



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, June 5, 2024

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. **H22-047 & ER22-300**: Site Development Permit for the phased demolition of five buildings totaling approximately 12,902 square feet and one approximately 2,334-square-foot canopy and the removal of three ordinance-size trees for the construction of an approximately 10,870-square-foot sales office for a car dealership (Stevens Creek Kia), and landscaping and circulation changes on an approximately 5.25-gross-acre site, located south of the intersection of Stevens Creek Boulevard and Harold Avenue (3566 Stevens Creek Boulevard) (Pacific American Properties LLC, Owner). Council District: 1. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15302(b) for Replacement or Reconstruction of Existing Structures and Facilities.

PROJECT MANAGER, JASON LEE

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

ACTION: APPROVED

- b. **PD22-027, T22-037 & ER22-241**: Planned Development Permit to allow the demolition of 13 one-story medical office buildings with a total floor area of 51,087 square feet and removal of 116 trees, including 36 ordinance-size trees, for the construction of two six-story medical office buildings with a total floor area of approximately 313,586 square feet and a 308,132-square-foot, six-level parking garage, installation of four emergency generators, and extended construction hours to include Saturdays 8:00 a.m. to 5:00 p.m., and a Vesting Tentative Map to subdivide three lots into four lots, on an approximately 9.3-gross-acre site located at 2505 and 2577 Samaritan Drive (2505-2577 Samaritan Drive LLC, Owner). Council District: 9. **CEQA**: Addendum to the Final Samaritan Medical Center Master Plan Environmental Impact Report. *Dropped and renoticed from 4/17/24.*

PROJECT MANAGER, KORA MCNAUGHTON

Staff Recommendation: Consider the Addendum to the Final Samaritan Medical Center Master Plan Environmental Impact Report in accordance with CEQA. Approve a Planned Development Permit and Vesting Tentative Map.

ACTION: APPROVED

- c. **PDA80-054-35 & ER22-121:** Planned Development Permit Amendment to allow an 8.5-foot-high retaining wall and a front patio with associated hardscape, constructed without the benefit of permits, and to construct an additional tier of 4.5-foot-high retaining wall with additional fill under the existing retaining walls, located on the east side of Sweigert Road, approximately 250 feet south of the intersection of Sweigert Road and Canyon Creek Drive (3550 Sweigert Road) (Shahed and Qamer Siddiqui Trustee, Owner). Council District: 4. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction of Accessory Structures.

PROJECT MANAGER, JASON LEE

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

ACTION: APPROVED

- d. **SP23-038 & ER23-198:** Special Use Permit to allow the removal of eight trees, including one ordinance-size tree, for the installation of three prefabricated buildings, including two 947-square-foot buildings for office use and one 588-square-foot building to be used as offices and a bookstore, and two storage sheds totaling approximately 672 square feet, at an existing private secondary school on an approximately 17.57-gross-acre site, located at 5000 Mitty Way (Roman Catholic Welfare Corp. of San Jose, Owner). Council District: 1. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 New Construction or Conversion of Small Structures.

PROJECT MANAGER, KORA MCNAUGHTON

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 9:20 a.m.