



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, April 16, 2025

9:00 a.m.

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

**Hearing Officer
Martina Davis, 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. **SPA20-019-03 & ER25-001.** Special Use Permit Amendment to allow the removal of the State Density Bonus Incentive for parking and the Regulatory Agreement condition from the previous approval (File No. SP20-019 as amended) and instead apply the Transportation Demand Management (TDM) requirement pursuant to Section 20.90.900 of the Zoning Code. The project will change the previously approved provision of 5% of units at 50% area median income (AMI) to 5% of units at 100% AMI on an approximately 0.83-gross-acre site, located on the southeast corner of West San Carlos Street and Josefa Street (486, 490, and 498 West San Carlos Street and 332 and 338 Josefa Street) (UC Madera Owner LLC, Owner). Council District 6. **CEQA:** Determination of Consistency with the Downtown Strategy 2040 Final Environmental Impact Report adopted by City Council Resolution No. 78942 on December 19, 2018, and addenda thereto.

PROJECT MANAGER, LAURA MEINERS

Staff Recommendation: Consider the Determination of Consistency with the Downtown Strategy 2040 Final Environmental Impact Report adopted by City Council Resolution No. 78942 on December 19, 2018, and addenda thereto in accordance with CEQA. Approve a Special Use Permit Amendment.

ACTION: APPROVED

4. PUBLIC HEARING

No items

5. ADJOURNMENT

Meeting adjourned at 9:06 a.m.