



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, March 15, 2023

9:00 a.m.

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

Hearing Officer
Robert Manford, Deputy Director
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. **H22-003 & ER22-026.** Site Development Permit request to demolish and rebuild an approximately 420 square feet addition, previously built without the benefit of permits, and associated minor modifications to facade and landscaping at an existing duplex, located on an approximately 0.1-gross acre parcel, located on the northeast Corner of Sherwood Avenue and Newhall Street (1102 Sherwood Avenue) (Chul Chyung Abraham S Trustee & ET AL, Owner). Council District: 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, SANHITA GHOSAL

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

ACTION: APPROVED

- b. **SP18-025 & ER23-010.** Special Use Permit to allow a construction and demolition debris transfer/processing facility on an approximately 1-gross acre site located south side of Berryessa Road, approximately 660 feet easterly of Commercial Street (11740 Berryessa Road) (S&A Investments Holdings LLC, Owner). Council District: 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, ALEXANDRE HUGHES

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

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

4. PUBLIC HEARING

- a. [H21-040, T21-040 & ER21-154](#). Site Development Permit to allow the demolition of three existing buildings and the removal of 561 trees (222 ordinance-size, 339 non-ordinance-size) for the construction of four new industrial warehouse buildings with associated incidental office space with Saturday construction hours from 8:00 am to 5:00 pm. Vesting Tentative Map to allow the reconfiguration of three lots into four lots on an approximately 32.8-gross acre site, located at 2150 Commerce Drive and 2222-2350 Qume Drive (Heather Crossner, Qume and Commerce LLC, Owner). Council District: 4. **CEQA:** Qume and Commerce Project Environmental Impact Report.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Certify and consider the Qume and Commerce Project Environmental Impact Report in accordance with CEQA. Approve a Site Development Permit and Vesting Tentative Map.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:42 a.m.