



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, November 5, 2025

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. [PD25-009 & ER25-109](#). Planned Development Permit to allow the construction of a four-story multifamily residential building including 65 units and below-ground parking, and the removal of 16 trees (four ordinance-size, 12 non-ordinance-size, and 54 replacement trees) on an approximately 1.24-gross-acre vacant site located at 1325 Lick Avenue (GR Tamien LLC, Owner). Council District: 3. **CEQA:** Determination of Consistency with the Tamien Place Residential Development Initial Study/Mitigated Negative Declaration (File No. PDC02-072).

PROJECT MANAGER, CAMERON GEE

Staff Recommendation: Consider the Determination of Consistency with the Mitigated Negative Declaration for the Tamien Place Residential Project Development Initial Study/Mitigated Negative Declaration (File No. PDC02-072 Resolution No.) in accordance with CEQA. Approve a Planned Development Permit.

ACTION: APPROVED

- b. [SP24-015, T22-024 & ER22-033](#). Special Use Permit to allow the construction of a six-story, approximately 87,750-square-foot mixed use building consisting of approximately 7,708 gross square feet of retail space on the ground floor, approximately 6,982 gross square feet of office space on the 1st and the 2nd floors, 50 residential units on the 2nd floor to the 6th floor, a one level of underground parking, the demolition of an existing 13,669-square-foot commercial building and allow up to seven commercial condominium units on an approximately 0.41-gross-acre site.. Vesting Tentative Map to merge three existing lots to one lot with up to seven commercial condominium units and up to 50 residential condominium units on an approximately 0.41-gross-acre site located 610-650 East Santa Clara Street (HS Santa Clara LLC, Owner). Council District: 3. **CEQA:** Mitigated Negative Declaration for the 650 East Santa Clara Street Urban Residential Project (File No. ER22-033).

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Consider the Mitigated Negative Declaration for the 650 East Santa Clara Street Urban Residential Project (File No. ER22-033) in accordance with CEQA. Approve a Special Use Permit and a Vesting Tentative Map.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- c. **SP24-041 & ER24-274**. Special Use Permit to allow an approximately 28,235-square foot addition to an existing aircraft hangar and office facility on an approximately 7.09-gross-acre site. The project includes minor site improvements, including the removal of four non-ordinance-size trees, new landscaping, and construction of a new trash enclosure, located at 1210 Aviation Avenue (Steven Martinez Sky Harbour Group, Owner). Council District: 6. **CEQA:** Addendum to the Amendment to the San José Mineta International Airport Master Plan Final Environmental Impact Report (SCH #2018122051).

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Consider the Addendum to the Amendment to the San José Mineta International Airport Master Plan Final Environmental Impact Report (SCH #2018122051) in accordance with CEQA. Approve a Special Use Permit.

ACTION: DEFERRED TO THE NOVEMBER 19, 2025, DIRECTOR HEARING, PER STAFF REQUEST

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:38 a.m.