



City of Santa Clara

Meeting Minutes

Planning Commission

04/13/2022

6:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9058, the Planning Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide 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)

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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 p.m.

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

Present 6 - Chair Nancy A. Biagini, Commissioner Ricci Herro, Commissioner Qian Huang, Commissioner Yuki Ikezi, Commissioner Lance Saleme, and Commissioner Yashraj Bhatnagar

Absent 1 - Vice Chair Priya Cherukuru

Chair Biagini announced that **Commissioner Cherukuru** previously notified staff of her absence in advance of the meeting.

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to excuse Commissioner Cherukuru's absence.

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

Absent: 1 - Vice Chair Cherukuru

DECLARATION OF COMMISSION PROCEDURES

Secretary Herro read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS**Public Speakers:**

Dominic Torreano spoke regarding Public Hearing, Item 3. Chair asked him to speak when item was being heard.

Brian Shields, Carpenters Union, requested to continue Item 4.

Tong Zheng, one of the appellants for Item 3 asked for continuance on Item 3; spoke again and said that item could be heard tonight.

Jonathon Fearn, Greystar. said he was not contacted by the Carpenters Union and requested that Item 4 not be continued.

Murali Gubbala spoke regarding Item 3. asked if applicant was aware there is no guarantee all Commissioners will be present at the meeting in which the Item is continued to.

Nitish Chenoju asked about voting process for a continuance request.

Commissioners Ikezi and Huang stated that they are opposed to continuing Item 4. **Planning Manager Lesley Xavier** clarified questions on Item 4.

A motion was made by Commissioner Herro, seconded by Commissioner Biagini to continue Item 4 to the May 25, 2022 Planning Commission meeting. (The motion failed.)

Aye: 2 - Chair Biagini, and Commissioner Herro

Nay: 4 - Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Absent: 1 - Vice Chair Cherukuru

CONSENT CALENDAR

Chair Biagini pulled Items 1.A and 1.B to make comments. She requested that Commissioner Cherukuru's comments under Announcements be added. **Office Specialist IV Elizabeth Elliott** clarified that minutes were written as per City Clerks Office direction. Chair Biagini asked if Item 1.B should have been placed on the Public Hearing section of the meeting agenda. **Assistant City Attorney Alexander Abbe** clarified that it was appropriate for Item 1.B to be placed on the consent calendar.

Commissioner Herro abstained from voting on the consent calendar due to his absence at the previous meeting.

A motion was made by Commissioner Ikezi, seconded by Commissioner Biagini to have staff review procedures with the City Clerk's Office regarding Item 1.A and make additions to the minutes based upon the discussion, to also review the comments with Commissioner Cherukuru, and continue approval to a future meeting and to approve Item 1.B.

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

Absent: 1 - Vice Chair Cherukuru

Abstained: 1 - Commissioner Herro

1.A [22-460](#) Planning Commission Meeting Minutes of March 9, 2022 Meeting

Recommendation: Approve the Planning Commission Minutes of the March 9, 2022 Meeting

1.B [22-239](#) Action on Use Permit for a new bowling center with live entertainment (Bowlero Valley Fair) at 2855 Stevens Creek Boulevard.

Recommendation: Adopt a resolution approving a Use Permit to allow for a bowling center with live entertainment, on-site sale and consumption of beer, wine and distilled spirits (ABC License Type 47) in the new Bowlero Valley Fair located at 2855 Stevens Creek Boulevard, subject to conditions of approval.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [22-202](#) Action on Climate Action Plan, General Plan Amendment to Adopt the Updated Climate Action Plan 2022 and an Addendum to the General Plan Environmental Impact Report

Recommendation: That the Planning Commission adopt Resolutions recommending that the City Council:

1. Adopt a resolution approving and certifying the Addendum to the 2010 - 2035 General Plan EIR prepared for the updated Climate Action Plan 2022.
2. Adopt a resolution approving the amendment to the General Plan Appendix 8.13 to adopt the updated Climate Action Plan 2022.

Associate Planner Nimisha Agrawal provided the staff presentation.

Public Speakers: Dashiell Leeds
Alexis Tan
Rosie Chen
Sindhu Saggeri
Jessie

A motion was made by Commissioner Ikezi, seconded by Commissioner Biagini to close public hearing.

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

Absent: 1 - Vice Chair Cherukuru

A motion was made by Commissioner Herro, seconded by Commissioner Bhatnagar to approve staff recommendation 1.

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

Absent: 1 - Vice Chair Cherukuru

A motion was made by Commissioner Herro, seconded by Commissioner Saleme to approve staff recommendation 2.

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

Absent: 1 - Vice Chair Cherukuru

3. [22-246](#) Action on Appeal of Development Review Hearing Architectural Approval for the Property at 3066 Harding Avenue

Recommendation: Overrule the appeal and uphold the Development Review Hearing architectural approval of a 210 sq.ft. first floor expansion and 1,071 sq.ft. second story addition with a front second story balcony to an existing 1,240 sq.ft. one-story residence with a 397 sq.ft, attached garage that is to remain at 3066 Harding Avenue; subject to conditions.

Associate Planner Debby Fernandez provided the staff presentation.

Appellants Tong Zheng, Sally Wang, and Sandrina Valente spoke regarding their appeal. Applicants **Ravi and Pallavi Chennoju** provided the applicant presentation.

Public Speakers: An Ly

Fuad Rahman

Sachin Vaidya

Sajeev Madhavan

Nimit

Hongjiang Li

Xiangquan Li

Sandhya

Alan Tibbetts

Yoshi

Sandrina

Judy A

Bessy

Danna Suo

Deepak Rao

Xin Ru

Patrick Farry

Sumana Vijayagopal

Shirdi Prem

Lakshmi Gubbala

Yong Zhao

Murali Gubbala

Ramanathan Lakshmikanthan

Muralikrishna Gandluru

Tanvi Gunasekaran

Akshay Thota

Maha Dhevarajan

Radha Popuri

Sagar Nipa

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to close public hearing.

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

Absent: 1 - Vice Chair Cherukuru

Commissioners had a robust discussion on this item and expressed concerns for those who voiced opposition to the project, but also discussed that the Applicant has every right within the City's guidelines and design specifications to build the home the way they designed it. A discussion also took place that neighborhoods need the ability to expand and grow and it is not a matter of individual preferences.

A motion was made by Commissioner Huang, seconded by Commissioner Biagini to approve staff recommendation.

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

Absent: 1 - Vice Chair Cherukuru

The meeting went into recess at 9:40 p.m. and reconvened at 9:50 p.m.

4. [22-259](#) Recommendation on General Plan Amendments for the Freedom Circle Future Focus Area and the Greystar Development Project

Recommendation:

That the Planning Commission adopt Resolutions recommending that the City Council:

1. Adopt a resolution approving and certifying the Final EIR prepared for the Freedom Circle Future Focus Area Plan and the Greystar Project General Plan Amendment (SCH #2020060425), including CEQA Findings and a statement of overriding considerations.
2. Adopt a resolution approving a General Plan text amendment to add language regarding the creation of additional Future Focus Areas, the re-designation of land outside of Focus Areas, creation of the new Very High-Intensity Office/R&D designation, and adoption of a General Plan Amendment to create the Freedom Circle Future Focus Area.
3. Adopt a resolution approving the Greystar General Plan Amendment from High Intensity Office/R&D (maximum Floor Area Ratio of 2.0) to Very High Density Residential (51-100 Dwelling Unit/Acre).
4. Adopt a resolution approving the Planned Development Rezoning for the Greystar site, which would allow up to 1,100 units on a 13.3 gross acre site bounded by Freedom Circle to the west, Mission College Boulevard to the north, San Tomas Aquino Creek to the east and Highway 101 to the south.

Principal Planner John Davidson provided a Powerpoint presentation.

Applicant Dan Deibel, Greystar, spoke regarding the project.

Public Speakers: Francisco Nunez

Aidan Marshall

Alejandro Martinez

Jose M.

Brian Shields

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to close public hearing.

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

Absent: 1 - Vice Chair Cherukuru

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to approve staff recommendation 1.

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

Absent: 1 - Vice Chair Cherukuru

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to approve staff recommendation 2 and to include modification to the land use diagram to Class 4 bike lanes.

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

Absent: 1 - Vice Chair Cherukuru

A motion was made by Commissioner Herro, seconded by Commissioner Huang to approve staff recommendation 3.

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

Absent: 1 - Vice Chair Cherukuru

A motion was made by Commissioner Huang, seconded by Commissioner Bhatnagar to approve staff recommendation 4.

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

Absent: 1 - Vice Chair Cherukuru

- 5. [22-299](#) Action on a Variance for a 22’-3” Detached Accessory Dwelling Unit (ADU) with One and a Half Bathrooms at 1765 Market Street.

Recommendation: Alternative 1: Adopt a resolution approving the variance to allow a 22’-3” building height and one and a half bathrooms for a detached accessory dwelling unit (ADU) where 16 feet is the maximum height and one bathroom is the maximum number of bathrooms allowed in the R1-6L, Single-Family Residential Zoning District.

Associate Planner Steve Le provided a PowerPoint presentation. **Architect Rob Mayer** also provided a presentation and **homeowner Heidi Pfaffroth** spoke regarding the project.

Public Speaker: Rodger Waldorf

A motion was made by Commissioner Huang, seconded by Commissioner Herro to close public hearing.

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

Absent: 1 - Vice Chair Cherukuru

A motion was made by Commissioner Huang, seconded by Commissioner Bhatnagar to approve staff recommendation.

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

Absent: 1 - Vice Chair Cherukuru

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Chair Biagini asked for the agendas to be posted earlier than the packet was for this meeting so that Commissioners have sufficient time for review. **Planning Manager Lesley Xavier** responded.

Commissioner Saleme inquired about the process of correspondence being received after the agenda posting and before the meeting and the process for distribution to Commissioners.

Planning Manager Lesley Xavier and **Assistant Director of Community Development** responded.

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

Office Specialist IV Elizabeth Elliott provided details regarding the upcoming conference.

1. [22-526](#) APA National Planning Conference (NPC), April 30 - May 3, 2022, San Diego, CA

Recommendation: Staff has no recommendation. A vote should take place to expend funds if Commissioners would like to attend the conference.

A motion was made by Commissioner Saleme, seconded by Commissioner Biagini to approve expending funds for Commissioners that will attend the APA conference.

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

Absent: 1 - Vice Chair Cherukuru

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Office Specialist IV Elizabeth Elliott provided updates.

2. Upcoming Agenda Items

Planning Manager Lesley Xavier and Assistant Director of Community Development Reena Brilliot provided updates.

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

A motion was made by Commissioner Ikezi, seconded by Commissioner Huang to adjourn the meeting.

The meeting adjourned at 12:33 a.m.

The next Planning Commission Special Meeting is on May 11, 2022.

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

Absent: 1 - Vice Chair Cherukuru

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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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