

Joint City Council & Planning Commission Meeting

Item #1
January 30, 2024



**City of
Santa Clara**
The Center of What's Possible



Agenda

- Welcome – Mayor Lisa M. Gillmor
- Introductions – Mayor & Council, Commissioners, City Staff
- Report on Accomplishments – Planning Commission



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Planning Commission Duties and Powers

- After a public hearing, make a **recommendation** to the City Council on:
 - General Plan Amendments
 - Zoning of Real Property
 - Changes to the Zoning Code
 - Land Subdivisions

- After a public hearing, **take final action**, except in the event of an appeal, for the granting of any:
 - Use Permit
 - Variance
 - Major Significant Property Alterations for Historic Structures

The Planning Commission is a quasi-judicial body which acts in an advisory capacity to the City Council in all matters pertaining to the physical development of the City and consists of seven commissioners that are volunteers and are appointed by the City Council.

As prescribed by Ordinance, the Commission ...



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2023 Accomplishments

Final Actions

- 13 Use Permits
- 5 Variances
- 4 Major Significant Property Alterations
- 1 Appeal

Recommendations

- 4 General Plan Amendments
- 8 Zoning Changes
- 4 Land Subdivisions



Significant Policy Documents

- 2023-2031 Housing Element
- Comprehensive Zoning Code Update
- Downtown Precise Plan & Form Based Code

The Planning Commission took Final Action on:

13 Use Permits (including Alcohol sales; back generators for data centers; outdoor play areas for daycares; private school; outdoor vehicle storage; car dealership; ambulatory surgery center)

5 Variances (including a denial of an electric fence for an industrial property)

4 Major Significant Property Alterations

1 Appeal (Single Family house addition)

And made Recommendations to City Council on:

4 General Plan Amendments (3 of which were the Housing Element, Zoning Code Update, & the Downtown Precise Plan & Form Based Code

8 Zoning Changes

4 Land Subdivisions



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2023 Accomplishments

Conference Attendance

- Institute for Local Government (ILG) Virtual Planning Commissioner Training (June 23, 2023)
- American Planning Association (APA) CA Conference (Sept. 16-19, 2023)

To gain valuable insights into the latest trends, best practices, the Planning Commissioners attended 2 conferences in 2023...



Priorities for City Council Consideration

1. Data Centers

- Standards for structures, location requirements, sustainable back-up power source
- Benefits and impacts

2. Entertainment District (Great America, Levi's Stadium, Related Santa Clara project) to encourage more entertainment uses in this area

3. Supporting Housing Solutions

- Infrastructure to support more housing
- Unhoused solutions, housing for service workers

4. Sustainability

- More EV Charging access in public areas
- Increase EV charging requirements
- Promoting Solar
- Smart Traffic Lights

5. City Policies

- Vacant & Blighted Building Ordinance
- Citywide Public Outreach Policy
- Skilled Labor Policy
- Citizen Commission Overseeing SVP

1. Data Centers

The City has a considerable number of **data centers**, do we expect more? They are a source of noise pollution, As a land use policy, is it a good idea to put them near one another? Is there a way to eliminate the use of diesel backup generators, and use batteries?

- Standards for architecture and power usage
- Location requirements
- Requirements for sustainable back up power sources

2. Entertainment District

Evaluate and adopt policies leading to the establishment of an Entertainment District for Santa Clara. There is an opportunity in the area with Great America, Levi's Stadium, and the Related Santa Clara project with ample hotels and amenities in and surrounding this zone to encourage more entertainment uses such as an indoor concert venue, car shows, etc.

3. Supporting Housing Solutions

- Tiny Homes on City owned land
- Moveable modular homes
- \$15K homes announced by Tesla, Anchored Tiny Homes, Zook Cabins, Wilder Wise

4. Sustainability

Require public access EV chargers in new development – city policy

EV Charging:

- In 2020 the City entered into an agreement with ChargePoint for the addition of public and fleet chargers
- In the last three years the City added 48 public charging ports and 39 fleet charging ports. In total the City now has 107 public charging ports.
- Staff proactively went to Council on April 9, 2019 and December 6, 2022 to facilitate private public charger installation throughout the City by making up to 100 EV charging stations available per City Manager Authority. Although some companies have expressed interest, no installations have occurred under this program. However, the City is currently actively working with Tesla.

While the City is making efforts we should go further and consider an EV Policy that:

- Requires public access to EV chargers in new development
- Increases EV charging requirements over what is currently required under the City's REACH Code.

Solar:

The City has an income qualified solar grant and started a commercial solar program on January 2, 2024; however residential solar programs in the past have not been widely utilized, due to SVP low rates. The City currently has in its workplan to review possible options for additional residential programs once the commercial program is well established. Can we promote solar more in the City by thinking about;

- How can we provide more incentives to promote use of solar power.
- Are there opportunities for a City solar farm.

City Policies

Vacant Building Ordinance:

Initiate a Vacant Building Ordinance to provide clarity around building maintenance expectations and to provide a tool for enforcement.

Citywide Public Outreach Policy:

Implement a Citywide Public Outreach Policy for all projects (not just private development) to notify the community.

Skilled Labor:

- Consider and implement a policy that ensures responsible and ethical development in the City of Santa Clara with Area Standards for any tax exemptions granted by our City. Area Standards, would encompass critical elements like Healthcare, Local Hire, Apprenticeships, and a Livable Wage.

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