



City of Santa Clara

Meeting Minutes

Planning Commission

09/22/2021

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.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

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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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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