



City of Santa Clara

Meeting Minutes

Planning Commission

02/21/2024

6:00 PM

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting Planning Commission meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

- Via Zoom:
 - o <https://santaclaraca.zoom.us/j/91729202898> Webinar ID: 917 2920 2898 or
 - o Phone: 1(669) 900-6833
- Via the City's eComment

The public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@SantaClaraCA.gov no later than noon on the day of the meeting; (Comments received after 12:00 PM on the day of the meeting will be made part of the public record but will not be read out loud during the meeting) and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

Agendas, Staff Reports and associated documents for Planning Commission items may be viewed on the City's website at <https://santaclara.legistar.com/Calendar.aspx>

6:00 PM REGULAR MEETING

Call to Order

Chair Cherukuru called the meeting to order at 6:03 pm

Pledge of Allegiance and Statement of Values

Secretary Bouza read the Statement of Values.

Roll Call

Present 7 - Vice Chair Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Chair Priya Cherukuru, Commissioner Qian Huang, Commissioner Mario Bouza, Commissioner Lance Saleme, and Commissioner Eric Crutchlow

DECLARATION OF COMMISSION PROCEDURES

Secretary Bouza read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1. [24-229](#) Planning Commission Meeting Minutes of January 31, 2024

Recommendation: Planning Commission Meeting Minutes of the January 31, 2024 Meeting

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to approve the consent calendar.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [24-1612](#) Public Hearing: Action on Significant Property Alteration Permit for a 1,207 Square Foot Addition to a Historic Residence and a Variance to Eliminate the Requirement for a Two-Car Garage at 1277 Jackson Street

Recommendation:

1. Determine that the Project is categorically exempt from formal environmental review per Section 15301(e)(2), Existing Facilities, of the CEQA Guidelines; and
2. Adopt a Resolution to approve a Significant Property Alteration Permit for alterations to the main historic resource and a Variance to eliminate the requirement for a two-car garage, subject to findings and conditions of approval.

Associate Planner Tiffany Vien provided the staff presentation.

A motion was made by Commissioner Biagini, seconded by Commissioner Bhatnagar to close Public Comment.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to approve Staff Recommendation 1.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to approve Staff Recommendation 2.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

3. [24-1629](#) PUBLIC HEARING: Action on an Environmental Impact Report and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 1957 Pruneridge Avenue to Allow the Development of 22 Detached Single-Family Residences and Associated On- and Off-Site Improvements

Recommendation: Alternatives: 1, 2 and 3

1. Adopt a resolution recommending the City Council certify the Environmental Impact Report and adopt the CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council approve a rezoning of the project site from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow construction of residential development consisting of 22 detached two-story residences with attached and detached garages, landscaping, and on- and off-site improvements, subject to conditions of approval.
3. Adopt a resolution recommending the City Council approve a Vesting Tentative Subdivision Map to subdivide the land into 22 individual lots and four common lots as a utility corridor, vehicle access, landscape open space and bioretention areas to serve the development, subject to conditions of approval.

Associate Planner Debby Fernandez provided the staff presentation.

Assistant City Attorney Alexander Abbe addressed the Commission regarding two conditions of approval related to the use of natural gas, B8 and P23. Mr. Abbe explained that B8 required the developer to comply with the City's "Reach Code," which requires most new development projects to build All-Electric Construction, with no installation of natural gas infrastructure. Mr. Abbe explained that in recent discussions with the developer, the developer had also voluntarily committed to All-Electric Construction, regardless of the application of the City's Reach Code, and that this was memorialized in condition P23.

Mr. Abbe further explained, however, that despite this commitment from the developer, the developer had requested a modification to condition P23. As drafted by staff, condition P23 stated that the developer's commitment to All-Electric Construction was an express basis for the City's decision to rezone the property as Planned Development, and that if the developer sought to utilize methane at a later date, a revision to the PD zoning would be required. The developer agreed that a revision to the rezoning would be required if they later sought to use natural gas, but the developer did not want the City to state that All-Electric Construction was one of the express grounds for granting the PD zoning. Mr. Abbe cautioned that the developer's request would likely make condition P23 more difficult to enforce, and make it more likely that the developer could utilize natural gas in the future without City approval.

Mr. Abbe also explained that the developer was objecting to condition P5, which obligated the developer to provide a 5-foot sidewalk and a 5-foot landscaped area in conformance with the Pruneridge Avenue Complete Streets Plan (PACSP). Mr. Abbe advised the Commission that the Council formally adopted the PACSP in August 2022 and that the Commission did not have the discretion to waive the requirements of the PACSP, such as condition P5.

Commissioners inquired upon various items on the proposed project including new sidewalk standards, the possible use of solar for the project, traffic patterns for the project and concerns regarding the busy intersection at Pruneridge and Winchester as it relates to the location of the project driveway, as well as relocation of the remains of the burial site.

SCS Development representatives Matthew Schott and Cory Kusich provided the Applicant presentation.

David J. Powers & Associates staff Shannon George and Patrick Kalle were in attendance and spoke at the meeting.

Public Speaker

Chris Sarbaugh

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to close public comment.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to approve Staff Recommendation 1.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow, to approve Staff Recommendation 2 with additional recommendations to include Provide “Right Turn Only During Peak Hours” signage for the project driveway and for the applicant to use reasonable efforts, to the satisfaction of the Director of Community Development to obtain written documentation from the diocese of the previous church on the site documenting the disposition of the remains from the burial site on the property.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Biagini, seconded by Commission Bouza to approve Staff Recommendation 3.

Aye: 7 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

Staff Aide II Elizabeth Elliott provided updates on travel requests.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided budget updates.

2. Upcoming Agenda Items

Planning Manager Lesley Xavier provided updates.

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

The meeting adjourned at 8:21 pm. The next regular scheduled meeting is Wednesday, March 6, 2024 at 6 pm.

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

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Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

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Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.