



# **PLANNING DIRECTOR HEARING**

## **Action Minutes**

**Wednesday, March 5, 2025**

**9:00 a.m.**

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

**Hearing Officer**  
**Jerad Ferguson, Principal Planner**  
**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. **H24-055 & ER24-248.** Site Development Permit to allow the installation of new six-foot-high fencing and an automatic vehicular gate at an existing surface parking lot serving Town Park Towers on an approximately 0.96-gross-acre site located at 60 North 3<sup>rd</sup> Street (UC Chevron Owner, LLC, Owner). Council District 3. CEQA: Exempt pursuant to CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures. *Deferred from 2/26/25.*  
*PROJECT MANAGER, ALEC ATIENZA*

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

**ACTION: APPROVED**

- b. **H24-059 & ER24-075.** Site Development Permit to allow the construction of an approximately 1,266-square-foot addition, including a new second story, to an existing 1,063-square-foot, single-family house that is a legal nonconforming use, on an approximately 0.14-gross-acre lot located at 1054 Delmas Avenue (MTTTP Capital Investment LLC, Owner). Council District 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.  
*PROJECT MANAGER, KORA MCNAUGHTON*

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

**ACTION: APPROVED WITH REMOVED CONDITIONS**

## 4. PUBLIC HEARING

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- a. [TR24-419](#). Live Tree Removal Permit for the removal of one ordinance-size Redwood tree with a circumference of approximately 116 inches on a single-family residential property located at 1181 Magnolia Avenue. (Mick Van Valkenburg and Christine Guzzetta, Owners). Council District 6. CEQA: Exempt pursuant to CEQA Guidelines Section 15301(h) for Existing Facilities. *Dropped and re-noticed from 2/26/25.*

*PROJECT MANAGER, KORA MCNAUGHTON*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Live Tree Removal Permit.

**ACTION: APPROVED**

- b. [TR24-569](#). Live Tree Removal Permit for the removal of two ordinance-size Oak trees measuring approximately 66 inches and 220 inches in circumference from the common area of an approximately 3.2-gross-acre detached single-family residential development site located at 5131 Ishimatsu Place (Giulie Pepper, Owner). Council District 9. CEQA: Exempt pursuant to CEQA Guidelines Section 15301(h) for Existing Facilities.

*PROJECT MANAGER, RINA SHAH*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. Approve a Live Tree Removal Permit.

**ACTION: DEFERRED TO THE 3/12/25 DIRECTOR HEARING, PER STAFF REQUEST**

## 5. ADJOURNMENT

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Meeting adjourned at 10:00 a.m.