



PLANNING COMMISSION

Action Minutes

Wednesday, January 14, 2026

Special Meeting/Study Session
5:30 p.m.
First Floor, City Hall Wing

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>

AGENDA
ORDER OF BUSINESS

WELCOME

SALUTE TO THE FLAG

ROLL CALL

PRESENT: Commissioners Rosario, Bickford, Barocio, Bhandal, Cantrell (arrived at 6:20), Cao, Casey, Escobar, Nguyen, and Young

ABSENT: Commissioner Oliverio

1. SPECIAL MEETING/STUDY SESSION: TO BE HEARD AT 5:30 PM (NO ACTION WILL BE TAKEN)

a. [**Report on the Cost of Residential Development in San Jose:**](#)

Staff Recommendation:

The purpose of the study session is for the Housing Department to provide the Planning Commission with a report on the Cost of Residential Development, which includes a discussion of the economics of residential development and the barriers to new housing production in San José. The report evaluates total development costs for both affordable and market-rate housing.

PROJECT MANAGER, JERAD FERGUSON

ADJOURN SPECIAL MEETING/STUDY SESSION

2. CALL TO ORDER & ORDERS OF THE DAY

SUMMARY OF HEARING PROCEDURES

Meeting called to order at: 6:49 p.m.

3. PUBLIC COMMENT

4. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

5. CONSENT CALENDAR

ACTION: COMMISSIONER CANTRELL MADE A MOTION TO APPROVE CONSENT CALENDAR ITEMS 4.A.

COMMISSIONER BICKFORD SECONDED THE MOTION (10-0-1; OLIVERIO ABSENT)

a. [**Review and Approve Action Minutes from December 10, 2025.**](#)

b. [**CP24-015 & ER24-139 \(Administrative Hearing\):**](#) Conditional Use Permit to allow the installation of a 100-megawatt battery energy storage facility, connected to an off-site substation, with extended construction hours to include Saturdays 8:00 a.m. to 5:00 p.m., on an approximately 5.5-gross-acre site located on the south side of San Ignacio Avenue, approximately 700 feet southeast of Great Oaks Boulevard (6150 San Ignacio Avenue) (Pedron & Associates Investment Co., Owner). Council District: 10. **CEQA:** Exempt

pursuant to CEQA Guidelines Section 15183 for projects that are consistent with a community plan for which an environmental impact report was certified.

PROJECT MANAGER, KORA MCNAUGHTON

PULLED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

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 15183 FOR PROJECTS THAT ARE CONSISTENT WITH A COMMUNITY PLAN FOR WHICH AN ENVIRONMENTAL IMPACT REPORT (EIR) WAS CERTIFIED.**
- 2. ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A 100-MEGAWATT BATTERY ENERGY STORAGE FACILITY, CONNECTED TO AN OFF-SITE SUBSTATION, WITH EXTENDED CONSTRUCTION HOURS TO INCLUDE SATURDAYS 8:00 A.M. TO 5:00 P.M., ON AN APPROXIMATELY 5.5-GROSS-ACRE SITE.**

COMMISSIONER CASEY SECONDED THE MOTION (10-0-1; OLIVERIO ABSENT)

6. PUBLIC HEARING

No Items

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

No items

8. GOOD AND WELFARE

a. Report from City Council

The Commission Secretary reported that on January 27, 2026, the City Council will be considering policy items related to the Multifamily Housing Incentive Program. Planning will also be presenting the option for consideration & direction on how to implement the Senate Bill 79 that was passed in October by the State & goes into effect July 1, 2026.

b. Subcommittee Formation, Reports, and Outstanding Business

The Commission Secretary checked in with the Commissioners to verify that they all have access to their new City-issued emails. Commissioners Bhandal & Cantrell do not have access.

Vice-Chair Bickford mentioned to the Commissioners to check on their Form700 to update their email addresses.

c. Commission Calendar and Study Sessions.

i. Follow up on the Downtown West Development Agreement Discussion

d. The Public Record

ADJOURNMENT

The meeting adjourned at 7:40 p.m.