



PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, March 12, 2025

9:00 a.m.

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

Hearing Officer
David Keyon, 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

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

2. DEFERRALS

No items

3. CONSENT CALENDAR

- a. **T24-040 & ER24-308.** Vesting Tentative Map to supersede the previously approved Vesting Tentative Map (File No. T20-019) which expired in December 2023, to allow five lots to be merged into one lot on an approximately 0.83-gross acre site located on the southeast corner of West San Carlos Street and Josefa Street (486 and 498 West San Carlos Street and 332 and 338 Josefa Street) (UC Madera Owner LLC, Owner). Council District 3. CEQA: Determination of Consistency with the Downtown Strategy 2040 Final Environmental Impact Report, and Addenda thereto (Resolution No. 78942).

PROJECT MANAGER, LAURA MEINERS

Staff Recommendation: Consider the Determination of Consistency with the Downtown Strategy 2040 Final Environmental Impact Report, and Addenda thereto (Resolution No. 78942) in accordance with CEQA. Approve a Vesting Tentative Map.

ACTION: APPROVED WITH ADDITIONAL CONDITIONS

- b. **TE20-012 & ER25-002.** Vesting Tentative Map Extension to allow a 24-month extension of a previously approved Vesting Tentative Map (T20-012) on an approximately 7.42-gross acre site located on the north of Blossom Hill Road, approximately 300 feet easterly of Chesboro Avenue (605 Blossom Hill Road) (Santa Clara County Transit District, Owner). Council District 10. CEQA: Determination of Consistency with the Environmental Impact Report (EIR) for the Blossom Hill Station Project (Resolution No. 80644).

PROJECT MANAGER, LAURA MEINERS

Staff Recommendation: Consider the Determination of Consistency with the Environmental Impact Report (EIR) for the Blossom Hill Station Project (Resolution No. 80644) in accordance with CEQA. Approve a Vesting Tentative Map Extension.

ACTION: APPROVED

4. PUBLIC HEARING

- a. [H24-042 & ER24-156](#). Site Development Permit to allow the demolition of two vacant commercial buildings, totaling approximately 50,900 square feet, and the removal of 59 trees (including 17 ordinance trees), for the construction of a six-story multifamily residential building with podium parking, including 400 units, 100% affordable subject to the State Density Bonus Law, with waivers and incentives for the rear building stepback, materials, and open space requirements, on an approximately 3.4-gross-acre site located on the south side of Alum Rock Avenue approximately 600 feet west of South White Road (2940 Alum Rock Avenue) (National Retail Properties LP, Owner). Council District 5. CEQA: Infill Exemption per Section 15332 of the California Environmental Quality Act (CEQA).

PROJECT MANAGER, LAURA MEINERS

Staff Recommendation: Consider the Infill Exemption per Section 15332 of the California Environmental Quality Act (CEQA). in accordance with CEQA. Approve a Site Development Permit.

ACTION: APPROVED

5. ADJOURNMENT

Meeting adjourned at 9:47 a.m.