



City of Santa Clara

Meeting Minutes - Final

Planning Commission

03/28/2018

7:00 PM

City Hall Council Chambers

Items for Council Action

18-082 - Vesting Tentative Subdivision Map for 2961 Corvin Drive

18-279 - Second Amendment to Development Agreement between the City of Santa Clara and SI 55, LLC

PLEDGE OF ALLEGIANCE AND STATEMENT OF VALUES

Chair Ikezi initiated the Pledge of Allegiance and Commissioner O'Halloran read the Statement of Values.

ROLL CALL

The following Commissioners were in attendance: Raj Chahal, Suds Jain, Yuki Ikezi, Mike O'Halloran, and Lance Saleme. Steve Kelly arrived at 7:29 PM.

Staff present were: Assistant City Attorney Alexander Abbe, Development Review Officer Gloria Sciara, and Office Specialist IV Rosa Avalos.

DECLARATION OF COMMISSION PROCEDURES

Chair Ikezi read the Declaration of Commission Procedures for those present.

CONTINUANCES/EXCEPTIONS

None

CONSENT CALENDAR

[18-060](#)

Planning Commission Minutes of March 14, 2018

Recommendation: Approve the Planning Commission Minutes of March 14, 2018.

Commissioner Jain, seconded by Commissioner O'Halloran, motioned to approve the Planning Commission Minutes of March 14, 2018 with revisions noted.

Aye: 5 - Commissioner Chahal, Chair Ikezi, Commissioner O'Halloran, Commissioner Jain, and Commissioner Saleme

Absent: 1 - Commissioner Kelly

ITEMS SET FOR HEARING[18-082](#)

Vesting Tentative Subdivision Map for 2961 Corvin Drive

Recommendation: 1. Recommend that Council approve the Vesting Tentative Subdivision Map to create 7 buildable lots and 2 non-buildable lots and allow the development of up to 38 residential condominium units consistent with the Lawrence Station Area Plan at 2961 Corvin Drive (PLN2017-12865), subject to conditions of approval.

Present 5 - Commissioner Raj Chahal, Chair Yuki Ikezi, Commissioner Michael O'Halloran, Commissioner Sudhanshu Jain, and Commissioner Lance Saleme

Absent 1 - Commissioner Steve Kelly

A motion was made by Commissioner O'Halloran, seconded by Commissioner Chahal, to recommend that Council approve the Vesting Tentative Subdivision Map to create 7 buildable lots and 2 non-buildable lots and allow the development of up to 38 residential condominium units consistent with the Lawrence Station Area Plan at 2961 Corvin Drive, subject to conditions or approval.

Aye: 5 - Commissioner Chahal, Chair Ikezi, Commissioner O'Halloran, Commissioner Jain, and Commissioner Saleme.

Absent: 1 - Commissioner Kelly

[18-279](#)

Second Amendment to Development Agreement between the City of Santa Clara and SI 55, LLC

Recommendation: Alternatives 1) and 3):

1. Approve a Resolution Recommending that Council approve the Second Amendment to the Development Agreement between the City of Santa Clara and SI 55, LLC.
3. Note and file the Addendum to the 2008 Final Environmental Impact Report and 2013 Mitigated Negative Declaration.

A motion was made by Commissioner Chahal, seconded by Commissioner Kelly, to:

1. approve a resolution recommending that Council approve the Second Amendment to Development Agreement between the City of Santa Clara and SI 55, LLC, with the following terms incorporated into the Development Agreement:

- Increase the regional traffic impact fee from two dollars and fifty cents (\$2.50) to three dollars and twenty five cents (\$3.25) per square foot of new construction, payable to the City prior to issuance of Building Permits for that square footage.
- Make a five hundred thousand dollar (\$500,000) contribution to the City's Affordable Housing Fund. This is equivalent to approximately \$1.54 per square foot. (The project would not otherwise be subject to the new affordable housing ordinance as it would qualify as a "pipeline" project as defined in the ordinance.)
- Utilize additional green building techniques to achieve LEED Gold equivalency in building design, construction and operation for Phase 2 development. (The existing DA requires the developer to attempt to meet 2009 LEED standards, but does not mandate a specific LEED level.)
- Install electric vehicle charging stations at six percent (6%) of the parking spaces in the Phase 2 development, and pre-wire an additional nine percent (9%) of the parking spaces for future installation of charging stations.
- Implement and manage a more comprehensive Transportation Demand Management (TDM) program. The existing DA requires a five percent (5%) reduction in vehicle miles travelled in Phase 2 development through TDM measures, and the Commission asked the developer to instead achieve a ten percent (10%) reduction through TDM measures.

2. Note and file the Addendum to the 2008 Final Environmental Impact Report and 2013 Mitigated Negative Declaration.

Aye: 6 - Commissioner Chahal, Chair Ikezi, Commissioner O'Halloran, Commissioner Jain, Commissioner Kelly, and Commissioner Saleme.

PUBLIC PRESENTATIONS:

George Tsai addressed the Commission to ask for a status of a request to initiate a Rezoning of the property at 130 Serena Way. Staff stated that John Davidson is working on the request and it will be brought forward to the next meeting.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**1. Announcements/Other Items**

Commissioner Jain discussed a recent public records request for his emails and emphasized the importance of having City-issued emails for such cases.

Commissioner Saleme asked for a status on the previous request to have City emails issued for all Commissioners. Staff explained that the request has been made, is in process, and is pending approval. The Commission requested that an update be given at the next meeting, including an estimated timeline for the completion of the request. Chair Ikezi stated that a letter would be sent to the City Manager's Office for follow-up.

Commissioner Saleme asked for public reports of the results of the public outreach meetings for El Camino Real Specific Plan conducted at the library. Ms. Sciara stated that Anna McGill is the contact person for this project and would have more information.

2. Board or Committee Assignments**3. Architectural Committee**

The Special Architectural Committee meeting of April 4, 2018 was discussed. Commissioner Saleme confirmed his availability and attendance for this meeting.

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

The Commission requested an update on Planning Commission funds available. Staff will report back with a budget update at the next meeting

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**1. Upcoming Agenda Items****2. City Council Actions**

Development Review Officer Gloria Sciara reported on items from the Council meeting of March 20, 2018.

ADJOURNMENT:

The meeting adjourned at 9:21 PM. The next regular scheduled meeting is on Wednesday, April 11, 2018, in the City Hall Council Chambers.