



**PLANNING COMMISSION**  
**Action Minutes**

**Special Meeting:**  
[Study Session presenting the 2024 General Plan Annual Performance Review Report](#)  
**Commencing at 5:00 p.m.**  
City Hall Wing, Rooms 118, 119 & 120

**Wednesday, December 4, 2024**

**Regular 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**

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>

**Christopher Burton, Director  
Planning, Building & Code Enforcement**

**AGENDA  
ORDER OF BUSINESS**

**WELCOME**

**SALUTE TO THE FLAG**

**ROLL CALL**

PRESENT: Commissioners Tordillos, Cantrell, Barocio, Bhandal, Bickford, Lardinois, Oliverio, Rosario and Young.

ABSENT: None

**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.

**2. PUBLIC COMMENT**

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*Sandra Delvin, resident of San Jose, would like to revisit having open meetings including Zoom options for those who have difficulty in getting down to City Hall.*

*Request from Commissioner Lardinois for an update from the City Clerk's Office on remote access to the Planning Commission meetings via Zoom.*

*Alex Shore thanked the Commission for their work on the Pleasant Hills site and pushing density higher.*

**3. DEFERRALS AND REMOVALS FROM CALENDAR**

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**ACTION: COMMISSIONER LARDINOIS MADE A MOTION TO APPROVE DEFERRALS AND REMOVALS FROM CALENDAR.**

**COMMISSIONER CANTRELL SECONDED THE MOTION (9-0)**

- a. **CP24-016 & ER24-145 (Administrative Hearing):** Conditional Use Permit to allow the construction of a utility facility including an approximately 105-foot-high lattice tower with an antenna used for remote water meter data collection on an approximately 2.84-gross-acre site located approximately 1,500 feet southeast of the intersection of Mountain Drive and Almaden Road (21143 McKean Road) (San Jose Water Company, Owner). Council District: 2. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, CAMERON GEE*

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

**4. CONSENT CALENDAR**

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- a. [Review and Approve Action Minutes from November 20, 2024.](#)

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

**COMMISSIONER OLIVERIO SECONDED THE MOTION (9-0)**

- b. **CP24-023 & ER24-094 (Administrative Hearing)**: Conditional Use Permit to allow the construction of a utility facility including an approximately 85-foot-high lattice tower with an antenna used for remote water meter data collection on an approximately 6.09-gross-acre site located approximately 800 feet north of the intersection of San Tomas Expressway and Williams Road (3601 Williams Road) (San Jose Water Company, Owner). Council District: 1. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15303 for New Construction or Conversion of Small Structures.

*PROJECT MANAGER, CAMERON GEE*

**ACTION: COMMISSIONER LARDINOIS 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 OR CONVERSION OF SMALL STRUCTURES; AND**
- 2. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A UTILITY FACILITY INCLUDING AN APPROXIMATELY 85-FOOT-HIGH LATTICE TOWER WITH AN ANTENNA USED FOR REMOTE WATER METER DATA COLLECTION ON AN APPROXIMATELY 6.09-GROSS-ACRE SITE.**

**COMMISSIONER OLIVERIO SECONDED THE MOTION (9-0)**

## **5. PUBLIC HEARING**

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- a. **PP24-010**: A City-Initiated Ordinance update to amend the Zoning District Map; and amend Chapter 20.65 (Overlay Districts) to apply the Neighborhood Business Districts Overlay Zoning District to allow residential uses and specific development standards in the Japantown (Taylor Street only), North 13th Street, and Willow Glen Neighborhood Business Districts; and amend Chapter 20.40 ‘Commercial Zoning Districts and Public/Quasi-Public Zoning District’; and to amend Chapter 20.55 ‘Urban Village and Mixed Use Zoning Districts’ located Citywide (City of San Jose., Owner). Council District: 3 & 6. **CEQA**: Determination of Consistency with the Envision San José 2040 General Plan Final Program Environmental Impact Report (Resolution No. 76041) and the Envision San José 2040 General Plan Supplemental Environmental Impact Report (Resolution No. 77617), and Addenda thereto.

*PROJECT MANAGER, LINDSEY GELMAN*

**ACTION: COMMISSIONER LARDINOIS MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATION:**

- 1. CONSIDER THE DETERMINATION OF CONSISTENCY FOR THE ADDENDUM (RESOLUTION NO. 80300) TO THE ENVISION SAN JOSÉ 2040 GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 76041) AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT TO THE ENVISION SAN JOSÉ GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (RESOLUTION NO. 77617), AND ADDENDA THERETO IN CONFORMANCE WITH CEQA; AND**
- 2. APPROVE AN ORDINANCE:**

- I. **AMENDING THE SAN JOSÉ MUNICIPAL CODE, TITLE 20, CHAPTER 20.65 ‘OVERLAY DISTRICTS’ TO ESTABLISH THE NEIGHBORHOOD BUSINESS DISTRICTS OVERLAY ZONING DISTRICT, PURSUANT TO THE CITY-COUNCIL ADOPTED GENERAL TEXT AMENDMENT ESTABLISHING A LAND USE OVERLAY, “NEIGHBORHOOD BUSINESS DISTRICTS” (GPT21-001), TO ALLOW RESIDENTIAL USES WITH SPECIFIC DEVELOPMENT STANDARDS IN THE JAPANTOWN (TAYLOR STREET ONLY), NORTH 13TH STREET, AND WILLOW GLEN NEIGHBORHOOD BUSINESS DISTRICTS.**
- II. **AMENDING THE ZONING DISTRICT MAP TO ADD THE NEIGHBORHOOD BUSINESS DISTRICTS OVERLAY ZONING DISTRICT TO 213 PARCELS TO ALLOW RESIDENTIAL USES IN THE JAPANTOWN (TAYLOR STREET ONLY), NORTH 13TH STREET, AND WILLOW GLEN NEIGHBORHOOD BUSINESS DISTRICTS.**
- III. **AMENDING THE SAN JOSÉ MUNICIPAL CODE, TITLE 20, CHAPTER 20.40 ‘COMMERCIAL ZONING DISTRICTS AND PUBLIC/QUASI-PUBLIC ZONING DISTRICT’ TO ALLOW RESIDENTIAL USES, AS DESCRIBED IN TABLE 20-90 OF SECTION 20.40.100 OF CHAPTER 20.40, ‘COMMERCIAL ZONING DISTRICTS AND PUBLIC/QUASI-PUBLIC ZONING DISTRICT USE REGULATIONS’, WITH SPECIFIC DEVELOPMENT STANDARDS, AS DESCRIBED IN TABLE 20-100 OF SECTION 20.40.200 OF CHAPTER 20.40, ‘COMMERCIAL ZONING DISTRICTS DEVELOPMENT STANDARDS’, IN THE WILLOW GLEN NEIGHBORHOOD BUSINESS DISTRICT.**
- iv. **AMENDING THE SAN JOSÉ MUNICIPAL CODE, TITLE 20, CHAPTER 20.55 ‘URBAN VILLAGE AND MIXED USE ZONING DISTRICTS’ TO ALLOW RESIDENTIAL USES, AS DESCRIBED IN TABLE 20-138 OF SECTION 20.55.203 OF CHAPTER 20.55, ‘URBAN VILLAGE AND MIXED USE ZONING DISTRICT USE REGULATIONS’, WITH SPECIFIC DEVELOPMENT STANDARDS, AS DESCRIBED IN TABLE 20-136 OF SECTION 20.55.100 OF CHAPTER 20.55, ‘URBAN VILLAGE AND MIXED USE ZONING DISTRICTS DEVELOPMENT STANDARDS’ AND TABLE 20-137 OF SECTION 20.55.104 OF CHAPTER 20.55, ‘MIXED USE NEIGHBORHOOD DEVELOPMENT STANDARDS’ IN THE NORTH 13TH STREET AND JAPANTOWN (TAYLOR STREET ONLY) NEIGHBORHOOD BUSINESS DISTRICTS.**

**COMMISSIONER CANTRELL SECONDED THE MOTION (9-0)**

- b. **[PP24-011](#)**: Zoning Code Update to amend Chapter 20.195 to allow a local streamlined review process for eligible residential projects located City Wide, (City of San Jose., Owner). Council District: Citywide. **CEQA**: Addendum 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 EIR (Resolution No. 77617), and Addenda thereto.

*PROJECT MANAGER, MICHELLE FLORES*

**ACTION: COMMISSIONER LARDINOIS MADE A MOTION TO RECOMMEND THAT THE CITY COUNCIL APPROVE STAFF RECOMMENDATION:**

1. **CONSIDER THE ADDENDUM 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 EIR (RESOLUTION NO. 77617), AND ADDENDA THERETO; AND**

**2. ADOPT AN ORDINANCE OF THE CITY OF SAN JOSÉ AMENDING VARIOUS SECTIONS OF TITLE 20 OF THE SAN JOSÉ MUNICIPAL CODE (ZONING CODE OR ZONING ORDINANCE) TO:**

- I. AMEND CHAPTER 20.55 TO INCLUDE AMENDMENTS TO SECTION 20.55.203, TABLE 20-138 TO ALLOW STREAMLINED INFILL HOUSING DEVELOPMENT AND ADDING NOTE 28;**
- II. AMEND CHAPTER 20.195 TO INCLUDE AMENDMENTS TO (A) SECTION 20.195.020 TO ADD THE DEFINITION OF INFILL; (B) SECTION 20.195.070 TO ALLOW STREAMLINED INFILL HOUSING DEVELOPMENT TO QUALIFY FOR THE LOCAL MINISTERIAL APPROVALS; (C) SECTION 20.195.080 TO AMEND EXISTING MINISTERIAL STANDARDS AND ADD A NEW STANDARD; (D) SECTION 20.195.100 TO ADD PERMIT CONDITIONS; AND (E) ADD A NEW PART 4 OF CHAPTER 20.195 TO ALLOW MINISTERIAL APPROVAL FOR STREAMLINED INFILL HOUSING DEVELOPMENTS; AND**
- III. AMEND CHAPTER 20.200 TO ADD A NEW DEFINITION FOR STREAMLINED REVIEW FOR INFILL HOUSING DEVELOPMENT.**

**COMMISSIONER YOUNG SECONDED THE MOTION (7-1-1; OLIVERIO OPPOSED; BAROCIO ABSENT)**

**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

*No Items*

- b. Subcommittee Formation, Reports, and Outstanding Business

*No Items*

- c. Commission Calendar and Study Sessions.

*No Items*

- d. The Public Record

*Commissioner Bickford asked for a resend of the 2025 Planning Commission Schedule.*

*Commissioner Oliverio made comments regarding neighborhood associations.*

*Commissioner Lardinois wished everyone a Happy Holidays.*

**8. ADJOURNMENT**

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The meeting adjourned at 8:43 p.m.