



# **PLANNING DIRECTOR HEARING**

## **Action Minutes**

**Wednesday, April 2, 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. [H24-023 & ER24-104](#). Site Development Permit to allow the demolition of an approximately 141,510-square-foot industrial building for the construction of an approximately 276,030-square-foot industrial building on an approximately 13.68-gross acre site located at 2256 Junction Avenue. (Duke Realty 2256 Junction Ave LP, Owner). Council District 4. **CEQA:** Addendum to 2256 Junction Avenue 2021 Project Mitigated Negative Declaration.

*PROJECT MANAGER, ANGELA WANG*

**Staff Recommendation:** Consider the Addendum to 2256 Junction Avenue 2021 Project Mitigated Negative Declaration in accordance with CEQA. Approve a Site Development Permit.

**ACTION: APPROVED**

- b. [PDA21-016-01 & ER24-163](#). Planned Development Permit Amendment to File No. PD21-016 to allow the reduction in square footage of the new Second Harvest distribution center from approximately 249,230 square feet to approximately 215,667 square feet and increase vehicle parking spaces from 161 to 315 and bicycle parking spaces from 14 to 21, on an approximately 10.5-gross-acre site located at 4553 and 4653 North 1<sup>st</sup> Street. (Second Harvest of Silicon Valley, Owner). Council District 4. **CEQA:** Determination of Consistency with the 2000 Cisco Site 6 Environmental Impact Report (FEIR) (Resolution No. 69636), and Addenda thereto.

*PROJECT MANAGER, KORA MCNAUGHTON*

**Staff Recommendation:** Consider the Determination of Consistency with the 2000 Cisco Site 6 Environmental Impact Report (FEIR) (Resolution No. 69636), and Addenda thereto in accordance with CEQA. Approve a Planned Development Permit Amendment.

**ACTION: APPROVED WITH ADDITIONAL CONDITIONS**

## 4. PUBLIC HEARING

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- a. [H24-010](#), [T24-002](#) & [ER24-038](#). Site Development Permit to allow the demolition of three single-family residences and two commercial buildings totaling 8,390 square feet, the removal of 10 ordinance-size trees and 17 non-ordinance-size trees for the construction of seven three-story townhome buildings consisting of 33 residential units including 15% affordable units (5 units), subject to the State Density Bonus Law with one incentive/concession and 11 waivers from various development standards, and a Vesting Tentative Map to merge all existing lots to one lot for up to 33 residential condominiums on an approximately 1.29-gross-acre site located at 966 Pacific Avenue, 275 and 285 Lincoln Avenue, and 1141, 1177 and 1189 West San Carlos Street. (Jean Tina Trustee, Owner). Council District 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for Infill Development Projects.

*PROJECT MANAGER, ANGELA WANG*

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

**ACTION: APPROVED**

## 5. ADJOURNMENT

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Meeting adjourned at 9:45 a.m.