



PLANNING COMMISSION

Action Minutes

Wednesday, August 12, 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 Rosario, Barocio, Bhandal, Cantrell, Casey, Escobar, Oliverio and Young

ABSENT: Commissioners Bickford, Cao, and Nguyen

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 OLIVERIO MADE A MOTION TO APPROVE CONSENT CALENDAR.

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

- a. Review and Approve Amended Action Minutes from [June 24, 2026](#).
- b. Review and Approve Action Minutes from [July 8, 2026](#).
- c. [PP25-008](#). An ordinance of the City of San José amending Title 20 (Zoning Ordinance or Zoning Code) of the San José Municipal Code to amend Chapter 20.160, ‘Requests for Reasonable Accommodation,’ to clarify and simplify the application requirements, application processing procedures, and required findings for approval; and to make other technical, non-substantive, or formatting changes within those sections of Title 20 of the San José Municipal Code. Council District: Citywide. **CEQA:** Not a Project, File No. PP17-008, General Procedure and Policy Making resulting in no changes to the physical environment.
PROJECT MANAGER, KORA MCNAUGHTON

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

1. Adopt an ordinance amending various sections of Title 20 (Zoning Ordinance or Zoning Code) of the San José Municipal Code, Chapter 20.160, 'Requests for Reasonable Accommodation,' to clarify and simplify the application requirements, application processing procedures, and required findings for approval; and to make other technical, non-substantive, or formatting changes within those sections of Title 20 of the San José Municipal Code.
2. Adopt a resolution amending the 2026-2027 Planning Schedule of Fees and Charges (Resolution 72737, as amended) to reduce the Reasonable Accommodation Request Fee from \$10,439 to a base fee of \$796.

5. PUBLIC HEARING

- a. [PD25-020 & ER25-212](#). Planned Development Permit to allow modifications to an existing vacant approximately 37,130-square-foot building (formerly OSH) with up to four new tenant spaces. The project includes: 1) An approximately 5,568-square-foot addition, demolition of approximately 1,200-square-foot of mezzanine floor, and exterior façade modifications to the existing building, 2) changes to on-site vehicle circulation, 3) changes to the stormwater control plan, 4) off-sale of alcohol (Type 20-beer and wine only and a Determination of Public Convenience or Necessity for a future grocery store (Sprouts), 5) a new daycare/preschool use for up to 148 students and construction of an associated playground, and the removal of 23 trees (21 ordinance-size trees and two non-ordinance-size trees) on an approximately 4.27-gross-acre site located on the west side of Cottle Road, approximately 150 feet south of the Poughkeepsie Road and Cottle Road intersection (5651 Cottle Road) (DD Ventures LLC, Owner). Council District: 2. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RINA SHAH

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

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 a Planned Development Permit, subject to conditions, to allow modifications to an existing, vacant, approximately 37,130-square-foot building, which include: (1) four new tenant spaces, (2) an approximately 5,568-square-foot addition, the demolition of a 1,200 square foot floor, and modifications to the building façade, (3) changes to the on-site vehicle circulation, (4) changes to the stormwater control plan, (5) the off-sale of alcohol and a Determination of Public Convenience or Necessity, (6) a new daycare/preschool use and playground, and (7) removal of 23 trees on an approximately 4.27-gross-acre site.

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

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 August 11, 2026. The City Council approved a Rezoning for 5891 Rue Ferrari Church. File nos. C25-039 & CP25-022.

The Commission Secretary also reported that at the August 18, 2026 City Council meeting, the Council is scheduled to consider the General Plan 4-year Recommendations, Conforming Rezoning at the IBM site located at 650 Harry Road, and the Curtner appeal of a Director Hearing approval for an 8-unit condo development.

Additionally, a listening session on Dana Centers is scheduled for August 19, 2026, from 6-8 p.m. in the Wing Room.

b. Subcommittee Formation, Reports, and Outstanding Business

No items

c. Commission Calendar and Study Sessions

No items

d. The Public Record

ADJOURNMENT

The meeting adjourned at 7:01 p.m.