



**PLANNING COMMISSION**  
**Action Minutes**

**Wednesday, February 12, 2025**

**Regular & General Plan Hearing**

**6:30 p.m.**

**Council Chambers**

First Floor, City Hall Wing  
200 East Santa Clara Street  
San José, California

**Anthony Tordillos, Chair**

**Charles Cantrell, Vice Chair**

**Louis Barocio**

**Dilpreet Bhandal**

**Melissa Bickford**

**Justin Lardinois**

**Pierluigi Oliverio**

**Carlos Rosario**

**Michael Young**

**Christopher Burton, Director**

**Planning, Building & Code Enforcement**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:  
<https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/commissions-hearings-and-developers-roundtable/planning-commission/planning-commission-agendas-minutes>

**AGENDA**  
**ORDER OF BUSINESS**

**WELCOME**

**SALUTE TO THE FLAG**

**ROLL CALL**

PRESENT: Commissioners Tordillos, Cantrell, Barocio, Bhandal, Lardinois, Rosario and Young.

ABSENT: Commissioner Bickford and Oliverio

**SUMMARY OF HEARING PROCEDURES**

**1. CALL TO ORDER & ORDERS OF THE DAY**

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Meeting called to order at: 6:30 p.m.

**2. PUBLIC COMMENT**

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**3. DEFERRALS AND REMOVALS FROM CALENDAR**

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No Items.

**4. CONSENT CALENDAR**

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- a. [Review and Approve Action Minutes from January 22, 2025.](#)

**ACTION: COMMISSIONER LARDINOIS MADE A MOTION TO APPROVE CONSENT CALENDAR ITEM 4.A.**

**COMMISSIONER ROSARIO SECONDED THE MOTION (7-0-2; BICKFORD & OLIVERIO ABSENT)**

- b. [H23-007 & ER23-075](#): Site Development Permit to allow the demolition of an approximately 12,000-square-foot office building that is an eligible City Landmark and the removal of 20 trees, including 10 ordinance-size trees, for the construction of a seven-story, 118-unit residential building with 74 parking spaces, and including six units affordable to very-low-income households subject to the state Density Bonus Law, on an approximately 0.49-gross-acre lot with frontage on North 1st Street, Bassett Street, and North 2nd Street (380 North 1st Street) ([380 N 1<sup>st</sup> Street QOZB, LLC](#), Owner). Council District: 3. **CEQA**: Environmental Impact Report for the 380 North 1st Street Project (State Clearinghouse No. 2023080670).

*PROJECT MANAGER, KORA MCNAUGHTON*

**PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**ACTION: COMMISSIONER LARDINOIS MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:**

1. **ADOPT A RESOLUTION CERTIFYING THE 380 NORTH 1ST STREET ENVIRONMENTAL IMPACT REPORT, AND MAKING CERTAIN FINDINGS CONCERNING SIGNIFICANT IMPACTS, MITIGATION MEASURES, ALTERNATIVES, AND ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS AND A RELATED MITIGATION AND MONITORING AND REPORTING PLAN, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AS AMENDED; AND**

2. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A SITE DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF AN APPROXIMATELY 12,000-SQUARE-FOOT OFFICE BUILDING THAT IS AN ELIGIBLE CITY LANDMARK AND THE REMOVAL OF 20 TREES, INCLUDING 10 ORDINANCE-SIZE TREES, FOR THE CONSTRUCTION OF A SEVEN-STORY, 118-UNIT RESIDENTIAL BUILDING WITH 74 PARKING SPACES, INCLUDING SIX UNITS AFFORDABLE TO VERY-LOW-INCOME HOUSEHOLDS, ON AN APPROXIMATELY 0.49-GROSS-ACRE LOT**

**COMMISSIONER YOUNG SECONDED THE MOTION (7-0-2; BICKFORD & OLIVERIO ABSENT)**

## **5. PUBLIC HEARING**

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- a. **PD24-016 & ER24-208:** Planned Development Permit and Determination of Public Convenience or Necessity to allow the off-sale of alcohol (Type 21 – full range of alcoholic beverages) at an existing approximately 2,376-square-foot tenant space on an approximately 0.93-gross-acre site located on the southerly corner of the intersection of McKee Road and North 34th Street (1610 McKee Road). (Blue Creek Properties, LLC, Owner). Council District: 3. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, CAMERON GEE*

**ACTION: COMMISSIONER YOUNG MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS:**

1. **CONSIDER THE EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15270 FOR PROJECTS WHICH ARE DISAPPROVED; AND**
2. **ADOPT A RESOLUTION DENYING A PLANNED DEVELOPMENT PERMIT AND DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY TO ALLOW THE OFF-SALE OF ALCOHOL (TYPE 21 – FULL RANGE OF ALCOHOLIC BEVERAGES) AT AN EXISTING APPROXIMATELY 2,376-SQUARE-FOOT TENANT SPACE ON AN APPROXIMATELY 0.93-GROSS-ACRE SITE.**

**COMMISSIONER LARDINOIS SECONDED THE MOTION (6-1-2; BHANDAL OPPOSED; BICKFORD & OLIVERIO ABSENT)**

## **6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES**

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No items

## **7. GOOD AND WELFARE**

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- a. Report from City Council

*No Items*

- b. Subcommittee Formation, Reports, and Outstanding Business

*No Items*

- c. Commission Calendar and Study Sessions.

- i. Study Session scheduled for March 12, 2025, for the Housing Catalyst Work Plan

- d. The Public Record

*Chair Tordillos made a comment on the responsible contractor ordinance & working with such that have wage thief & other labor violations. He would like for City Council to potentially revisit and reevaluate the effectiveness of this ordinance to see what the real reasoning behind wage thief is.*

## **8. ADJOURNMENT**

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The meeting adjourned at 7:31 p.m.