CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

AMENDED

PLANNING COMMISSION AGENDA

Wednesday, November 4, 2026

Regular Hearing
Commencing at 6:30 p.m.

Hybrid Meeting
Council Chambers
First Floor, City Hall Wing
200 East Santa Clara Street
San José, California
Virtually - https://sanjoseca.zoom.us/j/84325178536

Charles Cantrell, Chair
Michael Young, Vice Chair
Luis Arguello **Dilpreet Bhandal**
Melissa Bickford **Daniel Cao**
Lawrence Casey **Aimee Escobar**
Khoi Nguyen **Pierluigi Oliverio**
Carlos Rosario

Christopher Burton, Director
Planning, Building & Code Enforcement

For live translations in over 50 languages, please visit: https://attend.wordly.ai/join/FLEC-0817.

Also visit our language access page at: https://www.sanjoseca.gov/your-government/appointees/city-clerk/language-access-for-city-council-andcouncil-committee-meetings

How to observe the Meeting

1. Online at https://sanjoseca.zoom.us/j/84325178536; or
2. By Phone: (408) 638-0968. Webinar ID is 843 2517 8536. Alternative phone numbers are: US: +1 (213) 338-8477
3. https://www.youtube.com/CityofSanJoseCalifornia; or
4. https://sanjose.granicus.com/ViewPublisher.php?view_id=51; or
5. Cable Channel 26

How to submit written Public Comment before the Planning Commission meeting:

Send an email to planningsupportstaff@sanjoseca.gov by 1:00 p.m. the day of the meeting. Those emails will be attached to the item on the Agenda. Please identify the Agenda Item Number in the subject line of your email. Public correspondence received after 1:00 p.m. may not be considered by the Commission due to time constraints. Public comments received after 1:00 p.m. should be presented during the hearing.

Accommodations

Any member of the public who needs accommodations should email the ADA Coordinator at ADA@sanjoseca.gov or call (408) 535-8430. To request an alternative format agenda under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call Support Staff at 408-535-8517 or 1-800-735-2992 (TTY), as soon as possible, but at least three business days before any meeting or event.

Nhu cầu cho người khuyết tật được cung cấp theo yêu cầu. Email ADA@sanjoseca.gov. Gọi (408) 535-8430.

Adaptaciones para discapacitados serán proporcionadas a pedido. Mande correo electrónico ADA@sanjoseca.gov. Llame (408) 535-8430.

應要求提供殘疾人便利設施. 電子郵件 ADA@sanjoseca.gov. 致電(408) 535-8430

THE LEVINE ACT

The Levine Act requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than $500 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution on the form located on the Levine Act webpage. For more information, visit: https://www.sanjoseca.gov/your-government/appointees/city-clerk/levine-act

SUMMARY OF HEARING PROCEDURES

To speak in-person: If you want to address the Commission, please fill out a speaker card located on the table near the Audio Visual Technician and deposit the completed card in the basket. There are also speaker cards in the back of the Chambers and at the side entrance.

To speak online: Please raise your hand on Zoom to indicate to staff that you would like to provide a comment when the opportunity is announced. You will be called on verbally and permitted to unmute to speak for the timeframe allotted. The procedure for this hearing is as follows:

- After staff's presentation, applicants and/or appellants may make up to a 5-minute presentation.
- During the public comment period, the chair will call out names on the submitted speaker cards in the order received. As your name is called, line up in front of the microphone at the front of the Chamber.
- Generally, each speaker will be given up to two minutes for public testimony, and speakers using a translator will have up to four minutes. At the discretion of the Chair, the time allotted to each speaker may be changed depending on the number of items on the agenda, number of speakers, and other factors. Speakers using a translator will have double the time allotted.
- After the public testimony, the applicant and/or appellant may make closing remarks for up to an additional five minutes.
- Planning Commissioners may ask questions of the speakers. Response to Commissioner questions will not reduce the speaker's time allowance.
- The public hearing will then be closed, and the Planning Commission will take action on the item. The Planning Commission may request staff to respond to the public testimony, ask staff questions, and discuss the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Commission's action on re-zonings, pre-zonings, General Plan Amendments and Code Amendments is only advisory to the City Council. The City Council will hold public hearings on these items. Section 20.120.400 of the Municipal Code provides the procedures for legal protests to the City Council on re-zonings and pre-zonings. The Planning Commission's action on Conditional Use Permits is appealable to the City Council in accordance with Section 20.100.220 of the Municipal Code. Agendas and all staff reports for this meeting may be accessed 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

Welcome to the Planning Commission Meeting. Please remember to turn off your cell phones. The parking validation machine for the garage under City Hall is located at the rear of the Chambers.

SALUTE TO THE FLAG

ROLL CALL

SUMMARY OF HEARING PROCEDURES

1. CALL TO ORDER & ORDERS OF THE DAY

Notice of participation of Commissioner Pierluigi Oliverio by teleconference.
Commissioner Oliverio intends to participate via teleconference from the following location:

Radisson Hotel Bismarck
605 E Broadway Ave
Bismarck, ND 58501
Meeting location will be in the lobby.

2. PUBLIC COMMENT

Public comments to the Planning Commission on non-agendized items. Please fill out a speaker's card and give it to the technician.

For members of the public who joined by teleconference and wish to speak on one of these items individually, please use the 'raise hand' feature in Zoom or press *9 on your phone to raise a hand to speak.

Each member of the public may address the Commission for up to two minutes. The Commission cannot take any formal action without the item being properly noticed and placed on an agenda. In response to public comment, the Planning Commission is limited to the following options:

- Responding to statements made or questions posed by members of the public; or
- Requesting staff to report back on a matter at a subsequent meeting; or
- Directing staff to place the item on a future agenda.

3. DEFERRALS AND REMOVALS FROM CALENDAR

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral or removal.

Staff will provide an update on the items for which deferral and removal is being requested. If you want to change any of the deferral dates recommended or speak to the question of deferring or removing these or any other items, you should say so at this time.

For members of the public who joined by teleconference and wish to speak on one of these items individually, please use the 'raise hand' feature in Zoom or press *9 on your phone to raise a hand to speak.

No Items

4. CONSENT CALENDAR

Notice to the public: There will be no separate discussion of individual Consent Calendar items as they are considered to be routine and will be adopted by one motion. If a member of the Commission requests debate, separate vote or recusal on a particular item, that item may be removed from the Consent Calendar

by the Chair and considered separately. The public may comment on the entire Consent Calendar and any items removed from the Consent Calendar by the Chair.

Staff will provide an update on the consent calendar. If you wish to speak on one of these items individually, please come to the podium at this time.

For members of the public who joined by teleconference and wish to speak on one of these items individually, please use the 'raise hand' feature in Zoom or press *9 on your phone to raise a hand to speak.

a. Review and Approve Action Minutes from **October 28, 2026.**

b. **CP24-025 & ER24-166 (Administrative Hearing):** Conditional Use Permit to allow the construction of a new water treatment facility which consists of an approximately 16,690-square-foot canopy-covered water treatment area, an approximately 5,450-square-foot pump station building, two 28-foot-high raw water tanks 45 feet in diameter, a 2,000-kilowatt emergency generator with a 16-foot-high integral sound-attenuating enclosure, a drain pump station, the underground piping system, eight-foot-high security fencing with gates, and the associated site improvements, including the removal of 38 ordinance-size trees and one non-ordinance-size tree on an approximately 12.47-gross-acre site located on the Northwest Corner of San Tomas Expressway and Williams Road (3601 & 3605 Williams Road) (San Jose Water Company, Owner). Council District 1. **CEQA:** Initial Study/Mitigated Negative Declaration for the Williams Road Station PFAS Treatment Facility Project
PROJECT MANAGER, *ANGELA WANG*

Staff recommends that the Planning Commission take all of the following actions:

1. Adopt a resolution adopting the Mitigated Negative Declaration for the Williams Road Station PFAS Treatment Facility Project, for which an Initial Study was prepared, and associated Mitigation Monitoring and Reporting Plan, in accordance with the California Environmental Quality Act (CEQA);
2. Adopt a Resolution approving, subject to conditions, a Conditional Use Permit to allow the construction of a new water treatment facility which consists of an approximately 16,690-square-foot canopy-covered water treatment area, an approximately 5,450-square-foot pump station building, two 28-foot-high raw water tanks 45 feet in diameter, a 2,000-kilowatt emergency generator with a 16-foot-high integral sound-attenuating enclosure, a drain pump station, the underground piping system, eight-foot-high security fencing with gates, and the associated site improvements, including the removal of 38 ordinance-size trees and one non-ordinance-size tree on an approximately 12.47-gross-acre site

5. PUBLIC HEARING

Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

a. **H23-014 & ER23-138 (Administrative Hearing):** An appeal of the Planning Director's Approval of a Site Development Permit for the construction of a seven-story, 264-unit multifamily residential building and the removal of 23 trees (14 ordinance-size) on an approximately 2.97-gross-acre site. The project includes an application under State Density Bonus Law. This application was submitted under the Housing Accountability Act (Builder's Remedy) located on the west side of South Winchester Boulevard approximately 100 feet south of the intersection with Riddle Road (741 South Winchester Boulevard (SyRes Properties LLC, Owner). Council District 6. **CEQA:** Statutorily Exempt Pursuant to Public Resources Code Section 21080.66 (Assembly Bill 130).
PROJECT MANAGER, *ALEC ATIENZA*

Staff recommends that the Planning Commission take all of the following actions:

1. Conduct an Administrative Hearing to consider the Appeal of the Planning Director's approval of a Site Development Permit submitted under the Housing Accountability Act ("Builder's Remedy") to allow the construction of a seven-story 264-unit multifamily residential building and the removal of 23 trees (14 ordinance-size, 9 non-ordinance-size), with an application under State Density Bonus Law, including an approximately 9.8% density bonus and a request for multiple waivers on an approximately 2.97-gross-acre site; and
2. Adopt a Resolution denying the permit appeal, confirming the SB 330 vesting date of February 15, 2023, removing conditions 28.k. 3) and 4), and upholding the Director's decision to approve the Site Development Permit to allow the construction of a seven-story 264-unit multifamily residential building and the removal of 23 trees (14 ordinance-size, 9 non-ordinance-size), with an application under State Density Bonus Law, including an approximately 9.8% density bonus and a request for multiple waivers on an approximately 2.97-gross-acre site.

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

No Items

7. GOOD AND WELFARE

a. Report from City Council

b. Subcommittee Formation, Reports, and Outstanding Business

c. Commission Calendar and Study Sessions

   i. Review and Approve the 2027 Planning Commission Meeting Schedule
   Continued from the October 28, 2026 Planning Commission Meeting.

   ii. Study Session scheduled for December 2, 2026, for the General Plan Annual Report 2026

d. The Public Record

ADJOURNMENT

2026 PLANNING COMMISSION MEETING SCHEDULE

Date	Time	Type of Meeting	Location
January 14	*5:30 p.m.*	*Special Meeting: Study Session*	*Council Chambers*
		The Cost of Residential Development in San Jose	
January 14	6:30 p.m.	Regular	Council Chambers
January 21	*6:30 p.m.*	*Special Meeting: Study Session*	*Wing Room 118-119-120*
		2025 Planning Commission General Plan 4-Year Review Task Force Meeting	
January 28	6:30 p.m.	Regular	Council Chambers
February 11	6:30 p.m.	Cancelled:Regular	
February 25	*5:30 p.m.*	*Special Meeting: Study Session*	*Wing Room 118-119-120*
		Joint Housing Commission and Planning Commission Study Session for the Housing Catalyst Workplan and Annual Progress Report	
February 25	7:00 p.m.	Regular	*Wing Room 118-119-120*
March 4	*6:30 p.m.*	*Special Meeting: Study Session*	*Wing Room 118-119-120*
		2025 Planning Commission General Plan 4-Year Review Task Force Meeting	
March 11	6:30 p.m.	Regular	Council Chambers
March 25	6:30 p.m.	Regular	Council Chambers
April 1	*6:30 p.m.*	*Special Meeting: Study Session*	*Wing Room 118-119-120*
		2025 Planning Commission General Plan 4-Year Review Task Force Meeting	
April 8	6:30 p.m.	Regular	Council Chambers
April 22	6:30 p.m.	Regular	Council Chambers
May 6	*5:00 p.m.*	*Special Meeting: Study Session*	*Wing Room 118-119-120*
		2026–2027 Proposed Mid- Biennial Capitol Budget Update & 2027–2031 Capitol Improvement Program	
May 6	6:30 p.m.	Regular	Council Chambers
May 20	*6:30 p.m.*	*Special Meeting: Study Session*	*Wing Room 118-119-120*
		2025 Planning Commission General Plan 4-Year Review Task Force Meeting	
May 27	6:30 p.m.	Cancelled: Regular	
June 3	*6:30 p.m.*	*Special Meeting: Study Session*	*Wing Room 118-119-120*
		2025 Planning Commission General Plan 4-Year Review Task Force Meeting	
June 10	6:30 p.m.	Cancelled: Regular	
June 17	*6:30 p.m.*	*Special Meeting: Study Session*	*Wing Room 118-119-120*
		2025 Planning Commission General Plan 4-Year Review Task Force Meeting	
June 24	6:30 p.m.	Regular & General Plan	Council Chambers
July 8	6:30 p.m.	Regular	Council Chambers
July 22	6:30 p.m.	Cancelled: Regular	
August 12	6:30 p.m.	Regular	Council Chambers
August 26	6:30 p.m.	Regular	Hybrid
September 9	6:30 p.m.	Regular & General Plan	Hybrid
September 23	6:30 p.m.	Regular	Hybrid
October 14	6:30 p.m.	Regular	Hybrid
October 23	*1:00 p.m.*	*Special Meeting: 2026 Annual Retreat*	*Hybrid*
October 28	6:30 p.m.	Regular	Hybrid
November 4	6:30 p.m.	Regular	Hybrid
November 18	6:30 p.m.	Regular	Hybrid
December 2	6:30 p.m.	Regular	Hybrid
December 9	6:30 p.m.	Regular	Hybrid

ABOUT THE PLANNING COMMISSION

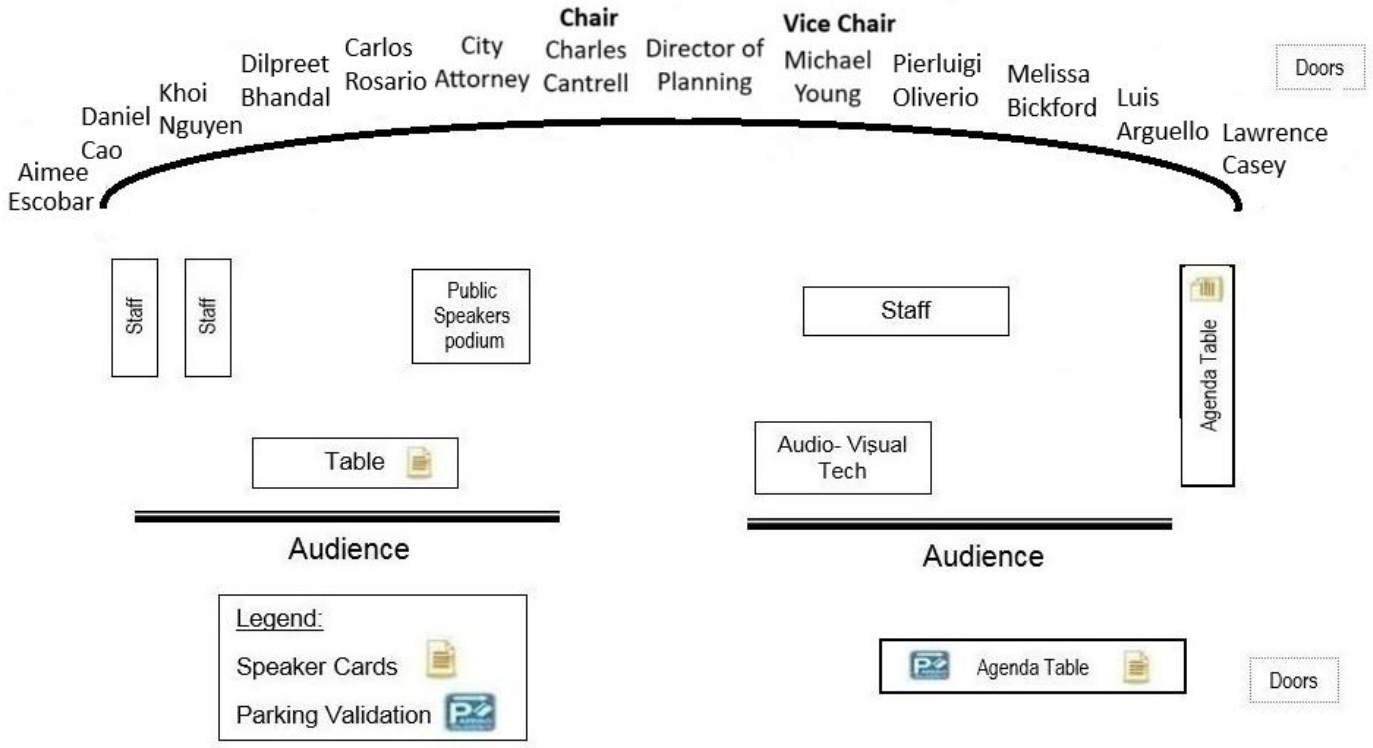
The Planning Commission is an eleven-member body, appointed by the City Council, which performs two types of actions:

- One type is "Quasi-Legislative" in nature in which the Planning Commission makes recommendations to the City Council regarding the adoption, amendment, or repeal of general or specific plans, Zoning Code provisions, or regulations related to the land use development, redevelopment, rehabilitation or renewal of the City, including its Capital Improvement Programs.
- The second type of action is "Quasi-Judicial" in nature in which the Planning Commission applies previously adopted legislation to particular applications and acts as a decision-making or appellate body. Examples of these types of actions include Commission decisions on Conditional Use Permits, appeals of the Planning Director's decisions on certain land use permits, and the certification of Environmental Impact Reports.

A notation of "Administrative Hearing" for an agenda item indicates that the item is a Quasi-Judicial action of the Commission in order to assist the public in understanding the role of the Planning Commission on a particular item.

To effectively manage the Planning Commission Agenda, and to be sensitive to concerns regarding the length of public hearing, the Planning Commission may determine to proceed with remaining agendized items past 11:00 p.m., or to continue this hearing to a later date, or to defer remaining items to the next regularly scheduled Planning Commission meeting date. The decision on how to proceed will be heard by the Planning Commission no later than 11:00 p.m.

Seating chart within the Council Chambers:



The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at https://www.sanjoseca.gov/home/showdocument?id=11915.

You may speak to the Commission about any discussion item that is on the agenda, and you may also speak during Public Comments on items that are not on the agenda and are within the subject matter jurisdiction of the Commission. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during Public Comments. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Commission unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.

Agendas, Staff Reports and some associated documents for the Commission items may be viewed on the Internet at https://www.sanjoseca.gov/PlanningCommission

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public view by clicking the link associated specifically to documents on this agenda, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions posted on the Internet site or distributed in advance of the Planning Commission meeting, may not be final documents approved by the Planning Commission. Contact the Planning Support Staff at planningsupportstaff@sanjoseca.gov for the final document. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting, where those contracts, ordinances and resolutions will be considered, may not be the final documents approved by the City Council. Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for the final document.

If you have any agenda questions, please contact Support Staff at (408) 535-8517 or email PlanningSupportStaff@sanjoseca.gov. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

On occasion, the Commission may consider agenda items out of order.

The Planning Commission meets every 2nd and 4th Wednesday of each month at 6:30 p.m., with special meetings as necessary. If you have any questions, please direct them to the Commission staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

FREQUENTLY USED ABBREVIATIONS

CEQA	California Environmental Quality Act
CUP	Conditional Use Permit
DA	Development Agreement
PD	Planned Development Permit
PDC	Planned Development Zoning

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:
   a) Persons in the audience will refrain from behavior, which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
   b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
   c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
   d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
   e) Persons in the audience will not place their feet on the seats in front of them.
   f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
   g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.
2. Signs, Objects or Symbolic Material:
   a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
      - No objects will be larger than 2 feet by 3 feet.
      - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
      - The items cannot create a building maintenance problem or a fire or safety hazard.
   b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
   c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

3. Addressing the Council, Redevelopment Agency Board, Committee, Board, or Commission:
   a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
   b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
   c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
   d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners, or Staff in conversation will not be honored. Abusive language is inappropriate.
   e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
   f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
   g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct, which will disturb, disrupt, or impede the orderly conduct of the meeting, may result in removal from the meeting and/or possible arrest.