



City of Santa Clara

Meeting Minutes

Planning Commission

09/26/2018

6:00 PM

City Hall Council Chambers

6:00 PM STUDY SESSION

Confirmation of a Quorum

[18-1045](#)

Study Session: Tasman East Specific Plan

Principal Planner John Davidson provided a presentation on the Tasman East Specific Plan

Questions/topics of discussion from Commissioners included:

- Traffic flow from one development to the other
- Request for additional affordable housing
- Compliance with flood zone regulations
- Request for additional bicycle parking in excess of VTA requirements

Commissioner Ikezi requested that a visual presentation be available for the City Council presentation regarding traffic flow.

There was one public speaker.

7:00 PM REGULAR MEETING CALL TO ORDER

Pledge of Allegiance and Statement of Values

Chair Jain read the Pledge of Allegiance and **Commissioner Becker** read the Statement of Values.

ROLL CALL

Present 6 - Vice Chair Raj Chahal, Commissioner Steve Kelly, Commissioner Yuki Ikezi, Chair Sudhanshu Jain, Commissioner Lance Saleme, and Commissioner Anthony Becker

DECLARATION OF COMMISSION PROCEDURES

Chair Jain read the Commission Procedures.

CONTINUANCES/EXCEPTIONS

None

CONSENT CALENDAR

Commissioner Becker read the consent calendar.

- 1.A** [18-1264](#) Planning Commission Minutes of August 8, 2018

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly that this item be approved.

Aye: 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Abstained: 1 - Vice Chair Chahal

- 1.B** [18-1265](#) Planning Commission Minutes of August 22, 2018

A motion was made by Commissioner Ikezi and seconded by Commissioner Kelly that this item be approved.

Aye: 6 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

- 1.C** [18-1143](#) Action on Use Permit for ABC License Type 41 at 2047 El Camino Real

Recommendation: Adopt a Resolution approving a Use Permit for the sale and service of beer and wine (ABC License Type 41) in an existing restaurant (Tay Ho), subject to conditions.

Item was pulled by **Commissioner Ikezi** who wanted to confirm that food service is required for alcohol sales. **Staff Liaison Gloria Sciara** confirmed this type of ABC license requires that food be served at the restaurant.

In response to a question by **Chair Jain**, **Staff Liaison Gloria Sciara** noted alcohol and food sales can be extended until 10 p.m. as a revised condition of approval. **Chair Jain** requested that the applicant add bike racks, exceeding VTA guidelines. The Applicant supported the request subject to consent from landlord.

A motion was made by Commissioner Ikezi and seconded by Commissioner Kelly to approve this item with an amendment to extend alcohol being served until 10 p.m. with a condition to include a bike rack to the private portion of the property.

Aye: 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Abstained: 1 - Vice Chair Chahal

- 1.D [18-1206](#) Action on a Variance to Allow an Addition to a Single Family Residence with a Non-Conforming Garage at 741 Enright Avenue

Recommendation: Approve the Variance to allow a 809 square foot front and rear addition to a single-family residence and retain an attached one-car garage, in lieu of two-covered parking spaces as required by the zoning code.

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, to adopt a resolution to approve the variance.

Aye: 6 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

- 1.E [18-1213](#) Action on Use Permit to Allow Outdoor Play Area for a New Child Day Care Facility at 1190 Benton Street

Recommendation: Adopt a Resolution approving the Use Permit to allow outdoor play area for a new child day care facility at 1190 Benton Street.

A member of the public, David Delozier, owner of neighboring properties, expressed his concerns regarding parking during the 6:00 p.m. pick up time which is a time when the adjacent parking lot is typically full. The Applicant spoke and noted the daycare will close at 6 p.m. and should not affect the parking for Franklin Square.

Chair Jain asked staff the regulations regarding required parking spaces for the facility. The applicant is providing 20 parking spaces and only 9 are required.

Commissioner Chahal requested that the applicant proactively provide signage regarding which parking spots are provided for the daycare.

Commissioner Kelly requested that a 1-year review on parking.

A motion was made by Commissioner Ikezi and seconded by Commissioner Kelly approving the request with the condition that notice be given to employees of the child day care facility via an informational handout regarding drop off and pickups clarifying where restricted parking is for parents and staff and that the applicant have a 1-year review for compliance with parking.

Aye: 6 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [18-961](#) Public Hearing: Action on a Conditional Use Permit for Planet Granite to Allow a Climbing Gym and Outdoor Workout Area Located at 801 Martin Avenue

Recommendation: 1. Adopt a Resolution to Approve a Use Permit to allow a climbing gym and outdoor workout area located at 801 Martin Avenue, subject to conditions of approval.

Assistant Planner I Steve Le presented the item. Item is a new use permit to allow a climbing gym for Planet Granite, the site was previously occupied by a fitness gym, Club One Fitness and has been vacant since 2013.

Commissioner Jain asked for clarification that this item is to approve a use permit and not rezoning, which was confirmed by staff. **Assistant City Attorney Alexander Abbe** noted that assembly uses such as the proposed gym are conditionally permitted in the MH zone under the 'Bingo Exception' of SCCC Section 18.50.040, which allows for uses that are 'appropriate for an industrial area, such as lodges and bingo halls.

The Applicant gave a presentation about the benefits of the project. 10% of proceeds will be given to charitable organizations. The Applicant asked those in attendance who support the project to stand, and 17 attendees did so.

Commissioner Ikezi asked questions regarding membership and opening dates - which is scheduled for Fall 2019. Commissioner Chahal complimented the owner on the healthy nature of project.

There were 2 public speakers who spoke in support of project, one specifically noted that due to her work with special needs children she was pleased to have this facility available to them.

A motion was made by Commissioner Becker and seconded by Commissioner Saleme that this item be approved.

Aye: 6 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Staff Liaison Gloria Sciara noted the budget update was on the dais for Commissioners. The 2019 meeting calendar will be presented at the next meeting and requested to know if there was interest in modifying the meeting start time to 6 p.m. Study Sessions would start at 6 pm and would be scheduled, when applicable, when there is a light agenda. **Commissioner Chahal** expressed concerns about outreach to the community on a new start time and **Staff Liaison Gloria Sciara** replied it would be publicized through city calendar, Nextdoor, and other social media outlets. **Commissioner Saleme** commented that the Architectural Committee meeting has already been moved to a 6 p.m. start time, and is in favor of this earlier time.

Planning Manager Reena Brilliot provided a revised Study Session schedule to the Commission.

2. Board or Committee Assignments

Commissioner Saleme asked if the Planning Commission and City Council can combine study sessions, **Planning Manager Reena Brilliot** commented that here is a possibility of combining study sessions.

3. Architectural Committee

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

Chair Jain attended a Digital Governance conference in Sacramento and relayed that Cities are using open government data for the permit process online. **Planning Manager Reena Brilliot** commented that Community Development is going through an implementation phase to provide new permit system software.

Commissioner Ikezi shared that she completed an Accessory Dwelling Unit project at her home and had an open house for the neighborhood, it was well attended. She requested to understand the relative costs of Title 1-5 construction and what are the conditions that would entice a developer to build; **Planning Manager Reena Brilliot** noted that possibly a session could be expanded to have a speaker talk on the subject.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

Planning Manager Reena Brilliot and **Staff Liaison Gloria Sciara** provided updates on projects.

1. Planning Commission Budget Updates

Staff Liaison Gloria Sciara provided budget updates.

2. Upcoming Agenda Items

Updates were provided by staff.

3. City Council Actions

Updates were provided by staff.

ADJOURNMENT:

The meeting was adjourned at 8:15 p.m.