



PLANNING COMMISSION
Action Minutes

Wednesday, November 19, 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, Bickford, Barocio, Bhandal, Cantrell (arrived at 6:38 p.m.), Cao, Nguyen, Oliverio (arrived at 6:39 p.m.) and Young

ABSENT: Commissioner Casey

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

Meeting called to order at: 6:30 p.m.

2. PUBLIC COMMENT

Ms. Elizabeth commented on her concern on the City of San Jose intentional plan to maintain the black & immigrant population in the city. She also stated to that she would also like the City to keep affordability for these communities in mind when expanding the city.

3. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

4. CONSENT CALENDAR

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

COMMISSIONER BICKFORD SECONDED THE MOTION (9-0-1; CASEY ABSENT)

- a. [Review and Approve Action Minutes from October 22, 2025](#). *Deferred from 11/5/25*

5. PUBLIC HEARING

- a. [CP24-036 & ER24-304 \(Administrative Hearing\)](#): Conditional Use Permit to allow late-night use (until 2:00 a.m.) for an existing public eating establishment within an existing approximately 7,442-square-foot tenant space on an approximately 3.34-gross-acre site located on the southwestern side of South King Road approximately 150 feet northwest of the South King Road and Marsh Street intersection, (1692 Story Road Suite #100) (DPJW Group II LP, Owner) **CEQA**: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.
PROJECT MANAGER, ZACHARY JOHNSON

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

1. **CONSIDER THE EXEMPTION IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 FOR EXISTING FACILITIES; AND**
2. **ADOPT A RESOLUTION DENYING A CONDITIONAL USE PERMIT TO ALLOW LATE-NIGHT USE (UNTIL 2:00 A.M.) FOR AN EXISTING RESTAURANT WITHIN AN EXISTING APPROXIMATELY 7,442-SQUARE-FOOT TENANT SPACE LOCATED IN AN EXISTING COMMERCIAL SHOPPING CENTER.**

COMMISSIONER CAO SECONDED THE MOTION (9-0-1; CASEY ABSENT)

- b. **PP24-012:** Eichler Neighborhood Objective Design Standards for exterior changes to Eichler houses listed on the San José Historic Resources Inventory that require a Single Family House Permit or other Planning permit that involves historic review. Council District: Citywide. CEQA: Exempt pursuant to Public Resources Code Section 21065, 14 Cal Code Regs. Sections 15060(c)(2) or 15378, 15061(b)(3) and 15331. *Deferred from 11/5/25.*

PROJECT MANAGER, DANA PEAK EDWARDS

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

1. **CONSIDER AN EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTIONS 15060(C)(2) OR 15378, 15061(B)(3) AND 15331.**
2. **APPROVE AN ORDINANCE ADOPTING THE SAN JOSÉ EICHLER NEIGHBORHOOD OBJECTIVE DESIGN STANDARDS.**

COMMISSIONER BICKFORD SECONDED THE MOTION (9-0-1; CASEY ABSENT)

- c. **PP25-005:** San Jose Municipal Code Chapter 13.48 (Historic Preservation Ordinance) text amendments. Council District: Citywide. CEQA: Addendum to the certified Envision San José 2040 General Plan Final EIR (SCH #2009072096) and the Downtown Strategy 2040 Final EIR (SCH #2003042127). *Deferred from 11/5/25.*

PROJECT MANAGER, DANA PEAK EDWARDS

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

1. **ADOPT A RESOLUTION APPROVING THE ADDENDUM TO THE ADOPTED THE FINAL ENVIRONMENTAL IMPACT REPORTS (“FINAL EIR”) FOR THE DOWNTOWN STRATEGY 2040 AND ENVISION SAN JOSÉ 2040 GENERAL PLAN.**
2. **APPROVE AN ORDINANCE TO AMEND SECTION 13.48.020 BY ADDING DEFINITIONS FOR ‘DETRIMENTAL,’ ‘HISTORIC INTEGRITY,’ AND ‘SUBSTANTIAL ALTERATION’ AND CLARIFYING DEFINITIONS FOR HISTORIC DISTRICT AND LANDMARK; AND TO AMEND SECTION 13.48.240 BY REVISING (B) AND (C) TO CLARIFY THE APPLICATION OF HISTORIC PRESERVATION PERMIT FINDINGS AND BY ADDING (D) TO ALLOW THE CITY COUNCIL TO MAKE CERTAIN OVERRIDING FINDINGS WHEN WORK IS DETRIMENTAL TO A LANDMARK OR PROPERTY IN AN HISTORIC DISTRICT.**

COMMISSIONER CAO SECONDED THE MOTION (9-0-1; CASEY ABSENT)

- d. **PP25-001**: An ordinance of the City of San José amending Title 19 (Subdivisions) and various sections of Title 20 (Zoning Ordinance or Zoning Code) of the San José Municipal Code for compliance with State law and to streamline regulations related to Senate Bill 9, Accessory Dwelling Units, Small Lot Subdivisions and Housing Development, Density Bonus, Ministerial Approvals, Hydrogen Fuel Cell Station Permit Streamlining, Secondhand Stores, Entertainment Zone Boundary, Heat Pumps, Mixed Use Neighborhood development standards, and Special Use Permit amendment provisions, and to make other technical, non-substantive, or formatting changes within those sections of the San José Municipal Code. 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 Environmental Impact Report – 2023-2031 Housing Element Update (Resolution No. 2023-262) and Addenda thereto. Pursuant to Section 15162 of the CEQA Guidelines, the City of San José has determined that the project as being within the scope of the Envision San José 2040 General Plan Final Program Environmental Impact Report and Supplemental Program Environmental Impact Report – Greenhouse Gas Emission Analysis (SCH #2009072096), and Supplemental Environmental Impact Report – 2023-2031 Housing Element Update (SCH #2022110256). The project does not involve new significant effects beyond those analyzed in the Final SEIR.

PROJECT MANAGER, BRENT CARVALHO AND RINA HORIE

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

- 1. CONSIDER ADOPTING 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 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. ADOPT AN ORDINANCE OF THE CITY OF SAN JOSÉ AMENDING TITLE 19 (SUBDIVISION ORDINANCE) AND VARIOUS SECTIONS OF TITLE 20 (ZONING ORDINANCE OR ZONING CODE) OF THE SAN JOSÉ MUNICIPAL CODE TO:**
 - a. IMPLEMENT CITY COUNCIL DIRECTION TO AMEND SENATE BILL 9 (SB 9) PROVISIONS WITHIN CHAPTER 20.30 TO: (1) REVISE EXISTING SB 9 OBJECTIVE DESIGN STANDARDS WITHIN PART 8, ‘SENATE BILL 9 IMPLEMENTATION,’ (2) ADD NEW PART 9, ‘CITY PERMITTED STREAMLINED IMPLEMENTATION FOR TWO-UNIT DEVELOPMENTS ON A SINGLE LOT WITHIN TWO-FAMILY ZONING DISTRICTS, (3) ADD NEW PART 9.5, ‘STREAMLINED IMPLEMENTATION FOR PROPERTIES OF LESSER SIGNIFICANCE LISTED ON THE HISTORIC RESOURCES INVENTORY WITHIN R-1 AND R-2 ZONING DISTRICTS,’ TO ALLOW TWO-UNIT DEVELOPMENTS ON A SINGLE LOT, (4) AMEND SECTIONS 20.80.300, 20.80.450, 20.100.610, 20.100.1030 AND 20.100.1040 TO INCORPORATE REFERENCES TO TWO-UNIT DEVELOPMENTS, (5) ADD SECTION 20.200.675 TO INCLUDE NEW DEFINITION FOR ‘LOT COVERAGE;’ AND**

- b. **AMEND CHAPTER 20.200 TO ADD SECTION 20.200.445 TO INCLUDE NEW DEFINITION FOR ‘GROUP HOME,’ AMEND EXISTING DEFINITION OF 20.200.1030 ‘RESIDENTIAL SERVICE FACILITY,’ AND INCLUDE REFERENCES TO TRANSITIONAL AND SUPPORTIVE HOUSING IN TABLE 20-50, SECTION 20.30.100, CHAPTER 20.30; AND**
- c. **AMEND CHAPTER 20.80 SPECIFIC USE REGULATIONS, PART 2.75, ‘ACCESSORY DWELLING UNITS’ AND PART 2.76, ‘ACCESSORY DWELLING UNIT CONDOMINIUM’ TO REVISE EXISTING ACCESSORY DWELLING UNIT PROVISIONS FOR COMPLIANCE WITH STATE LAW; AND**
- d. **AMEND CHAPTER 20.190 ‘AFFORDABLE HOUSING DENSITY BONUSES AND INCENTIVES’ TO IMPROVE READABILITY AND STREAMLINE EXISTING TEXT TO ENSURE COMPLIANCE WITH STATE LAW; AND**
- e. **AMEND CHAPTER 20.195 ‘MINISTERIAL APPROVALS’ TO: (1) AMEND EXISTING TEXT TO IMPROVE READABILITY AND MAINTAIN COMPLIANCE WITH APPLICABLE STATE LAWS, (2) INCORPORATE MINISTERIAL APPROVAL PROVISIONS PURSUANT TO SENATE BILL 684 AND SENATE BILL 1123, AND (3) AMEND TITLE 19 (SUBDIVISIONS) TO INCLUDE NEW CHAPTER 19.11, ‘MINISTERIAL TENTATIVE MAPS,’ AND RELATED STATE LAW REFERENCES; AND**
- f. **INCORPORATE PROVISIONS OF SENATE BILL 1418 TO AMEND TABLE 20-90, SECTION 20.40.100, CHAPTER 20.40, ‘COMMERCIAL ZONING REGULATIONS,’ AMEND TABLE 20-110, SECTION 20.50.100, CHAPTER 20.50, ‘INDUSTRIAL ZONING REGULATIONS,’ AMEND TABLE 29-138, SECTION 20.55.203, CHAPTER 20.55, ‘URBAN VILLAGE AND MIXED-USE ZONING DISTRICT USE REGULATIONS,’ AMEND TABLE 20-140, SECTION 20.70.100, CHAPTER 20.70, ‘DOWNTOWN ZONING REGULATIONS,’ AMEND SECTION 20.80.600, PART 8 ‘GASOLINE SERVICE STATION CONVERSIONS,’ OF CHAPTER 20.80, ‘SPECIFIC USE REGULATIONS;’ AND INCORPORATE PROVISIONS OF ASSEMBLY BILL AB 2632 IN TABLE 20-140, SECTION 20.70.100, CHAPTER 20.70, ‘DOWNTOWN ZONING REGULATIONS;’ AND**
- g. **AMEND CHAPTER 20.80, ‘SPECIFIC USE REGULATIONS,’ PART 11, ‘OFF-SALE OF ALCOHOLIC BEVERAGES’ SECTION 20.80.900, ‘OFF-SALE OF ALCOHOLIC BEVERAGES’ TO ALLOW ALCOHOLIC BEVERAGES WITHIN PREVIOUSLY ESTABLISHED ENTERTAINMENT ZONE BOUNDARY; AND**
- h. **INCORPORATE HEAT PUMPS TO AMEND CHAPTER 20.30, ‘RESIDENTIAL ZONING DISTRICTS,’ SECTION 20.30.400, ‘SETBACK AREAS – SETBACK AREA TO BE KEPT OPEN, UNOBSTRUCTED, AND UNOCCUPIED’, CHAPTER 20.40, ‘COMMERCIAL ZONING DISTRICTS AND PUBLIC/QUASI-PUBLIC ZONING DISTRICT, SECTION 20.40.400, ‘SETBACK AREAS – OPEN, UNOBSTRUCTED, UNOCCUPIED,’ CHAPTER 20.50 ‘INDUSTRIAL ZONING DISTRICTS’ SECTION 20.50.270, ‘SETBACK AREAS – OPEN, UNOBSTRUCTED,**

AND UNOCCUPIED,’ CHAPTER 20.55 ‘URBAN VILLAGE AND MIXED USE ZONING DISTRICTS’ PART 2, ‘DEVELOPMENT REGULATIONS’ SECTION 20.55.101, ‘EXCEPTIONS TO SETBACK REGULATIONS;’ AND

- i. AMEND SECTION 20.55.104, “MUN MIXED USE NEIGHBORHOOD DEVELOPMENT STANDARDS’ TO REVISE EXISTING DEVELOPMENT STANDARDS FOR IMPROVED CLARITY; AND**
- j. AMEND CHAPTER 20.100, ‘ADMINISTRATION AND PERMITS,’ PART 7, ‘SPECIAL USE PERMITS’ TO INCLUDE AMENDMENT PROVISIONS AND ADD SECTION 20.100.860, ‘AMENDMENT FINDINGS,’ AND TO MAKE OTHER TECHNICAL, NON-SUBSTANTIVE, OR FORMATTING CHANGES WITHIN THOSE SECTIONS OF TITLE 20 OF THE SAN JOSÉ MUNICIPAL CODE.**

COMMISSIONER BHANDAL SECONDED THE MOTION (9-0-1; CASEY 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 November 18, 2025.

- b. Subcommittee Formation, Reports, and Outstanding Business
- c. Commission Calendar and Study Sessions.
- d. The Public Record

ADJOURNMENT

The meeting adjourned at 10:06 p.m.