



City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, October 13, 2021

6:00 PM

Virtual Meeting

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented 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 (available during the meeting)**

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; and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

PUBLIC PARTICIPATION IN ZOOM WEBINAR: Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
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6:00 PM REGULAR MEETING

Call to Order

Pledge of Allegiance and Statement of Values**Roll Call****DECLARATION OF COMMISSION PROCEDURES****CONTINUANCES/EXCEPTIONS****CONSENT CALENDAR**

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

1.A 21-1445 [Planning Commission Meeting Minutes of September 22, 2021 Meeting](#)

Recommendation: Approve the Planning Commission Minutes of the September 22, 2021 Meeting

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

PUBLIC HEARING

Items listed above under Items for Council Action will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. 21-1433 [STUDY SESSION: Presenters from Watry Design, Inc will provide information to the Commission on parking lift technologies and considerations for designing parking garages for future adaptive re-use.](#)

Recommendation: There is no staff recommendation.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update
2. Upcoming Agenda Items
3. City Council Actions

ADJOURNMENT:

The next regular scheduled meeting is on Wednesday, October 27, 2021 at 6:00 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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City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

21-1445

Agenda Date: 10/13/2021

REPORT TO PLANNING COMMISSION

SUBJECT

Planning Commission Meeting Minutes of September 22, 2021 Meeting

RECOMMENDATION

Approve the Planning Commission Minutes of the September 22, 2021 Meeting



City of Santa Clara

Meeting Minutes

Planning Commission

09/22/2021

6:00 PM

Virtual Meeting

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6:00 PM REGULAR MEETING

Call to Order

Chair Biagini called the meeting to order at 6:02 p.m.

Pledge of Allegiance and Statement of Values**Roll Call**

Present 6 - Chair Nancy A. Biagini, Vice Chair Priya Cherukuru, Commissioner Qian Huang, Commissioner Yuki Ikezi, Commissioner Lance Saleme, and Commissioner Yashraj Bhatnagar

Absent 1 - Commissioner Ricci Herro

A motion was made by Commissioner Ikezi, seconded by Commissioner Cherukuru to excuse Commissioner Herro's absence.

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Commissioner Herro

DECLARATION OF COMMISSION PROCEDURES

Vice Chair Cherukuru read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

A motion was made by Commissioner Saleme, seconded by Commissioner Ikezi to approve Item 1.A.

Aye: 5 - Chair Biagini, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Commissioner Herro

Recused: 1 - Vice Chair Cherukuru

1.A [21-1278](#) Planning Commission Meeting Minutes of August 25, 2021 Meeting

Recommendation: Approve the Planning Commission Minutes of the August 25, 2021 Meeting

Commissioner Cherukuru recused herself from voting on this item due to her absence at the previous meeting.

1.B [21-1177](#) Action on Use Permit for ABC License Type 47 for Happy Hooligans restaurant at 1686 Lafayette Street

Recommendation: Adopt a resolution approving a Use Permit for the sale and consumption of alcohol (ABC License Type 47) in a new Happy Hooligans restaurant located at 1686 Lafayette Street, subject to conditions of approval.

Commissioner Cherukuru pulled Item 1.B for discussion.

A motion was made to close public hearing.

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Commissioner Herro

A motion was made by Commissioner Cherukuru, seconded by Commissioner Huang to approve Item 1.B. with the added condition regarding the hours of operation. (7 days a week, 11:30 a.m. to 8:30 p.m.)

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Commissioner Herro

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [21-1131](#) Action to amend the existing Use Permit for outdoor activity to expand the current child daycare facility at 2931 El Camino Real

Recommendation: Adopt the Resolution to approve the amendment to the existing Use Permit (PLN2018-13414) for outdoor activity associated with a child day care facility at 2931 El Camino Real.

Associate Planner Nimisha Agrawal provided the staff presentation.

Applicant Devan Namboodari and **Architect Ray House** spoke regarding the project and answered questions from the Commission. The Commission asked questions regarding the growth plans, modular buildings, and previous applications for schools. **Assistant City Attorney Alexander Abbe** clarified parking ratios for schools.

Chair Biagini made a motion to close Public Hearing.

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Commissioner Herro

A motion was made by Commissioner Cherukuru, seconded by Commissioner Saleme to approve staff recommendation.

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Commissioner Herro

3. [21-1211](#) Study Session: Housing Element Update

Recommendation: Note and file the report on the Housing Element Update.

Principal Planner John Davidson provided a presentation on the Housing Element update and answered questions from the Commission. The Commission asked questions regarding a nexus study and homeless housing. **Assistant City Attorney Alexander Abbe** spoke regarding affordable housing requirements.

Public speakers: David Vierra
Mathew Reed
Kalisha Webster

A motion was made by Commissioner Saleme, seconded by Commissioner Cherukuru to note and file the study session.

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Commissioner Herro

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Chair Biagini announced that the Parade of Champions will take place on October 9th.

2. Commissioner Travel and Training Reports, Requests to attend Trainings

Planning Manager Reena Brilliot requested to know the Commission would be interested in a parking lift study session and also informed the Commission that staff was working on scheduling a joint study session with the City Council for December 7 regarding SB 9 and SB 10.

Chair Biagini and Commissioners Saleme and Huang provided reports on their attendance at the American Planning Association Conference training which took place September 13-15, 2021.

1. [21-1826](#) Request to Consider Using Planning Commission Funds for Parking Lift Technology Training

Recommendation: There is no staff recommendation.

A motion was made by Commissioner Ikezi, seconded by Commissioner Huang to allocate funds, not to exceed the amount of \$2,500, for a parking lift study session.

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Commissioner Herro

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Planning Manager Reena Brilliot provided the budget update.

2. Upcoming Agenda Items

Planning Manager Reena Brilliot informed the Commission that staff would work to schedule a training/study session for the October 13 meeting and would cancel the meeting if training was not available for that date.

3. City Council Actions

Staff Liaison Gloria Sciara updated the Commission on recent City Council actions.

ADJOURNMENT:

Chair Biagini made a motion to adjourn the meeting at 8:45 p.m.

The next regular scheduled meeting is on Wednesday, October 13, 2021.

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Excused: 1 - Commissioner Herro

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RECOMMENDATION

There is no staff recommendation.