for the Harker School, demolition of an existing church and three school buildings, and removal of 86 trees, including 27 ordinance-size trees, on an approximately 4.25-gross-acre site located at 860 & 878 Boynton Avenue (The Harker School, Owner). Council District: 1. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for In-Fill Development Projects. *Dropped and renoticed from 12/17/25.*

PROJECT MANAGER, JACQUELINE GUERRERO

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

ACTION: APPROVED WITH CHANGES TO CONDITIONS

b. **TE20-031-01 & ER25-228.** Vesting Tentative Map Extension to allow a 24-month extension of a previously approved Vesting Tentative Map (File No. PT20-031) to subdivide one lot to nine lots, including eight single-family residential lots, and one common lot on an approximately 0.443-gross-acre site located at 972 Elm Street (GZ Investment Inc., Owner). Council District: 6. **CEQA:** Determination of Consistency with the 972 Elm Street Villas Project Initial Study/Mitigated Negative Declaration.

PROJECT MANAGER, ZACHARY JOHNSON

Staff Recommendation: Consider the Determination of Consistency with the 972 Elm Street Villas Project Initial Study/Mitigated Negative Declaration in accordance with CEQA. Approve a Vesting Tentative Map Extension.

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:11 a.m.