



PLANNING COMMISSION

Action Minutes

Wednesday, October 22, 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

Daniel Cao

Lawrence Casey

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 Rosario, Barocio, Bhandal, Cantrell, Cao Casey, Nguyen and Young

ABSENT: Commissioners Bickford and Oliverio

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

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

2. PUBLIC COMMENT

3. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

4. CONSENT CALENDAR

- a. [Review and Approve Action Minutes from September 24, 2025.](#)

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

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

- b. [PDC24-039, PD24-004, T24-011 & ER24-088:](#) Planned Development Rezoning to rezone the 1.0-gross-acre site from the R-1-8 Single Family Residence Zoning District to the R-1-8(PD) Planned Development Zoning District. Planned Development Permit to allow the construction of eight (8) single-family detached residences on eight lots, the demolition of all existing structures on site, and the removal of nine ordinance-size trees on an approximately 1.0-gross-acre site. Vesting Tentative Map to subdivide a 1.0-gross-acre lot into eight (8) lots, including one private street located at 1170 Roberts Avenue (Roberts Avenue Associates, Owner). Council District: 7. **CEQA:** Mitigated Negative Declaration for the 1170 Roberts Avenue Residential Project.

PROJECT MANAGER, RINA SHAH

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

- 1. ADOPT A RESOLUTION ADOPTING THE MITIGATED NEGATIVE
DECLARATION FOR THE ROBERTS AVENUE RESIDENTIAL PROJECT
AND THE ASSOCIATED MITIGATION MONITORING AND REPORTING**

PLAN, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

- 2. APPROVE AN ORDINANCE REZONING THE PROJECT SITE FROM THE R-1-8 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE R-1-8(PD) PLANNED DEVELOPMENT ZONING DISTRICT ON AN APPROXIMATELY 1.0-GROSS-ACRE SITE.**
- 3. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A VESTING TENTATIVE MAP TO SUBDIVIDE THE 1.0-GROSS-ACRE LOT INTO UP TO EIGHT LOTS.**
- 4. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF EIGHT DETACHED SINGLE-FAMILY RESIDENCES AND ONE PRIVATE STREET ON AN APPROXIMATELY 1.0 GROSS-ACRE SITE.**

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

- a. **PDC24-040, PD24-005, T24-012 & ER24-092:** Planned Development Rezoning to rezone the 1.02-gross-acre site from the R-1-8 Single Family Residence Zoning District to the R-1-8(PD) Planned Development Zoning District. Planned Development Permit to allow the construction of eight (8) single-family detached residences on eight lots, the demolition of a single-family house, and the removal of 21 ordinance-size trees on an approximately 1.02-gross-acre site. Vesting Tentative Map to subdivide a 1.0 gross-acre lot into eight (8) lots, including one private street located on the East side of Roberts Avenue, approximately 100 feet northwest of Le Compte Place (1190 Roberts Avenue) (Roberts Avenue Associates, Owner). Council District: 7. **CEQA:** Mitigated Negative Declaration for the 1190 Roberts Avenue Residential Project.

PROJECT MANAGER, RINA SHAH

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

- 1. ADOPT A RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE ROBERTS AVENUE RESIDENTIAL PROJECT AND THE ASSOCIATED MITIGATION MONITORING AND REPORTING PLAN, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).**
- 2. APPROVE AN ORDINANCE REZONING THE PROJECT SITE FROM THE R-1-8 SINGLE FAMILY RESIDENCE ZONING DISTRICT TO THE R-1-8(PD) PLANNED DEVELOPMENT ZONING DISTRICT ON AN APPROXIMATELY 1.02-GROSS-ACRE SITE.**
- 3. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A VESTING TENTATIVE MAP TO SUBDIVIDE THE 1.02-GROSS-ACRE LOT INTO EIGHT LOTS.**
- 4. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF EIGHT DETACHED SINGLE-FAMILY RESIDENCES AND ONE PRIVATE STREET ON AN APPROXIMATELY 1.02 GROSS-ACRE SITE.**

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

1. PUBLIC HEARING

- a. **H23-006 & T23-005 (Administrative Hearing):** Planning Commission hearing for the withdrawal of an appeal of the Planning Director's approval of a Site Development Permit and Tentative Map to allow the subdivision of one lot into seven lots and the construction of seven detached single-family houses, with the demolition of one existing single-family house and associated accessory structures and the removal of 37 ordinance-size trees on an approximately 1.6-gross-acre site located South side of Dry Creek Road between Meridian Avenue and Maykirk Road (2130 Dry Creek Road) (Creative 3 LLC, Owner). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15332 for Infill Development Projects.

PROJECT MANAGER, ALEC ATIENZA

ACTION: COMMISSIONER YOUNG MADE A MOTION TO APPROVE STAFF RECOMMENDATIONS TO:

1. **APPROVE THE WITHDRAWAL OF THE PERMIT APPEAL OF THE PLANNING DIRECTOR'S APPROVAL OF A TENTATIVE MAP AND SITE DEVELOPMENT PERMIT FOR THE SUBDIVISION OF ONE LOT INTO SEVEN LOTS, THE DEMOLITION OF AN EXISTING SINGLE-FAMILY HOUSE AND ASSOCIATED STRUCTURES, THE REMOVAL OF 37 ORDINANCE-SIZE TREES, AND THE CONSTRUCTION OF SEVEN DETACHED SINGLE-FAMILY HOUSES ON AN APPROXIMATELY 1.6-GROSS ACRE SITE.**

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

2. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

No items

3. GOOD AND WELFARE

- a. Report from City Council

The Commission Secretary reported on City Council action taken on October 21, 2025.

- b. Subcommittee Formation, Reports, and Outstanding Business

- c. Commission Calendar and Study Sessions.

- i. Review and Approve the 2026 Planning Commission Meeting Schedule

ACTION: COMMISSIONER BHANDAL MADE A MOTION TO APPROVE THE 2026 PLANNING COMMISSION MEETING SCHEDULE.

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

- d. The Public Record

The Commission Secretary reported it was a great kick off to the October 15, 2025 4-Year Review Task Force Meeting.

The Commission Secretary also reported the November 5, 2025, Planning Commission Meeting is cancelled and next meeting will be on November 19, 2025, which will consist of zoning ordinance amendments, Eichler standards, and historic ordinance amendments lining up.

The Commission Secretary also reported the Next 4-Year Review Task Force Meeting will be held on November 12, 2025.

ADJOURNMENT

The meeting adjourned at 6:53 p.m.