



PLANNING COMMISSION

Action Minutes

Wednesday, May 14, 2025

Special Meeting/Study Session

5:00 p.m.

City Hall Wing Room 118-119-120
200 East Santa Clara Street
San Jose, California

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>

SPECIAL MEETING AGENDA
TO BE HEARD AT 5:00 PM
ORDER OF BUSINESS

WELCOME

ROLL CALL

PRESENT: Commissioners Tordillos, Cantrell, Barocio, Lardinois (arrived at 5:04 p.m.),
Oliverio and Young

ABSENT: Commissioners Bhandal, Bickford and Rosario

CALL TO ORDER & ORDERS OF THE DAY

Meeting called to order at: 5:04 p.m.

PUBLIC COMMENT

Ms. Lillian stated that she is interested in knowing how the planning Commission will go forward with the Envision Plan & how the Commission plans to reduce environmental impacts due to tree reduction.

1. SPECIAL MEETING AND PUBLIC HEARING

- a. [City's 2025-2027 Proposed Biennial Capital Budget & 2026-2030 Capital Improvement Program:](#)

PROJECT MANAGER, JENNIFER TELL

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS, WITH THE ADDITION OF REQUESTING A STAFF REPORT REGARDING ALL UNCERTAINTIES AROUND FEDERAL BUDGETS AND THEIR POTENTIAL IMPACTS TO THE CITY:

- 1. RECOMMEND TO THE CITY COUNCIL THE ADOPTION OF THE 2025-2027 PROPOSED BIENNIAL CAPITAL BUDGET AND 2026-2030 CAPITAL IMPROVEMENT PROGRAM AND TRANSMIT A REPORT TO THE CITY COUNCIL PROVIDING COMMENTS INCLUDING A FINDING OF CONSISTENCY WITH THE ENVISION SAN JOSÉ 2040 GENERAL PLAN.**

COMMISSIONER CANTRELL SECONDED THE MOTION (6-0-3, BHANDAL, BICKFORD & ROSARIO ABSENT).

ADJOURNMENT

The meeting adjourned at 5:51 p.m.

AGENDA

ORDER OF BUSINESS

WELCOME

SALUTE TO THE FLAG

ROLL CALL

PRESENT: Commissioners Tordillos, Cantrell, Barocio, Bhandal, Lardinois, Oliverio
(arrived at 6:40 p.m.), Rosario and Young

ABSENT: Commissioner Bickford

SUMMARY OF HEARING PROCEDURES

2. CALL TO ORDER & ORDERS OF THE DAY

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

3. PUBLIC COMMENT

Mr. Brian Darby stated that he would like to remind the Commission that the decisions they make are about people's lives & homes.

4. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

5. CONSENT CALENDAR

- a. Review and Approve Action Minutes from **April 23, 2025.**

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

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

6. PUBLIC HEARING

No Items

7. GENERAL PLAN EARLY CONSIDERATION 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. **GP24-010**: A privately-initiated General Plan Amendment to change the Envision San José 2040 Land Use Transportation Diagram designation from Lower Hillside (one dwelling unit per five acres) to Rural Residential (two dwelling units per acre) on an approximately 8.29-gross-acre site at 3630 Kettmann Road (HD Group Kettman LLC, Owner). Council District: 8. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15270 for Projects Which Are Disapproved.

PROJECT MANAGER, LAURA MAURER

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

- 1. DENY THE APPLICANT’S REQUEST TO AMEND THE ENVISION SAN JOSÉ 2040 GENERAL PLAN LAND USE/ TRANSPORTATION DIAGRAM DESIGNATION FROM LOWER HILLSIDE TO RURAL RESIDENTIAL ON AN APPROXIMATELY 8.29-GROSS-ACRE SITE.**

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

- b. **GP23-011**: A privately-initiated General Plan Amendment to change the Envision San José 2040 Land Use Transportation Diagram designation from Neighborhood/Community Commercial to Transit Residential on a 0.61-gross acre site at 826 North Winchester Boulevard (Emerson Vista LLC, Owner). Council District: 6. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15270 for Projects Which Are Disapproved.

PROJECT MANAGER, DAVID FONG

- 1. DENY THE REQUEST TO AMEND THE ENVISION SAN JOSÉ 2040 GENERAL PLAN LAND USE/TRANSPORTATION DIAGRAM DESIGNATION FROM NEIGHBORHOOD/COMMUNITY COMMERCIAL TO TRANSIT RESIDENTIAL NEIGHBORHOOD ON AN APPROXIMATELY 0.61 GROSS ACRE SITE.**

COMMISSIONER OLIVERIO MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATION.

COMMISSIONER YOUNG SECONDED THE MOTION.

COMMISSIONER ROSARIO MADE A SUBSTITUTE MOTION TO RECOMMEND THAT THE CITY COUNCIL DENY STAFF RECOMMENDATION.

COMMISSIONER LARDINOIS SECONDED THE SUBSTITUTE MOTION (4-4-1; BAROCIO, BHANDAL, OLIVERIO & YOUNG OPPOSED; BICKFORD ABSENT) SUBSTITUTE MOTION FAILED.

THE FIRST MOTION WAS UP FOR DISCUSSION AND VOTE.

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATION.

COMMISSIONER YOUNG SECONDED THE MOTION (4-4-1; TORDILLOS, CANTRELL, LARDINOIS & ROSARIO OPPOSED; BICKFORD, ABSENT) MOTION FAILED.

THE PLANNING COMMISSION DID NOT PASS A RECOMMENDATION TO THE CITY COUNCIL FOR THIS ITEM.

8. CLOSE THE GENERAL PLAN CALENDAR

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

No items

10. GOOD AND WELFARE

a. Report from City Council

The Commission Secretary reported on City Council action taken on May 6 & May 13, 2025.

The Commission Secretary also reported there will be an item brought to City Council on June 3, 2025 regarding the General Plan 4 year review.

b. Subcommittee Formation, Reports, and Outstanding Business

No Items

c. Commission Calendar and Study Sessions.

No Items

d. The Public Record

Commissioner Bhandal inquired where he can get more information on the General Plan 4-year review.

Commissioner Rosario commented that he recognizes that all men were sitting on the dais for this meeting since Commissioner Bickford was absent & that he feels City Council should consider appointing more women to the Planning Commission.

ADJOURNMENT

The meeting adjourned at 9:36 p.m.