



## **PLANNING DIRECTOR HEARING Action Minutes**

**Wednesday, August 13, 2025**

**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

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Meeting called to order at 9:00 a.m.

### 2. DEFERRALS

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No items

### 3. CONSENT CALENDAR

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- a. [H23-034, T23-024, & ER23-240](#). Site Development Permit to allow the construction of one 20-unit, four-story multifamily building (including two deed-restricted units at or below 50% AMI) through the demolition of two existing single-family residences and two accessory buildings and the removal of 11 trees (nine ordinance-size and two non-ordinance-size) on an approximately 0.35-gross-acre site. The project utilizes the State Density Bonus Law to achieve additional units, and State Density Bonus Law provisions are granted, including two concessions (balcony width, ground-floor unit orientation) and one waiver (setback to Wooster Avenue). Vesting Tentative Map to allow up to 20 residential condominiums and one common area on an approximately 0.35-gross-acre site, located at the southern corner of Wooster Avenue and Parkside Terrace, a private street (447-449 Wooster Avenue) (Quail Bluff Garden LLC, Owner). Council District: 3. **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 and a Vesting Tentative Map.

**ACTION: APPROVED**

### 4. PUBLIC HEARING

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- a. [H23-009 & ER23-106](#). Site Development Permit to allow the construction of one 16-unit, five-story multifamily building (including two deed-restricted units, one very-low-income and one moderate-income) with a roof deck through the demolition of a single-family house and the removal of three trees (two ordinance-size and one non-ordinance-size) on an approximately 0.23-gross-acre site. The project utilizes State Density Bonus Law to increase the allowed density of the project, and one concession (elimination of commercial space) is granted, located on the northwest corner of the intersection of West Virginia Street and Bird Avenue (579 West Virginia Street) (Philip Beitpoulce, 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**

## **5. ADJOURNMENT**

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Meeting adjourned at 9:46 a.m.