



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, October 23, 2024

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. **H24-020 & ER24-093:** Site Development Permit to allow the construction of a parking lot at an existing approximately 76,665-square-foot corporation yard, and the removal of eight ordinance-size trees on an approximately 16-acre site located at 1551 & 1601 Las Plumas Avenue (Therma Las Plumas LLC, Owner). Council District: 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15311(b) for Accessory Structures – Small Parking Lots.

PROJECT MANAGER, JOHN TU

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

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- b. **SP24-019 & ER24-130:** Special Use Permit to allow the expansion of an existing private school (The Creekside School) from 25 students to 60 students and the operation of a new day care center (Preschool Autism Lab) serving up to 16 children between the ages of two and five years old, located at 5629 Lean Avenue (The Creekside School, Owner). Council District: 2. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, CAMERON GEE

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

ACTION: APPROVED

4. PUBLIC HEARING

- a. [H23-006, T23-005 & ER23-057](#): Site Development Permit to allow the demolition of an existing single-family house and associated accessory structures and the removal of 37 trees (31 ordinance-size, 6 non-ordinance-size, 173 replacement) for the construction of seven detached single-family houses, a private street, four retaining walls greater than two feet in height, and a Tentative Map to subdivide one lot into seven lots and on an approximately 1.60-gross acre site located at 2130 Dry Creek Road (Sam Hariz and Shane Hariz, Owners). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for In-Fill Development Projects.

PROJECT MANAGER, ALEC ATIENZA

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

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 10:10 a.m.