



PLANNING COMMISSION

Action Minutes

Wednesday, August 13, 2025

**Special Meeting/Study Session
for proposed Changes to Resolution and Staff Report Formatting
and
Regular & General Plan 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

Lawrence Casey

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, Barocio, Bhandal, Cantrell, Casey, Nguyen,
Oliverio (arrived at 6:35 p.m.) and Young

ABSENT: Commissioner Bickford

1. SPECIAL MEETING/STUDY SESSION (NO ACTION WILL BE TAKEN)

MOVED AND HEARD AFTER REGULAR & GENERAL PLAN HEARING

Meeting called to order at: 7:12 p.m.

a. **[Proposed Changes to Resolution and Staff Report Formatting:](#)**

PROJECT MANAGER, LAURA MEINERS

Staff Recommendation:

Informational Study Session to introduce and discuss structural changes to future Resolutions and Staff Reports as proposed by the Development Review Team of the Planning Division of the Planning, Building, and Code Enforcement Department (PBCE), to eliminate redundancies across the two documents and improve the structure to focus on the critical information for the public and the decision makers

ADJOURN SPECIAL MEETING/STUDY SESSION

The meeting adjourned at 7:23 p.m.

2. CALL REGULAR & GENERAL PLAN HEARING TO ORDER & ORDERS OF THE DAY

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

SUMMARY OF HEARING PROCEDURES

RECOGNITION OF ANTHONY TORNILLOS' SERVICE TO THE CITY OF SAN JOSE AND THE PLANNING COMMISSION.

3. PUBLIC COMMENT

Mr. Juan Estrada commented on the inability for remote participation in meetings. He stated that it makes it hard for the community to engage because of the ban on remote participation especially people with disabilities, parents with small children or the working community who cannot make it in-person & encourages the reinstatement of remote participation.

4. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

5. CONSENT CALENDAR

- a. [Review and Approve Action Minutes from July 9, 2025.](#)

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

COMMISSIONER BHANDAL SECONDED THE MOTION (8-0-1; BICKFORD ABSENT)

- b. [CP25-008 & ER25-068 \(Administrative Hearing\)](#): Conditional Use Permit to allow late-night use (24 hours) of a new 12,824-square-foot fitness center within an existing building on an approximately 2.7-gross-acre site located on the east side of Monterey Road, approximately 235 feet southeast of East Alma Avenue (1462 Monterey Road) (Sun Garden Center 1, LLC, Owner). Council District: 7. **CEQA**: Exempt Pursuant to CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, KORA McNAUGHTON

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE STAFF RECOMMENDATIONS TO:

1. **CONSIDER THE EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301(A) FOR EXISTING FACILITIES; AND**
2. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW 24-HOUR USE OF A NEW, 12,824-SQUARE-FOOT FITNESS CENTER WITHIN AN EXISTING BUILDING ON AN APPROXIMATELY 2.7-GROSS-ACRE SITE.**

COMMISSIONER BHANDAL SECONDED THE MOTION (8-0-1; BICKFORD ABSENT)

6. PUBLIC HEARING

No Items

7. OPEN THE GENERAL PLAN HEARING (2025 CYCLE 2)

8. GENERAL PLAN CONSENT CALENDAR

Notice to the public: There will be no separate discussion of individual Consent Calendar items as they are considered to be routine and will be adopted by one motion. If a member of the Commission requests debate, separate vote or recusal on a particular item, that item may be removed from the Consent Calendar by the Chair and considered separately. The public may comment on the entire Consent Calendar and any items removed from the Consent Calendar by the Chair.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time.

No Items

9. GENERAL PLAN PUBLIC HEARING

Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

- a. **GPT25-002**: City-initiated General Plan Text Amendment to modify Policy IP-2.11 of the Envision San José 2040 General Plan to provide flexibility in the composition of a Task Force for each General Plan Four-Year Review. (City of San Jose, Owner). Council District: Citywide. **CEQA**: File No. PP17-008, General Procedure & Policy Making resulting in no changes to the physical environment.

PROJECT MANAGER, RUTH CUETO

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO RECOMMEND CITY COUNCIL TAKE ALL THE FOLLOWING ACTIONS:

1. **ADOPT A RESOLUTION APPROVING A GENERAL PLAN TEXT AMENDMENT TO AMEND POLICY IP-2.11 OF THE ENVISION SAN JOSÉ 2040 GENERAL PLAN TO CONVENE AN ADVISORY GROUP, SUCH AS THE PLANNING COMMISSION, IN-LIEU OF THE ORIGINAL ENVISION SAN JOSÉ 2040 GENERAL PLAN TASK FORCE, FOR THE GENERAL PLAN FOUR YEAR REVIEW PROCESS; AND OTHER RELATED MINOR TEXT REVISIONS.**

COMMISSIONER BHANDAL SECONDED THE MOTION (8-0-1; BICKFORD ABSENT)

10. CLOSE THE GENERAL PLAN CALENDAR (2025 CYCLE 2)

11. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

No items

12. GOOD AND WELFARE

- a. Report from City Council

No Items

- b. Subcommittee Formation, Reports, and Outstanding Business

No Items

- c. Commission Calendar and Study Sessions.

Joint Planning Commission/City Council Study Session on the General Plan and Land Use Overview tentatively being scheduled for September 18, 2025

- d. The Public Record

ADJOURNMENT

The meeting adjourned at 7:12 p.m.