



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, February 11, 2026

9:00 a.m.

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

**Hearing Officer
Jerad Ferguson, 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. **H25-002, T24-014 & ER25-040.** Site Development Permit (File No. H25-002) to allow the construction of an approximately 983-square-foot single-family residence on an approximately 0.16-gross-acre site currently developed with one single-family residence and one ADU. Tentative Map (File No. T24-014) to allow up to three residential condominium units on an approximately 0.16-gross-acre site located at 906 Vine Street (Julianmore LLC, Owner). Council District: 3.
CEQA: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, ANGELA WANG

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

ACTION: APPROVED

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:07 a.m.