



# **PLANNING DIRECTOR HEARING**

## **Action Minutes**

**Wednesday, September 6, 2023**

**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**

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. [PD21-021 & ER21-304](#). Planned Development Permit (File No. PD21-021) to allow the construction of an approximately 3,820-square-foot restaurant with drive-through lanes (in Area B), and a gas station with 16 dispensers, an 11,655-square-foot fuel canopy, and associated equipment (in Area A) on an approximately 4.8-gross-acre site within the Retail Areas A & B of the Evergreen Circle commercial area located on the west of East Capitol Expressway, approximately 105 feet south of Evergreen Place (2392 Evergreen Place) (Arcadia Development Co., Owner). Council District: 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for In-Fill Development Projects.

*PROJECT MANAGER, ANGELA WANG*

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

**ACTION: APPROVED WITH UPDATED CONDITIONS**

- b. [SP23-015 & ER23-085](#). Special Use Permit to allow the demolition of a 5,300-square-foot auto sales showroom and construction of an outdoor auto sales display area for an existing car dealership on an approximately 5.28-gross-acre site located at 4100 Stevens Creek Boulevard (Mathew Enterprise Inc, Owner). Council District: 1. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

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

**ACTION: APPROVED**

- c. **SP23-024 & ER23-119**. Special Use Permit to allow the construction of an approximately five-foot-high retaining wall in the rear yard of an existing single-family residence on an approximately 0.29-gross-acre site located at the southern corner of Chateau Drive and Hampton Drive (1186 Chateau Drive) (Rohit Potnis and Pooja Potnis, Owners). Council District: 10. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, CAMERON GEE*

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

**ACTION: APPROVED**

- d. **T22-007 & ER22-069**. Vesting Tentative Map to allow the subdivision of two lots into five lots on an approximately 0.55-gross-acre site located on the southwest corner of Kyle Street and Kiperash Drive (887 Kyle Street) (Transpacific Family LLC, Owner). Council District: 4. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for In-Fill Development Projects.

*PROJECT MANAGER, CAMERON GEE*

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

**ACTION: APPROVED**

#### **4. PUBLIC HEARING**

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No Items

#### **5. ADJOURNMENT**

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Meeting adjourned at 9:14 a.m.