



APPEAL OF PERMIT APPLICATION

The San José City Council or Planning Commission may hear appeals to the issuance of a development permit, variance, or exception. Not all permit processes allow for an appeal. Please refer to Table 20-260 of Municipal Code [20.100.220](#) for a complete list of the types of permit that may be appealed and the related hearing body.

The decision made by the hearing body is final and shall be effective immediately.

This application form must be completed as instructed below to facilitate the appeal.

WHO MAY APPEAL

The applicant, or any property owner or tenant of a property within 1,000 feet of the subject site, may file the appeal. The appellant must sign this application or if signed by the appellant's lawful power of attorney, you must submit written evidence to that person's authority.

Exception for Tree Removal Permits - For a Tree Removal Permit, only property owners or occupants of the subject site or of properties immediately adjacent or across the street from the subject site may appeal.

Exception for Tentative Maps - Any person may file.

DEADLINE

File this completed application **on or no later than 10 calendar days** after a copy of the permit decision by the Planning Commission or Director of Planning has been mailed to the project applicant. Permit decisions are typically made on Wednesdays with the issued permit mailed two days later on a Friday. Therefore, the 10-day deadline is commonly the second Monday following the hearing (by 5:00 p.m.).

Exception for Tentative Maps - The appeal must be filed within 10 calendar days of the permit approval.

FEES & PROCESS

The application filing fee must be paid by the deadline as previously explained. Find the current fee for a Permit Appeal on the Table of Applications at www.sanjoseca.gov/PlanningApplications. For Tree Removal Permits, a Public Noticing fee will also be charged.

HOW TO SUBMIT - 2 OPTIONS

- **In-Person (no appointment required):** Before the filing deadline stated above, come to the Planning Offices, third floor of City Hall (200 E. Santa Clara Street, San José) to submit the application. You may pay the appeal fee in-person or staff may email you an invoice which must be paid within 14 calendar days of the invoice date for the appeal to be valid.
- **Email:** Before the filing deadline stated above, email the completed application and any attachments to PlanningTechs@sanjoseca.gov. If the appeal is timely and complete, staff will send you an invoice for the appeal fee, which must be paid within 14 calendar days of the invoice date for the appeal to be valid.

WHAT TO SUBMIT

- This application form, completed and signed.
- Assessor's parcel map showing the subject site outlined.

City staff will set a public hearing date with the Planning Commission or City Council as appropriate. The appeal item will be placed on the agenda. Staff will also prepare a recommendation of action to the Planning Commission or City Council.

FOR QUESTIONS

Speak with a City Planner at 408-535-3555; see phone service hours at www.sanjoseca.gov/Planning.

Para información en español, comuníquese con un Planificador de la ciudad al **408-793-4100**.

Để được hỗ trợ, nói chuyện với Người lập kế hoạch thành phố tại **408-793-4174**.

continued >

Please download and save this computer-fillable form to your computer. Follow instructions for [Digital Forms](#).

1. The undersigned respectfully requests an appeal to the permit issued for the property located at:

PROPERTY ADDRESS: 1123 Coleman Avenue, San Jose, CA 95110

PROPERTY OWNER NAME: Jared Shawlee / San Jose Earthquakes

PROPERTY OWNER MAILING ADDRESS: San Jose Earthquakes, 1123 Coleman Avenue, San Jose, CA 95110

2. REASON/S FOR APPEAL: If more space is needed, attach a separate sheet.

I am a homeowner and resident living within 1000 ft of the San Jose Earthquakes Stadium. I am writing to appeal the decision in PDA11-002-02 ("Planned Development Permit Amendment to allow the operation of up to 15 concerts per year at an existing stadium") in cooperation with the Newhall Neighborhood Association.

Please find attached document "Reasons for Appeal".

Please also find the attached document, a November 19, 2025 letter from Matthew Bright to Director Burton and multiple members of planning staff "Neighborhood response to PDA11-002-02 & ER25-039" incorporated by reference.

3. PERSON FILING APPEAL

RELATIONSHIP TO SUBJECT SITE CHECK ALL THAT APPLY: Property Owner Adjacent Property Owner Tenant on Site
 Property Owner/Tenant Within 1,000 feet Tentative Map Appeal (anyone may appeal)

PRINT NAME: CLYDE HOFFMANN

MAILING ADDRESS: [REDACTED]

EMAIL: [REDACTED]

PHONE: [REDACTED]

Clyde Hoffmann

Digitally signed by Clyde Hoffmann
Date: 2025.12.01 14:33:36 -08'00'

12/01/2025

● SIGNATURE OF PERSON FILING THE APPEAL

DATE: [MM/DD/YYYY]

**For electronic submittal or virtual appointments, a [Digital ID Signature](#) is required.
 For in-person appointments, an original ink signature is required.**

4. CONTACT PERSON IF DIFFERENT FROM PERSON FILING APPEAL

PRINT NAME:

MAILING ADDRESS:

EMAIL:

PHONE:

OFFICE USE ONLY		
FILE NUMBER:		
INTAKE DATE:	BY:	PAID: \$
COMMENTS:		