



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, May 7, 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. **PD24-023 & ER24-307.** Planned Development Permit to allow the construction of three accessory structures (an approximately 330-square-foot shed and two overhead structures of approximately 713 and 323 square feet) and front and rear yard retaining walls with a maximum height of approximately 39 inches on an approximately 0.40-gross-acre site located on the west side of Terrena Valley Drive, approximately 120 feet southeast of the terminus of the eastern portion of Terrena Valley Drive (2233 Terrena Valley Drive). (Dilip Vijay and Helena Farnham-Vijay, Owners). 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

- b. **SPA19-064-02 & ER25-052.** Special Use Permit Amendment to allow for Saturday construction hours (8:00 a.m. to 5:00 p.m.) for the duration of construction of a previously approved mixed-use building on an approximately 2.09-gross-acre site located on the west side of Meridian Avenue, approximately 175 feet north of Curci Drive (969 Meridian Avenue). (Meridian Family Apartments LP, Owner). Council District 6. **CEQA:** Determination of Consistency with the Meridian Apartments Project Environmental Impact Report.

PROJECT MANAGER, JASON LEE

Staff Recommendation: Consider the Determination of Consistency with the Meridian Apartments Project Environmental Impact Report in accordance with CEQA. Approve a Special Use Permit Amendment.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED WITH ADDITIONAL CONDITIONS

4. PUBLIC HEARING

No items

5. ADJOURNMENT

Meeting adjourned at 9:28 a.m.