PLANNING DIRECTOR HEARING AGENDA

Wednesday, September 16, 2026

9:00 a.m.
Virtual Meeting: https://sanjoseca.zoom.us/j/89012305097

Hearing Officer

John Tu, Division Manager
on behalf of
Christopher Burton, Director
Planning, Building and Code Enforcement

How to provide spoken Public Comment during the Planning Director Hearing meeting:

1. By Phone: (408) 638-0968 . Webinar ID is 890 1230 5097. Click *9 to raise a hand to speak. Click *6 to unmute when called. Alternative phone numbers are: US: +1 (213) 338-8477
2. Online at: https://sanjoseca.zoom.us/j/89012305097
    a. Use a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer. Mute all other audio before speaking. Using multiple devices can cause audio feedback.
    b. Enter an email address and name. The name will be visible online and will be used to notify you that it is your turn to speak.
    c. When the Hearing Officer calls for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.
    d. When called, please limit your remarks to the time limit allotted.

Accommodations

To request an alternative format agenda under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call Support Staff at 408-535-3505 or 1-800-735-2992 (TTY), as soon as possible, but at least three business days before any meeting or event. Accommodations: Any member of the public who needs accommodations should email the ADA Coordinator at ADA@sanjoseca.gov or by calling (408) 535-8430. Language interpretation services are available at no cost for community members. Please contact planningsupportstaff@sanjoseca.gov or call 408-535-3505 no less than one week prior to the meeting to request an interpreter.

Nhu cầu cho người khuyết tật được cung cấp theo yêu cầu. Email ADA@sanjoseca.gov. Gọi (408) 535-8430. Các dịch vụ thông dịch ngôn ngữ được cung cấp miễn phí cho các thành viên trong cộng đồng. Vui lòng liên lạc tới QuyHoach@sanjoseca.gov hoặc gọi số 408-793-4174 ít nhất một tuần trước cuộc họp để yêu cầu có thông dịch viên.

Adaptaciones para discapacitados serán proporcionadas a pedido. Mande correo electrónico ADA@sanjoseca.gov. Llame (408) 535-8430. Los miembros de la comunidad pueden recibir servicios de interpretación gratuitos. Comuníquese con OficinadePlanificacion@sanjoseca.gov o llame al 408-793-4100 para solicitar servicios de interpretación al menos una semana antes de la reunión.

應要求提供殘疾人便利設施. 電子郵件ADA@sanjoseca.gov. 致電 (408) 535-8430. 社区成员可以获得免费的口译服务。 请至少在会议前一周联系 planningsupportstaff@sanjoseca.gov 或致电 408-535-3505 申请口译服务

NOTICE TO THE PUBLIC

1. CALL TO ORDER

Good morning, we are calling to order the Planning Director Hearing of **September 16, 2026**. My name is ***John Tu,*** and I am the Hearing Officer for today's agenda on behalf of and delegated by the Director of Planning, Building and Code Enforcement, Christopher Burton.

Please note the following:

The hearing procedure and order of input will be as follows:

1. I will identify each project as described on the agenda.
2. For those items on the Consent Calendar, I will ask if anyone wishes to speak on the item. If a separate discussion is warranted, I will move the item to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, I will ask staff to provide a brief report.
4. The applicant or their representative who wishes to speak on the item will have up to five minutes to speak and should identify themselves by stating their name for the record.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are asked to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. I will then close the public hearing, and I may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. I will take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's actions on agenda items will be final when the permit is signed and mailed, unless the permit or the environmental clearance determination is appealed. The Planning Director's actions on the permits are appealable in accordance with the requirements of Title 20 of the Municipal Code (Zoning Ordinance). The Planning Director's actions on the environmental review for the permits under the California Environmental Quality Act (CEQA) are separately appealable in accordance with the requirements of Title 21 of the Municipal Code (Environmental Clearance).

The City of San Jose is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at **https://www.sanjoseca.gov/home/showdocument?id=11915**

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

2. DEFERRALS

Any item scheduled for hearing this morning for which deferral to a future meeting date is being requested will be moved to this portion of the agenda and considered on the matter of deferral. I will identify any items to be deferred and ask for comments from the audience. If you want to change any of the deferral dates or speak to the question of deferring these or any other items, please use the 'raise hand' feature in Zoom or click *9 to raise a hand to speak. I will now open the public hearing. The following items are proposed for deferral.

No items.

The matter of Deferrals is now closed.

3. CONSENT CALENDAR

There will be no separate discussion of individual Consent Calendar items as they are considered to be routine and will be considered in one action unless an item is moved to the public hearing calendar for separate discussion by the Hearing Officer. The public may comment on the entire Consent Calendar and any items removed from the Consent Calendar by the Hearing Officer. If you wish to speak on one of these items, please use the 'raise hand' feature in Zoom or click *9 to raise a hand to speak.

a. **PD25-001 & ER25-004.** Planned Development Permit to allow the construction of a retaining wall up to 5.5 feet in height located on the southern side of an approximately 0.26-gross-acre single-family property located on the east side of Country Club Parkway, approximately 1,750 feet southeasterly of the intersection of Silver Creek Valley Road and Country Club Parkway (5480 Country Club Parkway) (Farshad Haghighi and Mehri Eghbal Haghighi, Trustees, Owner). Council District 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.
***PROJECT MANAGER**, JASON LEE*

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

b. **SP26-012 & ER26-080.** Special Use Permit to allow the installation of a retaining wall, approximately five feet in height, in the side yard of a proposed single-family residence on a 0.18-gross-acre site located at 0 Rolling Glen Court (Song Peng and Hu Ying, Owner). Council District 10. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.
***PROJECT MANAGER**, JACQUELINE GUERRERO*

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

c. **SP26-013 & ER26-090.** Special Use Permit to allow the establishment of a banquet hall within an approximately 5,745-square-foot unit of an existing, approximately 19,140-square-foot commercial building and minor changes to the front building elevations on an approximately 2.02-gross-acre site located on the south side of Burdette Drive, 250 feet west of the intersection of South King Road and Burdette Drive (1654 Burdette Drive) (District 7 Properties LLC, Owner). Council District 7. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.
***PROJECT MANAGER**, JASON LEE*

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

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

This concludes the Planning Director Hearing for September 16, 2026. Thank you.

PLANNING DIRECTOR AGENDA ON THE WEB:
http://www.sanjoseca.gov/directorshearing
PUBLIC INFORMATION COUNTER
CITY OF SAN JOSÉ (408) 535-3555

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:
   a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
   b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
   c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
   d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
   e) Persons in the audience will not place their feet on the seats in front of them.
   f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
   g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.
2. Signs, Objects or Symbolic Material:
   a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
      - No objects will be larger than 2 feet by 3 feet.
      - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
      - The items cannot create a building maintenance problem or a fire or safety hazard.
   b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
   c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:

   a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.

   b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.

   c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.

   d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.

   e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.

   f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.

   g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.