CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

PLANNING DIRECTOR HEARING

Action Minutes

Wednesday, September 16, 2026

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. **PD25-001 & ER25-004.** Planned Development Permit to allow the construction of a retaining wall up to 5.5 feet in height located on the southern side of an approximately 0.26-gross-acre single-family property located on the east side of Country Club Parkway, approximately 1,750 feet southeasterly of the intersection of Silver Creek Valley Road and Country Club Parkway (5480 Country Club Parkway) (Farshad Haghighi and Mehri Eghbal Haghighi, Trustees, Owner). Council District 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.
***PROJECT MANAGER**, JASON LEE*

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

ACTION: APPROVED

b. **SP26-012 & ER26-080.** Special Use Permit to allow the installation of a retaining wall, approximately five feet in height, in the side yard of a proposed single-family residence on a 0.18-gross-acre site located at 0 Rolling Glen Court (Song Peng and Hu Ying, Owner). Council District 10. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.
***PROJECT MANAGER**, JACQUELINE GUERRERO*

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

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

ACTION: APPROVED

c. **SP26-013 & ER26-090.** Special Use Permit to allow the establishment of a banquet hall within an approximately 5,745-square-foot unit of an existing, approximately 19,140-square-foot commercial building and minor changes to the front building elevations on an approximately 2.02-gross-acre site located on the south side of Burdette Drive, 250 feet west of the intersection of South King Road and Burdette Drive (1654 Burdette Drive) (District 7 Properties LLC, Owner). Council District 7. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities. ***PROJECT MANAGER****, JASON LEE*

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

ACTION: APPROVED WITH CHANGES TO CONDITIONS AND PLAN SET

4. PUBLIC HEARING

No items.

5. ADJOURNMENT

Meeting adjourned at 9:18 a.m.