



PLANNING COMMISSION

Action Minutes

Wednesday, May 6, 2026

Regular Hearing

6:30 p.m.

Council Chambers

City Hall Wing

Wing Rooms 118, 119, & 120

First Floor, City Hall Wing

200 East Santa Clara Street San José, CA 95113

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 Escobar and Oliverio

ABSENT: Commissioners Rosario, Nguyen and Young

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

2. PUBLIC COMMENT

3. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

4. CONSENT CALENDAR

- a. [Review and Approve Action Minutes from April 22, 2026.](#)

ACTION: COMMISSIONER OLIVERIO MADE A MOTION TO APPROVE ACTION MINUTES FROM APRIL 22, 2026.

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

- b. [PP25-007](#): An ordinance of the City of San José amending Title 20 (Zoning Ordinance or Zoning Code) of the San José Municipal Code to amend Part 9.5 of Chapter 20.30 to incorporate State law (AB 1061) provisions within R-1 Single Family Zoning districts; amend Section 20.80.178 of Chapter 20.80 to update Junior Accessory Dwelling Unit regulations to conform with State law (AB 1154 and SB 543); amend Section 20.80.185 of Chapter 20.80 to incorporate reference to California Department of Real Estate Regulations; amend Section 20.30.100 of Chapter 20.30, Section 20.40.100 of Chapter 20.40, Section 20.55.203 of Chapter 20.55, Section 20.70.100 of Chapter 20.70, Section 20.75.200 of Chapter 20.75 to incorporate a new use “Day care center co-located with Multifamily Housing development” to conform with State law (AB 752); amend Section 20.70.520 of Part 7 of Chapter 20.70 to remove the word ‘overlay’; amend various sections of Chapter 20.100, ‘Administration and Permits,’ including Sections 20.100.630 of Part 5, ‘Site Development Permit’; 20.100.720 of Part 6, ‘Conditional Use Permits’; 20.100.820 of Part 7, ‘Special Use Permit’; 20.100.940 of Part 8, ‘Planned Development Permits,’ to remove subjective language within permit findings for housing projects and replace with objective standards; and to make other technical, non-substantive, or formatting changes within those sections of Title 20 of the San José Municipal Code located at City Wide Projects (City of San Jose, Owner) Council District: Citywide. **CEQA**: Determination of Consistency with Final Program Environmental Impact Report for the Envision San José 2040 General Plan (the “FEIR”), for which findings were adopted by City Council through its Resolution No. 76041 on November 1, 2011, and Supplemental Environmental Impact Report (the “SEIR”), through Resolution No. 77617, adopted by City Council on December 15, 2015, and the Supplemental Environmental Impact Report – 2023-2031 Housing Element Update (Resolution No. 2023-262) and Addenda thereto and does not involve new significant effects

beyond those analyzed in the FEIR and SEIR. Pursuant to Section 151168 of the CEQA Guidelines, the City of San Jose has determined that this activity is within the scope of the earlier approved programs and the Final Program EIRs adequately describe the activity for purposes of CEQA.

PROJECT MANAGER, BRENT CARVALHO & RINA ONG

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

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

- 1. CONSIDER ADOPTING THE DETERMINATION OF CONSISTENCY TO THE ENVISION SAN JOSÉ 2040 GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 76041), SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 77617), AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT – 2023-2031 HOUSING ELEMENT UPDATE (RESOLUTION NO. 2023-262) AND ADDENDA THERETO, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS AMENDED; AND**
- 2. AN ORDINANCE OF THE CITY OF SAN JOSÉ AMENDING TITLE 20 (ZONING ORDINANCE OR ZONING CODE) OF THE SAN JOSÉ MUNICIPAL CODE TO: AMEND PART 9.5 OF CHAPTER 20.30 TO INCORPORATE STATE LAW (AB 1061) PROVISIONS; AMEND SECTION 20.80.178 OF CHAPTER 20.80 TO UPDATE JUNIOR ACCESSORY DWELLING UNIT REGULATIONS TO CONFORM WITH STATE LAW (AB 1154 AND SB 543); AMEND SECTION 20.80.185 OF CHAPTER 20.80 TO INCORPORATE REFERENCE TO CALIFORNIA DEPARTMENT OF REAL ESTATE REGULATIONS; AMEND SECTION 20.30.100 OF CHAPTER 20.30, SECTION 20.40.100 OF CHAPTER 20.40, SECTION 20.55.203 OF CHAPTER 20.55, SECTION 20.70.100 OF CHAPTER 20.70, AND SECTION 20.75.200 OF CHAPTER 20.75 TO INCLUDE A NEW USE ‘DAY CARE CENTER CO-LOCATED WITH MULTIFAMILY HOUSING DEVELOPMENT’ TO CONFORM WITH STATE LAW (AB 752); AMEND SECTION 20.70.520 OF CHAPTER 20.70 TO REMOVE THE WORD ‘OVERLAY’; AMEND VARIOUS SECTIONS OF CHAPTER 20.100, ‘ADMINISTRATION AND PERMITS,’ INCLUDING SECTIONS 20.100.630 OF PART 5, SITE DEVELOPMENT PERMIT; 20.100.720 OF PART 6, CONDITIONAL USE PERMITS; 20.100.820 OF PART 7, SPECIAL USE PERMITS; 20.100.940 OF PART 8, PLANNED DEVELOPMENT PERMITS; AND TO MAKE OTHER TECHNICAL, NON-SUBSTANTIVE, OR FORMATTING CHANGES WITHIN RELATED SECTIONS OF TITLE 20 OF THE SAN JOSÉ MUNICIPAL CODE.**

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

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 on City Council action taken on April 28 & May 5, 2026.

The Commission Secretary also informed the Commissioners on the upcoming May 19, 2026, City Council Meeting regarding the CEQA Streamlining items such as the Standard Environmental Conditions & Handbook.

b. Subcommittee Formation, Reports, and Outstanding Business

c. Commission Calendar and Study Sessions.

The Commission Secretary reported that next General Plan 4-Year Review Task Force Meeting will be May 20, 2026, at 6:30 p.m. on Missing Middle/Small Multifamily.

The Commission Secretary also reported that the next Regular Planning Commission Meeting is Cancelled, however there is a Study Session Scheduled.

- i. A Study Session for the 2026 General Plan Annual Report is scheduled for May 27, 2026, from 5:00 p.m. – 6:00 p.m. in the City Hall Wing Rooms 118-119-120.

d. The Public Record

ADJOURNMENT

The meeting adjourned at 7:21 p.m.