



## **PLANNING COMMISSION**

### **Action Minutes**

**Wednesday, April 23, 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, Bhandal, Bickford, Lardinois, Oliverio and Rosario

ABSENT: Commissioners Cantrell, Barocio and Young.

**SUMMARY OF HEARING PROCEDURES**

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

---

Meeting called to order at: 6:34 p.m.

**2. PUBLIC COMMENT**

---

**3. DEFERRALS AND REMOVALS FROM CALENDAR**

---

No Items

**4. CONSENT CALENDAR**

---

- a. Review and Approve Action Minutes from **April 9, 2025.**

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

**COMMISSIONER OLIVERIO SECONDED THE MOTION (6-0-3; CANTRELL, BAROCIO, YOUNG ABSENT)**

- b. [PDC23-008, PD24-018, T24-033 & ER23-079](#): Planned Development Zoning to allow the rezoning of the site from the A Agriculture Zoning District to the R-1-8(PD) Planned Development Zoning District on an approximately 2.71-gross-acre site. Planned Development Permit to allow the demolition of four existing warehouse/commercial buildings, a single-family house, and four accessory buildings, and the removal of 19 trees, including 11 ordinance-size trees (59 replacement trees), for the construction of 25 single-family homes, with extended construction hours to include Saturday 8:00 a.m. to 5:00 p.m. Vesting Tentative Map to subdivide an existing lot into 25 single-family lots and five common area lots, including two private streets. Located on the north side of Sierra Road, approximately 190 feet northeast of Piedmont Road, with approximately 35 feet of frontage on Piedmont Road (3315 Sierra Road) (Olivera Family Limited Partnership, Owner). Council District: 4. **CEQA**: 3315 Sierra Road Residential Project Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

***PROJECT MANAGER, KORA MCNAUGHTON***

**ACTION: COMMISSIONER LARDINOIS MADE A MOTION TO APPROVE STAFF RECOMMENDATIONS TO RECOMMEND CITY COUNCIL TAKE ALL THE FOLLOWING ACTIONS:**

- 1. ADOPT A RESOLUTION ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE 3315 SIERRA ROAD RESIDENTIAL PROJECT AND THE ASSOCIATED MITIGATION MONITORING AND**

**REPORTING PLAN, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED; AND**

- 2. APPROVE AN ORDINANCE REZONING AN APPROXIMATELY 2.71-GROSS-ACRE SITE FROM THE A AGRICULTURE ZONING DISTRICT TO AN R-1-8(PD) PLANNED DEVELOPMENT ZONING DISTRICT.**
- 3. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A VESTING TENTATIVE MAP TO SUBDIVIDE AN EXISTING LOT INTO 25 SINGLE-FAMILY LOTS AND FIVE COMMON AREA LOTS, INCLUDING TWO PRIVATE STREETS, ON AN APPROXIMATELY 2.71-GROSS-ACRE SITE.**
- 4. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF FOUR EXISTING WAREHOUSE/COMMERCIAL BUILDINGS, A SINGLE-FAMILY HOUSE, AND FOUR ACCESSORY BUILDINGS, AND THE REMOVAL OF 19 TREES, INCLUDING 11 ORDINANCE-SIZE TREES, FOR THE CONSTRUCTION OF 25 SINGLE-FAMILY HOMES, FIVE OF WHICH INCLUDE ADUS ABOVE DETACHED GARAGES, WITH EXTENDED CONSTRUCTION HOURS TO INCLUDE SATURDAY 8:00 A.M. TO 5:00 P.M. ON AN APPROXIMATELY 2.71-GROSS-ACRE SITE.**

**COMMISSIONER OLIVERIO SECONDED THE MOTION (6-0-3; CANTRELL, BAROCIO, YOUNG ABSENT)**

## **5. PUBLIC HEARING**

---

- a. **[CP23-024 & ER23-256 \(Administrative Hearing\):](#)** Conditional Use Permit to allow the demolition of an existing 4,763-square-foot restaurant building and the associated outdoor playground structure and seating, and the removal of 21 trees (20 ordinance-size trees and one non-ordinance-size tree), for the construction of a new approximately 3,786-square-foot restaurant (McDonald's) with double drive-through lanes, and associated site improvements, on an approximately 0.72-gross acre site. located on the northeast corner of the intersection of Camden Avenue and Leigh Avenue (1869 Camden Avenue) (McDonald's USA LLC, Owner). Council District: 9. **CEQA:** Categorical Exemption pursuant to CEQA Guidelines Section 15302 for Replacement or Reconstruction.

***PROJECT MANAGER, RINA SHAH***

**ACTION: COMMISSIONER LARDINOIS MADE A MOTION TO APPROVE STAFF RECOMMENDATIONS TO:**

- 1. CONSIDER A CATEGORICAL EXEMPTION UNDER CEQA GUIDELINES SECTION 15302 FOR REPLACEMENT OR RECONSTRUCTION; AND**
- 2. ADOPT A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING APPROXIMATELY 4,763-SQUARE-FOOT RESTAURANT (MCDONALD'S) AND THE ASSOCIATED OUTDOOR PLAYGROUND STRUCTURE AND SEATING, AND THE REMOVAL OF 21 TREES (20 ORDINANCE-SIZE TREES AND ONE NON-ORDINANCE-SIZE TREE) FOR THE CONSTRUCTION OF A NEW APPROXIMATELY 3,786-SQUARE-FOOT RESTAURANT (MCDONALD'S) WITH DOUBLE DRIVE-THROUGH LANES, AND ASSOCIATED SITE IMPROVEMENTS, ON AN APPROXIMATELY 0.72-GROSS ACRE SITE**

**COMMISSIONER OLIVERIO SECONDED THE MOTION (6-0-3; CANTRELL, BAROCIO, YOUNG ABSENT)**

## 6. OPEN THE GENERAL PLAN HEARING (2025 CYCLE 1)

---

## 7. 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.

- a. **GPT25-001**: City-initiated General Plan Text Amendment to amend Policy IP-5.15 of the Envision San José 2040 General Plan to address the need to identify a stable, internal funding source for the urban village planning process located Citywide (City of San Jose, Owner). Council District: Citywide. **CEQA**: Not a Project, File No. PP17-008, General Procedure & Policy Making resulting in no changes to the physical environment.

*PROJECT MANAGER, KRISTINE DO*

**ACTION: COMMISSIONER LARDINOIS MADE A MOTION TO APPROVE STAFF RECOMMENDATIONS TO RECOMMEND CITY COUNCIL TAKE ALL THE FOLLOWING ACTIONS:**

1. **ADOPT A RESOLUTION APPROVING A GENERAL PLAN TEXT AMENDMENT TO AMEND POLICY IP-5.15 OF THE ENVISION SAN JOSÉ 2040 GENERAL PLAN TO ADDRESS THE NEED TO IDENTIFY A STABLE, INTERNAL FUNDING SOURCE FOR THE URBAN VILLAGE PLANNING PROCESS.**

**COMMISSIONER ROSARIO SECONDED THE MOTION (6-0-3; CANTRELL, BAROCIO, YOUNG ABSENT)**

## 8. 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.

**No Items**

## 9. CLOSE THE GENERAL PLAN CALENDAR (2025 CYCLE 1)

---

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

---

**No items**

## 11. 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.

- d. The Public Record

*Commissioner Olivero inquired about having the 5/14 Special Meeting/Study Session on the Capitol Improvement Budget Plan in the Council Chambers rather than in the Wing Room*

*Commission Secretary Burton stated that he would check availability and if possible staff will facilitate that.*

*Commissioner Bickford inquired about zoom & being able to dial into a meeting. She will have to miss one of the upcoming meetings but would like to attend via zoom. She is asking if there was any progress on that.*

*Commission Secretary Burton stated that he did refer that question to the Commissions liaison which is Council Member Casey, however he has not had the opportunity to have a follow up conversation as of yet.*

## ADJOURNMENT

---

The meeting adjourned at 6:54 p.m.