



**PLANNING COMMISSION**  
**Action Minutes**

**Wednesday, November 20, 2024**

**Regular Hearing**

**6:30 p.m.**

**Council Chambers**

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

**Anthony Tordillos, Chair**

**Charles Cantrell, Vice Chair**

**Louis Barocio**

**Dilpreet Bhandal**

**Melissa Bickford**

**Justin Lardinois**

**Pierluigi Oliverio**

**Carlos Rosario**

**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 Tordillos, Barocio, Bhandal, Bickford, Lardinois, Oliverio  
(arrived at 6:41) Rosario, and Young.

ABSENT: Commissioner Cantrell

**SUMMARY OF HEARING PROCEDURES**

**1. CALL TO ORDER & ORDERS OF THE DAY**

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

**2. PUBLIC COMMENT**

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*No comments*

**3. DEFERRALS AND REMOVALS FROM CALENDAR**

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**4. CONSENT CALENDAR**

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- a. [Review and Approve Action Minutes from October 23, 2024.](#)

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

**COMMISSIONER LARDINOIS SECONDED THE MOTION (8-0-1; CANTRELL  
ABSENT)**

## 5. PUBLIC HEARING

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- a. [PDA20-006-02, T24-010 & ER23-267](#): Planned Development Permit Amendment to modify the Affordable Housing Compliance Plan under the Inclusionary Housing Ordinance (IHO) and allow changes to Buildings 1, 2, and 4 of the previously approved project, including the construction of two mixed-use buildings (Buildings 1 & 2) consisting of 772 multifamily residential units (39 affordable units) and approximately 31,586 square feet of commercial retail space, and the construction of a seven-story, approximately 230,305-square foot, 263-bed residential care facility (Building 4). The project includes a Vesting Tentative Map to reconfigure six lots into four lots with up to 20 commercial condominium units on an approximately 10.76-gross-acre site located east of the intersection of Saratoga Avenue and Quito Road (1312 El Paseo de Saratoga) and north of the intersection of Saratoga Avenue and Lawrence Expressway (1777 Saratoga Avenue) (Recreational Equipment Inc., Owner). Council District: 1. **CEQA**: Addendum to the 1312 El Paseo & 1777 Saratoga Avenue Mixed-Use Village Final Environmental Impact Report.

*PROJECT MANAGER, ALEC ATIENZA*

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

1. **ADOPT A RESOLUTION APPROVING AN ADDENDUM TO THE 1312 EL PASEO & 1777 SARATOGA AVENUE MIXED-USE VILLAGE FINAL ENVIRONMENTAL IMPACT REPORT, IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED; AND**
2. **ADOPT A RESOLUTION, APPROVING, SUBJECT TO CONDITIONS, A VESTING TENTATIVE MAP TO RECONFIGURE SIX LOTS INTO FOUR LOTS AND TO ALLOW UP TO 20 COMMERCIAL CONDOMINIUM UNITS ON AN APPROXIMATELY 10.76-GROSS ACRE SITE.**
3. **ADOPT A RESOLUTION APPROVING, SUBJECT TO CONDITIONS, A PLANNED DEVELOPMENT PERMIT AMENDMENT TO AMEND THE AFFORDABLE HOUSING COMPLIANCE PLAN IN ACCORDANCE WITH THE INCLUSIONARY HOUSING ORDINANCE AND ALLOW CHANGES TO BUILDINGS 1, 2, AND 4 WITHIN THE PREVIOUSLY APPROVED EL PASEO AND 1777 SARATOGA AVENUE MIXED-USE VILLAGE PROJECT, INCLUDING THE CONSTRUCTION OF TWO MIXED-USE BUILDINGS CONSISTING OF 772 MULTIFAMILY RESIDENTIAL UNITS (39 AFFORDABLE) AND APPROXIMATELY 31,586 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND THE CONSTRUCTION OF A SEVEN-STORY, APPROXIMATELY 230,305-SQUARE FOOT, 263-BED RESIDENTIAL CARE FACILITY WITH UP TO 20 COMMERCIAL CONDOMINIUM UNITS ON AN APPROXIMATELY 10.76-GROSS-ACRE SITE.**

**COMMISSIONER YOUNG SECONDED THE MOTION (8-0-1; CANTRELL ABSENT)**

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

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No items

## 7. GOOD AND WELFARE

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a. Report from City Council

*The Commission Secretary reported on City Council action taken on November 19, 2024.*

b. Subcommittee Formation, Reports, and Outstanding Business

*No Items*

c. Commission Calendar and Study Sessions.

i. *Planning Commission Annual Retreat scheduled for Friday, November 22, 2024.*

ii. *Study Session scheduled for Wednesday, December 4, 2024, for the Presentation of the 2024 General Plan Annual Performance Review Report.*

d. The Public Record

*Commissioner Lardinois congratulated former Commissioner Casey on his election to City Council.*

## **8. ADJOURNMENT**

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The meeting adjourned at 7:22 p.m.