



PLANNING COMMISSION

Action Minutes

Wednesday, April 10, 2024

Regular Hearing

6:30 p.m.

Council Chambers

First Floor, City Hall Wing
200 East Santa Clara Street
San José, California

Justin Lardinois, Chair

Sylvia Ornelas-Wise, Vice Chair

Louis Barocio

Melissa Bickford

Charles Cantrell

George Casey

Jorge A. Garcia

Pierluigi Oliverio

Carlos Rosario

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 Lardinois, Ornelas-Wise, Barocio, Bickford, Cantrell, Casey, Garcia, Oliverio (arrived at 6:36 p.m.), Rosario (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: 6:30 p.m.

2. PUBLIC COMMENT

No comments

3. DEFERRALS AND REMOVALS FROM CALENDAR

No Items

4. CONSENT CALENDAR

- a. [Review and Approve Action Minutes from March 13, 2024.](#)

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

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

- b. [CP18-028 & ER23-108 \(Administrative Hearing\):](#) Conditional Use Permit to allow the demolition of an existing approximately 1,200-square-foot convenience store and an approximately 800-square-foot storage building, removal of two billboards, the removal of one ordinance-size tree, and the construction of an approximately 3,183-square-foot convenience store; the early-morning operation of the new convenience store and the existing gas station from 5:30 am Mondays through Fridays; and off-sale of alcohol (beer and wine only) on an approximately 0.43-gross acre gas station site located on the west corner of East Julian Street and North 10th Street (445 & 455 East Julian Street) (Robinson Oil Corp., Owner). Council District: 3. **CEQA:** Mitigated Negative Declaration for Rotten Robbie #42. **PROJECT MANAGER, ANGELA WANG**

MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING

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

1. **ADOPT A RESOLUTION ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE ROTTEN ROBBIE #42 PROJECT, FOR WHICH AN INITIAL STUDY WAS PREPARED, AND ADOPTING AN ASSOCIATED MITIGATION MONITORING AND REPORTING PLAN, ALL IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), AS AMENDED;**
2. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING APPROXIMATELY 1,200-SQUARE-FOOT CONVENIENCE STORE AND AN APPROXIMATELY 800-SQUARE-FOOT STORAGE BUILDING, REMOVAL OF TWO BILLBOARDS, THE REMOVAL OF ONE ORDINANCE-SIZE TREE, AND THE CONSTRUCTION OF AN APPROXIMATELY 3,183-SQUARE-FOOT CONVENIENCE STORE; THE EARLY-MORNING OPERATION OF THE NEW CONVENIENCE STORE AND THE EXISTING GAS STATION FROM 5:30 AM FROM MONDAY TO FRIDAY; AND OFF-SALE OF ALCOHOL (BEER AND WINE ONLY) ON AN APPROXIMATELY 0.43-GROSS ACRE GAS STATION SITE.**

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

- c. **[CP23-005 & ER23-020 \(Administrative Hearing\)](#)**: Conditional Use Permit to allow the demolition of the existing Cambrian Station potable water storage reservoir and the removal of 26 trees (20 ordinance-size and six non-ordinance-size with 15 replacement trees), for the construction of two 35-foot-high concrete water storage tanks, two booster pumps, and minor site improvements on an approximately 5.61-gross-acre site located at 3033 South Bascom Avenue (San Jose Water, Owner). Council District: 9. **CEQA**: Initial Study/Mitigated Negative Declaration (IS/MND) for Cambrian Tanks Replacement Project, State Clearinghouse No. 2024010140.

PROJECT MANAGER, CAMERON GEE

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

1. **ADOPT A RESOLUTION ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE CAMBRIAN TANKS REPLACEMENT PROJECT AND THE ASSOCIATED MITIGATION MONITORING AND REPORTING PLAN, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA); AND**
2. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A CONDITIONAL USE PERMIT TO ALLOW THE DEMOLITION OF THE EXISTING CAMBRIAN STATION POTABLE WATER STORAGE RESERVOIR AND THE REMOVAL OF 26 TREES (20 ORDINANCE-SIZE AND SIX NON-ORDINANCE-SIZE WITH 15 REPLACEMENT TREES), FOR THE CONSTRUCTION OF TWO 35-FOOT-HIGH CONCRETE WATER STORAGE TANKS, TWO BOOSTER PUMPS, AND MINOR SITE IMPROVEMENTS ON AN APPROXIMATELY 5.61-GROSS-ACRE SITE.**

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

5. PUBLIC HEARING

No Items

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 March 19, 2024.

- b. Subcommittee Formation, Reports, and Outstanding Business

No items

- c. Commission Calendar and Study Sessions

No items

- d. The Public Record

No Items

8. ADJOURNMENT

The meeting adjourned at 6:51 p.m.