



PLANNING COMMISSION

Action Minutes

Wednesday, April 8, 2026

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

Khoi 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>

WELCOME

SALUTE TO THE FLAG

ROLL CALL

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

ABSENT: Commissioner Rosario

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

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

2. PUBLIC COMMENT

3. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

4. CONSENT CALENDAR

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

COMMISSIONER OLIVERIO SECONDED THE MOTION (10-0-1; ROSARIO ABSENT)

- a. [Review and Approve Action Minutes from March 25, 2026.](#)
- b. [CP24-026 & ER24-181 \(Administrative Hearing\):](#) Conditional Use Permit to allow the construction of a four-story, approximately 125,945-square-foot ministorage building and two vehicle gates, the demolition of an approximately 23,040-square-foot commercial building, and the removal of 39 trees (29 ordinance-size and ten non-ordinance-size) on an approximately 1.93-gross-acre site located on the southerly side of East Gish Road, approximately 50 feet southwesterly of the intersection of East Gish Road and Koll Circle (234 East Gish Road) (Green Valley Corporation (d/b/a Swenson), Owner). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for In-Fill Development Projects.

PROJECT MANAGER, JASON LEE

Staff recommends that the Planning Commission take all of the following actions:

- 1. CONSIDER THE EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15332 FOR IN-FILL DEVELOPMENT PROJECTS; AND**
- 2. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A FOUR-STORY, APPROXIMATELY 125,945-SQUARE-FOOT MINISTORAGE BUILDING AND TWO VEHICLE GATES, THE DEMOLITION OF AN APPROXIMATELY 23,040-SQUARE-FOOT COMMERCIAL BUILDING, AND THE REMOVAL OF 39 TREES (29 ORDINANCE-SIZE AND TEN NON-ORDINANCE-SIZE) ON AN APPROXIMATELY 1.93-GROSS-ACRE SITE**

LOCATED ON THE SOUTHERLY SIDE OF EAST GISH ROAD, APPROXIMATELY 50 FEET SOUTHWESTERLY OF THE INTERSECTION OF EAST GISH ROAD AND KOLL CIRCLE.

- c. **CP25-012 & ER25-077 (Administrative Hearing):** Conditional Use Permit to allow an existing approximately 107,719 square foot building to be converted into a warehouse utilized for electric vehicle (“EV”) passenger vehicle delivery, retail indoor sale of EV passenger vehicles not exceeding 25 feet in length, EV passenger vehicle service center, and incidental office with associated site improvements including paving and landscaping to accommodate 807 vehicle inventory stalls and 221 employee, customer, and visitor parking stalls on an approximately 13.68-gross-acre site, located at the northerly corner of the Junction Avenue and Dado Street intersection (2256 Junction Avenue) (Duke Realty 2256 Junction Ave LP, Owner). Council District: 4. **CEQA:** Addendum to the 2256 Junction Avenue 2021 Project Initial Study/Mitigated Negative Declaration.

PROJECT MANAGER, ZACHARY JOHNSON

Staff recommends that the Planning Commission take all of the following actions:

- 1. CONSIDER THE ADDENDUM TO THE 2256 JUNCTION AVENUE 2021 PROJECT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AND**
- 2. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW AN EXISTING APPROXIMATELY 107,719 SQUARE FOOT INDUSTRIAL BUILDING TO BE CONVERTED INTO A WAREHOUSE FOR ELECTRIC VEHICLE “EV” PASSENGER VEHICLE DELIVERY, RETAIL INDOOR SALE OF EV PASSENGER VEHICLES NOT EXCEEDING 25 FEET IN LENGTH, EV PASSENGER VEHICLE SERVICE CENTER, AND INCIDENTAL OFFICE WITH ASSOCIATED SITE IMPROVEMENTS INCLUDING PAVING AND LANDSCAPING TO ACCOMMODATE 807 VEHICLE INVENTORY STALLS AND 221 EMPLOYEE, CUSTOMER, AND VISITOR PARKING STALLS ON AN APPROXIMATELY 13.68-GROSS-ACRE SITE.**

5. PUBLIC HEARING

No Items

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

No items

4. GOOD AND WELFARE

- a. Report from City Council

The Commission Secretary reported on City Council action taken on March 24, 2026.

- b. Subcommittee Formation, Reports, and Outstanding Business

- c. Commission Calendar and Study Sessions.

The Commission Secretary reported the next scheduled Planning Commission Meeting is April 22, 2026.

The Commission Secretary reported there will several upcoming General Plan 4-Year Review Outreach & Open House Meeting throughout the City this month thru early next month.

The Commission Secretary reported City Council will be holding a study session on permitting timelines Study Session on April 20, 2026.

The Commission Secretary reported on April 28, 2026, the City Council will be hearing the Camden Builder's Remedy Project for those who are interested.

d. The Public Record

Commissioner Bhandal inquired about the 1295 Curtner Avenue Project & if there was an update on an Appeal.

Staff confirmed there has been an Environmental Appeal submitted & that the project will go directly to City Council.

ADJOURNMENT

The meeting adjourned at 6:42 p.m.