



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, April 29, 2026

9:00 a.m.

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

Hearing Officer
David Keyon, 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. [SPA20-012-01 & ER25-249](#). Special Use Permit Amendment to modify an existing permit (File No. SP20-012), to allow changes to Site B, the affordable housing building, including a reduction in vehicle parking spaces from 51 spaces to 44 spaces, an increase in bike parking from 75 to 89 bikes, a reduction in square-footage amenity space from 14,000 square-feet to approximately 11,500 square-feet, changes to the exterior finishes and materials, a reduction of the building height from 70 feet to 63 feet and 3 inches, and to allow the removal of 32 trees in this phase to allow phase one of a Signature Project to construct a five-story multi-family residential building with 89 affordable units, trail improvements to Canoas Creek, the relocation of a bus stop on Blossom Hill, and partial demolition of the existing surface parking lot. No changes to the previously approved Density Bonus Request are proposed on an approximately 5.39-gross-acre site located at 605 Blossom Hill Road (Santa Clara County Transit District, Owner). Council District 10. **CEQA:** Determination of Consistency with the Blossom Hill Station Project Environmental Impact Report adopted by City Council Resolution No. 80644 on August 9, 2022.

PROJECT MANAGER, JACQUELINE GUERRERO

Staff Recommendation: Consider the Determination of Consistency with the Blossom Hill Station Project Environmental Impact Report adopted by City Council Resolution No. 80644 in accordance with CEQA. Approve a Special Use Permit Amendment.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:16 a.m.