



PLANNING COMMISSION

Action Minutes

Wednesday, December 10, 2025

Regular Hearing

6:30 p.m.

Council Chambers

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

Carlos Rosario, Chair

Melissa Bickford, Vice Chair

Louis Barocio

Dilpreet Bhandal

Charles Cantrell

Daniel Cao

Lawrence Casey

Aimee Escobar

Khôi Nguyen

Pierluigi Oliverio

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 Rosario, Bickford, Barocio, Bhandal, Cantrell, Cao, Casey, Escobar, Nguyen, Oliverio (arrived at 6:35 p.m.) and Young (arrived at 6:58 p.m.)

ABSENT: None

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

Meeting called to order at: 6:32 p.m.

2. PUBLIC COMMENT

3. DEFERRALS AND REMOVALS FROM CALENDAR

- a. **CP25-001 & ER25-007 (Administrative Hearing):** Conditional Use Permit to allow the construction of a utility facility, including two above-ground pressure regulators, a control unit cabinet, approximately 160 linear feet of perimeter fencing, and a driveway on an approximately 1,600-square-foot portion of an approximately 40.0-gross-acre site located at 0 Suncrest Avenue (James E. and Jane N. Duarte Trustee, Owner). Council District: 4. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

PROJECT MANAGER, CAMERON GEE

STAFF RECOMMENDS:

1. **DEFERRED TO THE JANUARY 14, 2026, PLANNING COMMISSION MEETING PER STAFF REQUEST.**

ACTION: COMMISSIONER BHANDAL MADE A MOTION TO DEFER TO THE JANUARY 28, 2026, PLANNING COMMISSION MEETING.

COMMISSIONER CASEY SECONDED THE MOTION (9-0-2; OLIVERIO & YOUNG ABSENT)

4. CONSENT CALENDAR

ACTION: COMMISSIONER BHANDAL MADE A MOTION TO APPROVE CONSENT CALENDAR ITEMS 4.A. AND 4.B.

COMMISSIONER CANTRELL SECONDED THE MOTION (8-0-2-1; OLIVERIO & YOUNG ABSENT; ESCOBAR ABSTAINED)

- a. [Review and Approve Action Minutes from November 19, 2025.](#)
- b. **CP25-020 & ER25-184 (Administrative Hearing):** Conditional Use Permit to allow the continued use of an existing wireless facility, consisting of an approximately 77-foot-high monopole and associated ground equipment on an approximately 0.25-gross-acre site located

at 419 Lano Street (Froom Judith R Trustee & Et Al, Owner). Council District: 7. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, CAMERON GEE

1. **CONSIDER THE EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 FOR EXISTING FACILITIES; AND**
2. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE CONTINUED USE OF AN EXISTING WIRELESS FACILITY, CONSISTING OF AN APPROXIMATELY 77-FOOT-HIGH MONOPOLE AND ASSOCIATED GROUND EQUIPMENT ON AN APPROXIMATELY 0.25-GROSS-ACRE SITE.**

5. PUBLIC HEARING

- a. **2025-2026 Annual Compliance Review of Development Agreements (Administrative Hearing).** This is an annual compliance review hearing of active development agreements pursuant to California Government Code Section 65865.1 and San José Municipal Code Section 18.02.300. The purpose of the hearing is for the Planning Commission to determine if the developers or their successor-in-interests are in compliance with the terms and conditions of the development agreements with the City of San José.
 - **DA10-001.** This is the annual compliance review hearing for the Cisco Systems Development Agreement. The City Council adopted this Development Agreement in 2010, which allows the development of 150,000-2.5 million square feet of office/R&D space over the term of the agreement, for the 137-acre site. (Cisco Technology Inc., Owner). Council District 4.
 - **DA14-003, DA16-001, DA17-001 & DA 22-001.** This is an annual compliance review hearing for the Development Agreement for the property boundary shown Jackson Taylor (File Nos.DA14-003, DA16-001, DA17-001, DA22-001). The City Council adopted this Development Agreement in December 2014, providing for the development of 435-600 dwelling units, a performance center and a public park on the 5.25-acre site. (ICS Corporate Yard Multifamily LLC, Owners). Council District 3.
 - **DA15-002.** This is an annual compliance review hearing for the Apple, Inc. Development Agreement. The City Council adopted this Development Agreement in March 2016, which allows the development of up to 4,151,530 square feet of office/R&D and manufacturing development on the 86-acre site. (Apple Inc., Owner). Council District 4.
 - **DA21-001.** This is an annual compliance review hearing for the Downtown West Development Agreement for a project that included up to 7.3 million gross square feet (gsf) of commercial office space; up to 5,900 residential units; up to 500,000 gsf of active uses; up to 100,000 of event spaces, hotel use, and limited-term corporate accommodations; 15 acres of parks and open space; and infrastructure and utilities (Google LLC, Owner). Council District 6.
 - **DA25-001.** This is an annual compliance review hearing for the Development Agreement for the property boundary shown. The City Council adopted this Development Agreement in August 2017 and amended it in November 2024, providing for the redevelopment of the site and improvements for adjacent City properties on an approximately 2.54-acre site (San Jose Children's Musical Theater Inc., Owner). Council District 3.
 - **DA-Hitachi.** This is an annual compliance review hearing for the Hitachi/Western Digital Development Agreement. The City Council adopted this Development Agreement in 2005, which bound the developer to construct several public improvements to support up to 3.6 million square feet of industrial development, 460,000 square feet of commercial

development, and 2,930 residential units on a 332-acre site. (Hitachi Global Storage Techs Inc., Owner). Council District 2.

- **DA-Novellus and DA11-001.** This is an annual compliance review hearing for the Novellus Development Agreement. The City Council adopted this Development Agreement in 2007, which bound the developer to construct two public parks and allows up to 870,000 square feet of industrial space on the 46-acre site. (Novellus Systems Inc., Owner). Council District 4.

PROJECT MANAGER, JOHN TU

1. **ADOPT A RESOLUTION PURSUANT TO SAN JOSÉ MUNICIPAL CODE SECTION 18.02.300.E CERTIFYING THE DEVELOPER IS IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN JOSÉ AND CISCO TECHNOLOGY, INC. (“CISCO”) DATED SEPTEMBER 2, 2010 (FILE NO. DA10-001) FOR THE ANNUAL COMPLIANCE REVIEW PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025, FOR THE UP TO 2.5 MILLION-SQUARE FOOT RESEARCH AND DEVELOPMENT OFFICE PROJECT ON THE 137-GROSS ACRE SITE LOCATED ON THE NORTH AND SOUTH SIDES OF EAST TASMAN DRIVE, EAST OF ZANKER ROAD.**
2. **ADOPT A RESOLUTION PURSUANT TO SAN JOSÉ MUNICIPAL CODE SECTION 18.02.300.E CERTIFYING THE DEVELOPER IS IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN JOSÉ AND NOVELLUS SYSTEMS, INC. (“NOVELLUS”) (SUBSEQUENTLY ASSIGNED TO EQT EXETER), VISTA MONTANA PARK HOMES, LLC AND EQUITY TASMAN APARTMENTS, LLC DATED DECEMBER 20, 2007 (FILE NO. DA-NOVELLUS, AND DA AMENDMENT DA11-001) FOR THE ANNUAL COMPLIANCE REVIEW PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025, FOR THE PROJECT OF UP TO 870,000 SQUARE FEET OF INDUSTRIAL SPACE AND 998 MULTI-FAMILY RESIDENTIAL UNITS ON THE 46-GROSS ACRE SITE LOCATED AT THE WEST CORNER OF NORTH FIRST STREET AND HEADQUARTERS DRIVE; THE SOUTH AND EAST CORNERS OF NORTH FIRST STREET AND VISTA MONTANA; AND THE NORTHWEST CORNER OF VISTA MONTANA AND WEST TASMAN DRIVE.**
3. **ADOPT A RESOLUTION PURSUANT TO SAN JOSÉ MUNICIPAL CODE SECTION 18.02.300.E CERTIFYING THE DEVELOPER IS IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN JOSÉ AND APPLE, INC. (“APPLE”) DATED MARCH 4, 2016 (FILE NO. DA15-002) FOR THE ANNUAL COMPLIANCE REVIEW PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025, FOR A 4,151,530-SQUARE FOOT RESEARCH AND DEVELOPMENT OFFICE AND MANUFACTURING PROJECT ON THE 86-GROSS ACRE SITE LOCATED ON THE EAST AND WEST SIDES OF ORCHARD PARKWAY, APPROXIMATELY ONE-QUARTER MILE SOUTH OF TRIMBLE ROAD.**
4. **ADOPT A RESOLUTION PURSUANT TO SAN JOSÉ MUNICIPAL CODE SECTION 18.02.300.E CERTIFYING THE DEVELOPER IS IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN JOSÉ AND HITACHI GLOBAL STORAGE TECHNOLOGIES, INC. (“HGST”) DATED SEPTEMBER 23, 2005 (FILE NO. DA-HITACHI) FOR THE ANNUAL**

COMPLIANCE REVIEW PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025, FOR THE PROJECT INCLUDING UP TO 3.6 MILLION SQUARE FEET OF INDUSTRIAL DEVELOPMENT, 460,000 SQUARE FEET OF COMMERCIAL RETAIL DEVELOPMENT, AND 2,930 RESIDENTIAL UNITS ON THE 332-GROSS ACRE SITE BOUNDED BY MONTEREY ROAD TO THE NORTH, HIGHWAY 85 TO THE SOUTH, MANASSAS ROAD TO THE EAST AND COTTLE ROAD TO THE WEST.

- 5. ADOPT A RESOLUTION PURSUANT TO SAN JOSÉ MUNICIPAL CODE SECTION 18.02.300.E CERTIFYING THE DEVELOPER IS IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN JOSÉ AND JACKSON TAYLOR PARTNERS, LLC ("JACKSON TAYLOR PARTNERS") ENTERED INTO DECEMBER 16, 2014 (AND ASSIGNED BY JACKSON TAYLOR PARTNERS TO AND ASSUMED BY SHEA PROPERTIES IN 2017), (FILE NO. DA14-003, AND AMENDMENT FILE NOS DA16-001, DA17-001, AND DA22-001) FOR THE ANNUAL COMPLIANCE REVIEW PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025, FOR THE PROJECT WITH 435 TO 600 DWELLING UNITS, 16,000 TO 25,000 SQUARE FEET OF RETAIL, A SITE FOR A CENTER FOR THE CREATIVE ARTS (CCA), AND A PUBLIC PARK LOCATED ON AT THE SOUTHEAST CORNER OF EAST TAYLOR STREET AND NORTH 6TH STREET.**
- 6. ADOPT A RESOLUTION PURSUANT TO SAN JOSÉ MUNICIPAL CODE SECTION 18.02.300.E CERTIFYING THE DEVELOPER IS IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN JOSÉ AND GOOGLE, LLC ("GOOGLE") ENTERED INTO JULY 9, 2021, (FILE NO. DA21-001) FOR THE ANNUAL COMPLIANCE REVIEW PERIOD OF JULY 9, 2024 THROUGH JUNE 30, 2024, FOR A MIXED-USE AREA THAT INCLUDES DEVELOPMENT OF UP TO 7.3 MILLION GROSS SQUARE FEET (GSF) OF COMMERCIAL OFFICE SPACE; UP TO 5,900 RESIDENTIAL UNITS; UP TO 500,000 GSF OF ACTIVE USES (COMMERCIAL RETAIL/RESTAURANT, ARTS, CULTURAL, LIVE ENTERTAINMENT, COMMUNITY SPACES, INSTITUTIONAL, CHILDCARE AND EDUCATION, MAKER SPACES, NON-PROFIT, AND SMALL-FORMAT OFFICE SPACE); UP TO 300 HOTEL ROOMS; UP TO 800 LIMITED-TERM CORPORATE ACCOMMODATIONS; UP TO 100,000 GSF OF EVENT AND CONFERENCE SPACE; UP TO 4,800 PUBLICLY ACCESSIBLE COMMERCIAL PARKING SPACES AND UP TO 2,360 UNBUNDLED PARKING SPACES FOR RESIDENTIAL USE; A "DISTRICT SYSTEMS" APPROACH TO DELIVERY OF ON-SITE UTILITIES, INCLUDING DESIGNATED INFRASTRUCTURE ZONES WITH UP TO TWO ON-SITE CENTRALIZED UTILITY PLANTS TOTALING UP TO 130,000 GROSS SQUARE FEET; ONE OR MORE ON-SITE LOGISTICS CENTERS TO SERVE THE COMMERCIAL ON-SITE USES THAT WOULD OCCUPY A TOTAL OF APPROXIMATELY 100,000 GROSS SQUARE FEET; APPROXIMATELY 15 ACRES OF PARKS, PLAZAS AND OPEN SPACE, INCLUDING AREAS FOR OUTDOOR SEATING AND COMMERCIAL ACTIVITY (SUCH AS RETAIL, CAFES, AND RESTAURANTS), GREEN SPACES, LANDSCAPING, MID-BLOCK PASSAGES, RIPARIAN SETBACKS, AND TRAILS; AND VARIOUS OTHER IMPROVEMENTS TO**

**THE PUBLIC REALM TO IMPROVE TRANSIT ACCESS AND
PEDESTRIAN AND BICYCLE CIRCULATION.**

7. **ADOPT A RESOLUTION PURSUANT TO SAN JOSÉ MUNICIPAL CODE SECTION 18.02.300.E CERTIFYING THE DEVELOPER IS IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN JOSÉ AND INSIGHT KING WAH, LCC ON AUGUST 29, 2017 AND SUBSEQUENTLY ASSIGNED TO MUSEUM PLACE OWNER LCC ON DECEMBER 3, 2019 (“MUSEUM PLACE”) (FILE NO. DA25-001), AND SUBJECT TO THE SECOND AMENDMENT DATED NOVEMBER 25, 2024 EXTENDING THE TIME FOR DEVELOPER PERFORMANCE, FOR THE ANNUAL COMPLIANCE REVIEW PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025, FOR THE PROJECT OF UP TO 1,203,352 SQUARE FEET OF OFFICE SPACE, 1,715 SQUARE FEET OF RETAIL SPACE, A 60,836 SQUARE FOOT MUSEUM EXPANSION, DEMOLITION OF THE PARKSIDE HALL BUILDING, MODIFICATION OF DOCKS AND RAMPS ALONG MCCABE HALL, REMOVAL OF 46 TREES, AND CONSTRUCTION OF A 1,000-STALL BELOW GRADE PARKING GARAGE ON THE 2.54-GROSS ACRE SITE LOCATED ON THE SOUTH SIDE OF PARK AVENUE BETWEEN SOUTH ALMADEN BOULEVARD AND SOUTH MARKET STREET.**

COMMISSIONERS BAROCIO & ESCOBAR STATED THEIR CONFLICT OF INTEREST IN PARTICIPATING IN THE DECISION-MAKING ON ITEM DA15-002 (APPLE). COMMISSIONER BICKFORD STATED THEIR CONFLICT OF INTEREST IN PARTICIPATING IN THE DECISION-MAKING ON ITEMS DA10-001 (CISCO) & DA21-001 (GOOGLE). COMMISSIONERS BAROCIO, ESCOBAR & ROSARIO ALSO STATED THEIR CONFLICT OF INTEREST IN PARTICIPATING IN THE DECISION-MAKING ON ITEM DA21-001 (GOOGLE).

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE ALL ITEMS LISTED UNDER STAFF RECOMMENDATION (EXCEPT FOR DA10-001, DA15-002& DA21-001).

COMMISSIONER BICKFORD SECONDED THE MOTION (11-0)

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE STAFF RECOMMENDATION FOR DA10-001.

COMMISSIONER CAO SECONDED THE MOTION (10-0-0-1; BICKFORD RECUSED)

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE STAFF RECOMMENDATION FOR DA15-002.

COMMISSIONER BHANDAL SECONDED THE MOTION (9-0-0-2; BAROICIO & ESCOBAR RECUSED)

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE STAFF RECOMMENDATION FOR DA21-001.

COMMISSIONER CASEY SECONDED THE MOTION (6-1-0-4; CANTRELL OPPOSED; ROSARIO, BICKFORD, BAROICIO & ESCOBAR RECUSED)

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

No items

7. GOOD AND WELFARE

a. Report from City Council

The Commission Secretary reported on City Council action taken on December 3 & December 16, 2025.

b. Subcommittee Formation, Reports, and Outstanding Business

c. Commission Calendar and Study Sessions.

i. *The Commission Secretary reported that City Hall will be closed from 12/24/25 – 1/2/26.*

ii. *The Next Planning Commission Meeting will be held on 1/14/26.*

iii. *The 4-Year Review Task Force Meeting will be held on 1/21/26.*

iv. *Study Session scheduled on Wednesday, January 14, 2026, for The Cost of Residential Development in San Jose*

d. The Public Record

ADJOURNMENT

The meeting adjourned at 7:19 p.m.