



City of Santa Clara

Meeting Minutes

Planning

Commission

01/09/2019

6:00 PM

City Hall Council Chambers

6:00 PM REGULAR MEETING

Call to Order

Chair Jain called the meeting to order at 6:00 p.m.

Roll Call

Present 5 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Chair
Sudhanshu Jain, Commissioner Lance Saleme, and Commissioner
Anthony Becker

Absent 1 - Commissioner Shawn Williams

**A motion was made by Commissioner Becker, seconded by
Commissioner Saleme to excuse Commissioner Williams from the
meeting.**

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

Excused: 1 - Commissioner Williams

DECLARATION OF COMMISSION PROCEDURES

Chair Jain read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1.A [19-1667](#) Planning Commission Meeting Minutes of December 12, 2018.

Recommendation: Approve the Planning Commission Minutes of the December 12, 2018 Meeting.

This item was pulled by Commission Ikezi who requested minor modifications be made. A motion was made by Commissioner Ikezi and seconded by Commission Kelly that this item be approved with minor modifications.

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

Excused: 1 - Commissioner Williams

1.B [19-1207](#) Consent: Action on Use Permit for ABC License Type 41 for Shake Shack Located at 2855 Stevens Creek Boulevard

Recommendation: Adopt a resolution approving a Use Permit for the sale and consumption of beer and wine (ABC License Type 41) in the new Shake Shack restaurant located at 2855 Stevens Creek Boulevard, subject to conditions of approval.

Item was pulled from consent calendar by Applicant Jeremy Layton. Applicant requested to alter the Conditions of Approval, Item C5 to alter the hours of operation and service of beer and wine with food. A motion was made by Commissioner Becker and seconded by Commissioner Ikezi that this item be approved with the following conditions: approval of use permit for hours of service to be until 12 a.m. on Friday and Saturday evenings with a six-month and twelve month review to take place. If there is excessive police activity during that timeperiod, hours of operation can be restricted to 11 p.m. after one year.

Public Speaker: Jeremy Layton - Applicant

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

Excused: 1 - Commissioner Williams

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [19-1700](#) Selection of Planning Commission Vice Chair

Chair Jain made a motion to vote for Commissioner Becker to fill the partial term of Vice Chair through June 30, 2019. Commissioner Becker was selected by 3 votes.

Aye: 3 - Commissioner Kelly, Commissioner Ikezi, and Commissioner Becker

Nay: 1 - Commissioner Saleme

Absent: 1 - Commissioner Williams

Abstained: 1 - Chair Jain

Chair Jain made a motion to vote for Commissioner Saleme to fill the partial term of Vice Chair through June 30, 2019. Motion Failed.

Aye: 2 - Chair Jain, and Commissioner Saleme

Nay: 1 - Commissioner Ikezi

Absent: 1 - Commissioner Williams

Abstained: 2 - Commissioner Kelly, and Commissioner Becker

3. [19-1661](#) Public Hearing: Action on Use Permit to allow the conversion of a service station building into a retail convenience store and potential restaurant at 3725 El Camino Real

Recommendation: Adopt a resolution approving a Use Permit to allow the conversion of an existing service station building for a convenience store with off-site beer and wine sales (ABC Type 20 License) and potential restaurant (that would not serve beer and wine for on-site consumption) on the property located at 3725 El Camino Real.

A motion was made by Commissioner Becker and seconded by Commisisoner Kelly to close Public Hearing

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

Excused: 1 - Commissioner Williams

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

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

Excused: 1 - Commissioner Williams

STUDY SESSION[19-1665](#)

Study Session: Due Process and Housing Legislation

Assistant City Attorney Alexander Abbe provided an overview of Due Process and Housing Legislation.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

Commissioner Becker expressed concerns regarding pedestrian safety crossing Benton near Las Palmas.

1. Announcements/Other Items
2. Board or Committee Assignments
3. Architectural Committee
4. Commissioner Travel and Training Reports, Requests to attend Trainings

A motion was made by Commissioner Kelly and seconded by Commissioner Ikezi to approve allocation of \$4500 for up to 3 Commissioners to attend APA Conference and Leadership Santa Clara,

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

Excused: 1 - Commissioner Williams

A motion was made by Commissioner Ikezi and seconded by Commissioner Jain to approve up to \$1500 to be allocated towards one Commissioner to attend the League of California Cities Planning Commissioner Academy.

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

Excused: 1 - Commissioner Williams

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

Development Review Officer Gloria Sciara and **Planning Manager Reena Brilliot** reported on Council action items.

1. Planning Commission Budget Updates

2. Upcoming Agenda Items

Planning Manager Reena Brilliot provided updates.

3. City Council Actions

ADJOURNMENT:

The meeting adjourned at 8:22 p.m. The next regular scheduled meeting is on February 27, 2019 at 6:00 PM in the City Hall Council Chambers.