



PLANNING COMMISSION

Action Minutes

Wednesday, July 8, 2026

Regular Hearing

6:30 p.m.

Council Chambers

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

Charles Cantrell, Chair

Michael Young, Vice Chair

Luis Arguello

Dilpreet Bhandal

Melissa Bickford

Daniel Cao

Lawrence Casey

Aimee Escobar

Khoi Nguyen

Pierluigi Oliverio

Carlos Rosario

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>

WELCOME

SALUTE TO THE FLAG

ROLL CALL

PRESENT: Commissioners Rosario, Bickford, Barocio, Cantrell, Casey, Escobar, Oliverio, and Young (arrived at 6:39 p.m.)

ABSENT: Commissioners Bhandal, Cao, Nguyen

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

No Items

4. CONSENT CALENDAR

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

COMMISSIONER ROSARIO SECONDED THE MOTION (8-0-3; BHANDAL, CAO, & NGUYEN ABSENT)

- a. Review and Approve Action Minutes from [June 24, 2026](#).
- b. [CP25-018 & ER25-163 \(Administrative Hearing\)](#). Conditional Use Permit and Determination of Public Convenience or Necessity to allow the off-sale of beer, wine, and distilled spirits (ABC Type 21 License) and Determination of Public Convenience or Necessity at an existing gas station and convenience store that currently sells beer and wine only on a 0.75-gross-acre site located on the northwest corner of Capitol Expressway and Quimby Road (2375 Quimby Road) (BP West Coast Products LLC, Owner). Council District: 8. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RINA SHAH

- 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 AND DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY TO ALLOW THE OFF-SALE OF ALCOHOL (TYPE 21 – FULL RANGE OF ALCOHOLIC BEVERAGES) AT AN EXISTING GAS STATION AND APPROXIMATELY 3,054-SQUARE-FOOT CONVENIENCE STORE (ARCO AM/PM) ON AN APPROXIMATELY 0.75-GROSS-ACRE SITE**

- c. [CP24-035 & ER24-032 \(Administrative Hearing\)](#). Conditional Use Permit to allow the continued use of an existing wireless facility, consisting of an approximately 60-foot-high monopole and associated ground equipment within an eight-foot-high enclosure on an approximately 1.08-gross-acre site located at 1539 Parkmoor Avenue (Chiechi Park West Associates, LP , Owner). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, JACQUELINE GUERRERO

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 60-FOOT-HIGH MONOPOLE AND ASSOCIATED GROUND EQUIPMENT WITHIN AN EIGHT-FOOT-HIGH CHAIN-LINK FENCE ENCLOSURE WITH PRIVACY SLATS ON AN APPROXIMATELY 1.08-GROSS-ACRE SITE.**

- d. [CP25-031 & ER25-253 \(Administrative Hearing\)](#). Conditional Use Permit to allow late-night use (5:00 a.m. to 12:00 Midnight) for a new approximately 30,000-square-foot fitness center located within an existing building, on an approximately 20.4-gross-acre site located on the southeast side of Saratoga Avenue and south of Campbell Avenue (910 El Paseo de Saratoga) (SDS NexGen Partners/ Sun Garden Center 1, Owner). Council District: 1. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301(a) for Existing Facilities.

PROJECT MANAGER, JACQUELINE GUERRERO

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 LATE-NIGHT USE (5:00 A.M. TO 12:00 MIDNIGHT) FOR A NEW APPROXIMATELY 30,000-SQUARE-FOOT FITNESS CENTER LOCATED WITHIN AN EXISTING BUILDING, ON AN APPROXIMATELY 20.4-GROSS-ACRE SITE.**

5. PUBLIC HEARING

No Items

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 that City Council is on recess in July. The City Council will be considering 2 land use items on August 11, 2026. One of the items is an appeal of an 8-unit project at Curtner/Cottle; and a conforming rezoning from IP to CIC for a church use on Rue Ferrari. On August 18, 2026, the City Council will consider the Planning Commission recommendations on the General Plan 4-year review.

b. Subcommittee Formation, Reports, and Outstanding Business

No items

c. Commission Calendar and Study Sessions

The Commission Secretary reported that the July 22, 2026, Planning Commission meeting will be canceled.

d. The Public Record

No items

ADJOURNMENT

The meeting adjourned at 6:47 p.m.