



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, April 1, 2026

9:00 a.m.

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

Hearing Officer
Jerad Ferguson, 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. [TE20-029 & ER26-003](#). Vesting Tentative Map Extension to allow a 24-month extension of a previously approved Vesting Tentative Map (File No. T20-029) to allow the reconfiguration of seven lots into 11 lots and allow up to 58 residential condominium units (41 townhouse units and 17 ADUs) on an approximately 1.87-gross-acre site located at 2323-2391 Moorpark Avenue (Scott Menard TTLC Moorpark, LLC, Owner). Council District 6. **CEQA:** Determination of Consistency with the Moorpark Avenue Multifamily Residential Project Initial Study/Mitigated Negative Declaration.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Determination of Consistency with the Moorpark Avenue Multifamily Residential Project Initial Study/Mitigated Negative Declaration in accordance with CEQA. Approve a Vesting Tentative Map Extension.

ACTION: APPROVED

4. PUBLIC HEARING

- a. [SP23-040 & ER23-238](#). Special Use Permit to allow the expansion of an existing daycare center from 24 students to 56 students, construct a new approximately 1,440-square-foot modular building, remove two evergreen pear trees (one ordinance-size), and to exceed the noise threshold of 55 decibels at the adjacent property line by not more than 12 decibels located on the west side of Lincoln Avenue, approximately 75 feet southerly of the intersection of Lincoln Avenue and Lennon Way (2021 Lincoln Avenue) (Azione Duo LLC, Owner). Council District 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction of Small Structures.

PROJECT MANAGER, JASON LEE

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

ACTION: APPROVED WITH ADDITIONAL CONDITIONS

5. ADJOURNMENT

Meeting adjourned at 9:34 a.m.