



## **PLANNING COMMISSION**

### **Action Minutes**

**Wednesday, January 28, 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>

**AGENDA**  
**ORDER OF BUSINESS**

**WELCOME**

**SALUTE TO THE FLAG**

**ROLL CALL**

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

ABSENT: Commissioner Rosario

**SUMMARY OF HEARING PROCEDURES**

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

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

**Notice of participation of Commissioner Pierluigi Oliverio by teleconference.**

Commissioner Oliverio intends to participate via teleconference from the following location:

Daxton Hotel,

298 S Old Woodward Ave,

Birmingham, Michigan, 48009

Meeting location will be in the lobby.

**COMMISSIONER OLIVERIO ATTENDED THE MEETING IN-PERSON**

**2. PUBLIC COMMENT**

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**3. DEFERRALS AND REMOVALS FROM CALENDAR**

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- a. **CP25-001 & ER25-007 (Administrative Hearing)**: Conditional Use Permit to allow the construction of a utility facility, including two above-ground pressure regulators, a control unit cabinet, approximately 160 linear feet of perimeter fencing, and a driveway on an approximately 0.037-gross-acre site located on the easterly side of Skyview Drive, approximately 90 feet southerly of its northern terminus (0 Skyview Drive) (San Jose Water Company, Owner). Council District: 4. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, JASON LEE*

**STAFF RECOMMENDS:**

- 1. DROPPED TO BE RENOTICED FOR A LATER DATE PER STAFF REQUEST.**

**ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO DEFER TO A LATER PLANNING COMMISSION MEETING.**

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

**4. CONSENT CALENDAR**

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

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

- a. [Review and Approve Action Minutes from January 14, 2026.](#)
- b. [CP25-011 & ER25-096 \(Administrative Hearing\):](#) Conditional Use Permit to allow the installation of a new potable water pump station including approximately 3,200 square feet of pavement, the construction of an approximately 135-square-foot canopy structure and an approximately 36-square-foot pump house, and the placement of equipment, including a booster pump, flowmeter, two 500-gallon surge tanks, a motor control center, and a regulator, with seven-foot-high fencing around an approximately 0.29-gross-acre site located on the easterly side of Sunol Street, approximately 40 feet southerly from the intersection of West Home Street and Sunol Street (736 Sunol Street) (San Jose Water Company, Owner). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction of Small Structures.

*PROJECT MANAGER, JASON LEE*

**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 15303 FOR NEW CONSTRUCTION OF SMALL FACILITIES; AND**
2. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A NEW POTABLE WATER PUMP STATION INCLUDING APPROXIMATELY 3,200 SQUARE FEET OF PAVEMENT, THE CONSTRUCTION OF AN APPROXIMATELY 135-SQUARE-FOOT CANOPY STRUCTURE AND AN APPROXIMATELY 36-SQUARE-FOOT PUMP HOUSE, AND THE PLACEMENT OF EQUIPMENT, INCLUDING A BOOSTER PUMP, FLOWMETER, TWO 500-GALLON SURGE TANKS, A MOTOR CONTROL CENTER, AND A REGULATOR, WITH SEVEN-FOOT-HIGH FENCING AROUND THE APPROXIMATELY 0.29-GROSS-ACRE SITE.**

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

**5. PUBLIC HEARING**

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**6. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES**

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No items

**7. GOOD AND WELFARE**

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- a. Report from City Council

*The Commission Secretary reported that on January 13, 2026; January 27, 2026; and the upcoming City Council on February 10<sup>th</sup> for the Appeal on the Conditional Use Permit for a late night use on Story Road denied by Planning Commission on November 19, 2025 & it is scheduled to go to City Council on February 24, 2026 and hear other Appeals from Director’s Hearing such as PayPal Park for expanding concert uses, as well as an industrial use on Lundy Avenue (next to Milpitas).*

- b. Subcommittee Formation, Reports, and Outstanding Business
- c. Commission Calendar and Study Sessions.
  - i. *Exploring the possibility of a Study Session on February 11, 2026, regarding SB 79.*
  - ii. *Joint Study Session with the Housing Commission on the Housing Catalyst Workplan and Annual Progress Report on February 25, 2026, from 5:30 –7:00 p.m. in Wing Room 118-119-120.*
  - iii. *The General Plan 4-Year Review Task Force Meeting 4 on March 4, 2026, will be regarding the Missing middle Housing/Small Multi-Family Development from 6:30 – 8:30 pm in Wing Room 118-119-120.*
- d. The Public Record
  - Question regarding the Fay project, foreclosure tied to parking? Evaluating success and whether parking becomes an issue.*
  - General Plan 4-Year review update.*

## **ADJOURNMENT**

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The meeting adjourned at 6:53 p.m.