



City of Santa Clara

Meeting Minutes

Planning Commission

05/22/2024

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://santaclarca.legistar.com/Calendar.aspx>

6:00 PM REGULAR MEETING

Call to Order

Chair Cherukuru called the meeting to order at 6:09 pm (the meeting started late due to technical difficulties).

Pledge of Allegiance and Statement of Values

Vice Chair Bhatnagar 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 Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

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

Commissioners Huang and Crutchlow abstained from voting on Item 1.B.

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

1.A [24-539](#) Planning Commission Meeting Minutes of June 14, 2023

Recommendation: Approve the Planning Commission Meeting Minutes of the June 14, 2023 Meeting

1.B [24-538](#) Planning Commission Meeting Minutes of March 6, 2024

Recommendation: Approve the Planning Commission Meeting Minutes of the March 6, 2024 Meeting

- 1.C [24-534](#) Planning Commission Special Meeting Minutes of April 17, 2024

Recommendation: Approve the Planning Commission Special Meeting Minutes of the April 17, 2024 Meeting

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [24-182](#) Recommendations related to the adoption of the Zoning Map, including: General Plan Amendments to Change the Residential Land Use Designations on Identified Properties to Preserve Residential Capacity, per State Law; adoption of the Zoning Code Cleanup Ordinance; and adoption of the Zoning Map, consistent with the City's General Plan Land Use Diagram

Recommendation:

1. Adopt a Resolution recommending that the City Council adopt General Plan Amendments to maintain residential densities consistent with state law.
2. Adopt a Resolution recommending that the City Council adopt the Zoning Code cleanup ordinance, including changes to single-family setbacks to be consistent with the City's adopted Residential Design Guidelines
3. Adopt a Resolution recommending that the City Council adopt the Zoning Code Map consistent with the City's General Plan land use diagram.

Principal Planner John Davidson provided the staff presentation.

Commissioners asked questions and provided comments on step back requirements and side corner setback requirements. **Staff and Assistant City Attorney Xander Abbe** provided information.

Public Speaker:

Nagaraj Annaiah

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow 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 with the addition to recommendation that City Council that 1550 and 1570 Lafayette be added to El Camino Real Specific Plan.

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

A motion was made by Commissioner Haung, seconded by Chair Cherukuru to approve staff recommendation 2 and delete section 3 from the resolution.

The motion did not pass.

Aye: 2 - Chair Cherukuru, and Commissioner Huang

Nay: 5 - Vice Chair Bhatnagar, Commissioner Biagini, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

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

Aye: 5 - Vice Chair Bhatnagar, Commissioner Biagini, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Nay: 2 - Chair Cherukuru, and Commissioner Huang

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

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

3. [24-535](#) STUDY SESSION: Assembly Bill 1033 (2023), Regulating Sales of Accessory Dwelling Units Separate from Primary Dwellings

Meeting went into Recess at 7:50 pm and reconvened at 8:00 pm

Assistant City Attorney Alexander Abbe provided the staff presentation.

Commissioners provided input on the topic.

A motion was made by Commissioner Saleme, seconded by Commissioner Biagini to recommend to City Council to not adopt an ordinance pursuant to AB1033.

Aye: 6 - Vice Chair Bhatnagar, Commissioner Biagini, Chair Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Nay: 1 - Commissioner Huang

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Commissioner Saleme provided updates on the virtual APA Conference that he attended.

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

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:

Chair Cherukuru adjourned the meeting at 8:46 pm. The next regular scheduled meeting is June 12, 2024.

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

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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