



# **PLANNING DIRECTOR HEARING**

## **Action Minutes**

**Wednesday, May 17, 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

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Meeting called to order at 9:00 a.m.

### 2. DEFERRALS

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No Items

### 3. CONSENT CALENDAR

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- a. **H23-003 & ER23-007**: Site Development Permit to allow the construction of a 17-foot-high wall to enclose a 12,380-square-foot exterior extension of an equipment yard, the placement of new equipment within the equipment yard, the removal of one ordinance-size tree, and minor circulation and landscape changes at an existing industrial facility on an approximately 4.65-gross-acre site, located on the eastern corner of Zanker Road and Junction Avenue (2950 Zanker Road) (MLC IX Zanker LLC, Owner). Council District: 4. **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 Site Development Permit.

**ACTION: APPROVED**

- b. **PT23-001 & ER22-201**: Vesting Tentative Map to subdivide two lots into 12 parcels for 10 single-family lots, one lot for a private road, and one lot for open space on an approximately 7.94-gross-acre site, located on the west side of Almaden Expressway at the southern terminus of Brasilia Way (5827 Brasilia Way) (Brasilia Hills Partners LLC, Owner). Council District: 10. **CEQA**: Determination of Consistency with the Brasilia Way Residential Development Project Mitigated Negative Declaration (Resolution No. 77033).

*PROJECT MANAGER, JASON LEE*

**MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**Staff Recommendation:** Consider the Determination of Consistency with the Brasilia Way Residential Development Project Mitigated Negative Declaration (Resolution No. 77033), in accordance with CEQA. Approve a Vesting Tentative Map.

**ACTION: APPROVED**

- c. **SP22-028 & ER22-258**: Special Use Permit to allow a 40-foot-high slimline monopole with radome and associated equipment shelter including a 15-kw generator and a 98.5-gallon fuel tank within a wood fence enclosure, on an approximately 3.03-gross acre site, located at 7144 Webb Canyon Drive (San Jose Water Works, Owner). Council District: 10. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED**

- d. **TE18-031**: Vesting Tentative Map Extension to allow an extension for two years of the previously approved Tentative Map Permit File No. T18-031 for the subdivision of the existing one lot into four lots on a 0.93-gross acre site, located on the south side of Story Road, approximately 120 feet westerly of Beltrami Drive (14380 Story Road) (PNarinder and Sushma Pal Trustee, Owner). Council District: 5. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15315 for Minor Land Divisions.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Vesting Tentative Map Extension.

**ACTION: APPROVED**

## **4. PUBLIC HEARING**

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No Items

## **5. ADJOURNMENT**

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Meeting adjourned at 9:42 a.m.