



# **PLANNING DIRECTOR HEARING**

## **Action Minutes**

**Wednesday, July 10, 2024**

**9:00 a.m.**

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

**Hearing Officer**  
**Robert Manford, Deputy Director**  
**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. **H23-025, T23-020 & ER23-168**: Site Development Permit to allow the demolition of two duplexes and the removal of seven trees, including five ordinance-size trees, for the construction of a four-story, 26,882-square-foot multifamily residential building with 20 dwelling units, including three units restricted to very-low-income households subject to the State Density Bonus Law, a one-story community room, and a covered breezeway, and a Vesting Tentative Map to allow the subdivision of one lot into 20 residential condominiums and one common area condominium, on an approximately 0.41-gross-acre lot, located at 426 and 428 Page Street (Tran Hung V and Troung Mai T, Owners). Council District: 6. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15332, Infill Development Projects. *Dropped and renoticed from 6/26/24.*

*PROJECT MANAGER, KORA MCNAUGHTON*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Site Development Permit and a Vesting Tentative Map.

**MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**ACTION: APPROVED**

- b. **H23-012, T23-011 & ER23-126**: Site Development Permit to allow the demolition of two single-family residences and an accessory dwelling unit and the removal of 18 trees including 9 ordinance-size trees for the construction of a four-story, 21-unit multifamily residential building and a approval of a Vesting Tentative Map to merge two lots to one lot for up to 21 residential condominium units on an approximately 0.46-gross-acre site, located at 427 and 433 Page Street (Page I Estate LLC, Owner). Council District: 6. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15332, Infill Development Projects.

*PROJECT MANAGER, ANGELA WANG*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Site Development Permit and a Vesting Tentative Map.

**MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**ACTION: APPROVED**

- c. **H24-002 & ER24-013:** Site Development Permit to allow construction performed without benefit of permits to convert garage space to living space for a duplex, located at 3373 Payne Avenue (Wu Pang-Jui ET AL, Owner). Council District: 1. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities and 15303 for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, ALEXANDRE HUGHES*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Site Development Permit.

**ACTION: APPROVED**

- d. **H24-006 & ER24-028:** Site Development Permit to allow the construction of a 16'-5"-high steel perimeter fence, approximately 1,795 in total lineal feet, on a 12.0-gross acre site, located at 1065 Commercial Street (Pick-N-Pull, Owner). Council District: 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Site Development Permit.

**ACTION: APPROVED**

- e. **PDA14-005-13 & ER23-214:** Planned Development Permit Amendment to allow the construction of an approximately 57'x132' nitrogen plant equipment yard including three approximately 13,000-gallon, 43-foot-high nitrogen tanks with a total capacity of 39,000 gallons, three 44.5-foot-high vaporizers, two 42-foot-high cold boxes and associated equipment, perimeter fencing, reconstruction of an existing site road, and stormwater treatment improvements within the Western Digital campus,, generally bounded by Cottle Road, Monterey Highway, Highway 85 and Manassas Road (5601 Great Oaks Parkway) (Hitachi Global Storage Techs Inc., Owner). Council District: 2. **CEQA:** Determination of Consistency with the Hitachi Campus and Mixed-Use Transit Village Project Environmental Impact Report, Resolution No.72772, and addenda thereto.

*PROJECT MANAGER, ANGELA WANG*

**Staff Recommendation:** Consider the Determination of Consistency with the Hitachi Campus and Mixed-Use Transit Village Project Environmental Impact Report, Resolution No.72772, and addenda thereto in accordance with CEQA. Approve a Planned Development Permit Amendment.

**ACTION: APPROVED**

- f. **SP24-017 & ER24-098:** Special Use Permit to allow the construction of retaining walls up to four feet in height in the side and rear yards of a single-family property on an approximately 0.33-gross-acre site, located at 3923 Suncrest Avenue (Vien Phong Tuan, Owner). Council District: 4. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures.

*PROJECT MANAGER, KORA MCNAUGHTON*

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

**MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**ACTION: APPROVED WITH ADDITIONAL CONDITION**

#### **4. PUBLIC HEARING**

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No items.

#### **5. ADJOURNMENT**

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Meeting adjourned at 10:00 a.m.