



PLANNING DIRECTOR HEARING Action Minutes

Wednesday, April 24, 2024

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

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

2. DEFERRALS

No items.

3. CONSENT CALENDAR

- a. **T23-030 & ER23-261**: Tentative Map to subdivide one residential lot into two residential lots on an approximately 0.38-gross-acre site located east of Palm Street, approximately 200 feet north of the intersection of Humboldt Street and Palm Street (1148 Palm Street) (Grayson Miller, Owner). Council District: 3. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303(a) for New Construction of Small Structures. *Deferred from 4/10/24.*

PROJECT MANAGER, JASON LEE

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

ACTION: APPROVED

- b. **PDA15-066-02 & ER24-047**: Planned Development Permit Amendment to amend PD15-066, modifying its permit expiration date to extend the validity by two years, allowing the construction of a five-and-one-half-story, 258-unit multifamily residential building, including above- and below-grade parking, and the removal of seven ordinance-size trees on an approximately 2.94-gross-acre site, located on the northeast corner of Hatton Street and Olsen Drive (358 Hatton Street) (Federal Realty, Owner). Council District: 1. **CEQA**: Determination of Consistency with the Santana Row Expansion Project EIR (Resolution No. 77532).

PROJECT MANAGER, CAMERON GEE

Staff Recommendation: Consider the Determination of Consistency with the Santana Row Expansion Project EIR (Resolution No. 77532) in accordance with CEQA. Approve a Planned Development Permit Amendment.

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

- c. **SP23-023 & ER23-117**: Special Use Permit to allow the removal of three ordinance-size trees and 10 non-ordinance-size trees and to allow the conversion of an existing approximately 20,353-square-foot office building to a PACE (Program of All-Inclusive Care for the Elderly) adult day care center with minor façade modifications, a new fenced patio, a new trash enclosure, a new CMU enclosure for a future backup generator, and the associated site improvements on an approximately 1.24-acre site, located on the West side of Martinvale Lane, approximately 450 feet southernly from Via Del Oro (151 Martinvale Lane) (On Lok Senior Health Services, Owner). Council District: 10. **CEQA**: Exemption pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, ANGELA WANG

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

ACTION: APPROVED

- d. **SP24-003 & ER24-024**: Special Use Permit to allow retaining walls up to eight feet in height within a single-family property on an approximately 1.13-gross-acre site, located at 3543 Kettmann Road (Viam Kettmann Partners LLC, Owner). Council District: 8. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303 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

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:25 a.m.