



PLANNING COMMISSION

Action Minutes

Wednesday, July 9, 2025

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

Lawrence Casey

Khôi Nguyen

Pierluigi Oliverio

Anthony Tordillos

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 Rosario, Bickford, Barocio, Bhandal, Cantrell, Casey,
 Nguyen, Oliverio (arrived at 6:40 p.m.) and Tordillos

ABSENT: Commissioner Young

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

Meeting called to order at: 6:31 p.m.

2. PUBLIC COMMENT

Mr. Diego Jimenez made a comment on his issue with the San José Police Department's lack of action on his reports of criminal activity two years ago.

3. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

4. CONSENT CALENDAR

- a. [Review and Approve Action Minutes from June 25, 2025.](#)

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

**COMMISSIONER BICKFORD SECONDED THE MOTION (8-0-2; OLIVERIO &
YOUNG ABSENT)**

5. PUBLIC HEARING

- a. [PDC23-104, T23-016, PD23-016 & ER23-176:](#) Planned Development Zoning to rezone the project site from the PQP and R-M Zoning Districts to the PQP(PD) Planned Development Zoning District. Vesting Tentative Map to combine six existing parcels into one approximately 1.17-gross-acre parcel. Planned Development Permit to allow the construction of one new two-story, approximately 10,720-square-foot church education building containing alternating uses of a religious school, preschool, language school, and a privately-operated community center, including outdoor uses approximately 50 feet from a residentially-zoned property, and an approximately 1,950-square-foot auxiliary building through the demolition of an approximately 3,563-square-foot church education building and four single-family houses and one accessory building and the removal of six trees (two ordinance-size and four non-ordinance-size) located between North Fourth and North Fifth Streets, approximately 220 feet north of Jackson Street (639-645 North Fifth Street and 620-642 North Fourth Street) (San Jose Buddhist Church Betsuin, Owner). Council District: 3.
CEQA: Mitigated Negative Declaration for the San Jose Buddhist Church Betsuin Expansion Project.
PROJECT MANAGER, JASON LEE

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

- 1. ADOPT A RESOLUTION ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE SAN JOSE BUDDHIST CHURCH BETSUIN EXPANSION PROJECT AND THE ASSOCIATED MITIGATION MONITORING AND REPORTING PLAN, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND**
- 2. APPROVE AN ORDINANCE REZONING THE PROJECT SITE FROM THE PQP PUBLIC/QUASI-PUBLIC ZONING DISTRICT AND THE R-M MULTIPLE RESIDENCE DISTRICT TO THE PQP(PD) PLANNED DEVELOPMENT ZONING DISTRICT ON AN APPROXIMATELY 1.17-GROSS-ACRE SITE.**
- 3. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A VESTING TENTATIVE MAP TO COMBINE SIX EXISTING PARCELS INTO ONE APPROXIMATELY 1.17-GROSS-ACRE PARCEL.**
- 4. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF ONE NEW TWO-STORY, APPROXIMATELY 10,720-SQUARE-FOOT CHURCH EDUCATION BUILDING CONTAINING ALTERNATING USES OF A RELIGIOUS SCHOOL, PRESCHOOL, LANGUAGE SCHOOL, AND A PRIVATELY-OPERATED COMMUNITY CENTER, INCLUDING OUTDOOR USES APPROXIMATELY 50 FEET FROM A RESIDENTIALLY-ZONED PROPERTY, AND AN APPROXIMATELY 1,950-SQUARE-FOOT AUXILIARY BUILDING THROUGH THE DEMOLITION OF AN APPROXIMATELY 3,563-SQUARE-FOOT CHURCH EDUCATION BUILDING AND FOUR SINGLE-FAMILY HOUSES AND ONE ACCESSORY BUILDING AND THE REMOVAL OF SIX TREES (TWO ORDINANCE-SIZE AND FOUR NON-ORDINANCE-SIZE) ON AN APPROXIMATELY 1.17-GROSS-ACRE SITE.**

COMMISSIONER OLIVERIO SECONDED THE MOTION (9-0-1; YOUNG 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 the City Council is in recess the month of July and the next meeting will be August 12, 2025.

- b. Subcommittee Formation, Reports, and Outstanding Business

No Items

- c. Commission Calendar and Study Sessions.

The Commission Secretary reported that a Study Session is scheduled for August 13, 2025, for Proposed Changes to Resolution and Staff Report Formatting.

Commissioner Oliverio requested that at the August 13, 2025, Study Session there be a 5-to-10-minute update of what the new state law in elimination of CEQA for in-fill development..

The Commission Secretary stated that staff would be able to provide a verbal update on the state laws, and that staff is working on an Informational Memo that will outline the impacts of state law and CEQA reforms on our process.

d. The Public Record

Vice Chair Bickford commented on the upcoming Combined Study Session with City Council scheduled for September 18, 2025

The Commission Secretary stated the City Council will be having a Study Session on the General Plan, which will cover historical and current land use issues and the upcoming General Plan Four Year Review. The City Council would like the Planning Commission to attend as well.

ADJOURNMENT

The meeting adjourned at 7:11 p.m.