



City of Santa Clara

Meeting Minutes

Planning Commission

01/26/2023

6:00 PM

City Hall Council Chambers and Via Zoom

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 (“The Brown Act”) and Section 708 of the Santa Clara City Charter, the undersigned calls for a Special Meeting of the Planning Commission to commence and convene on January 26, 2023, at 6:00 pm for a Special Meeting in the City Hall Council Chambers located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, and via Zoom to consider the following matter(s) and to potentially take action with respect to them.

The City of Santa Clara will be conducting Planning Commission meetings in a hybrid manner (in-person and virtual attendance). Pursuant to Government Code Section 54953(e) and City of Santa Clara Resolution 23-9178, Commissioners may teleconference from remote locations. The City 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)

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.

6:00 PM SPECIAL MEETING

Call to Order

Chair Cherukuru called the meeting to order at 6:02 pm

Pledge of Allegiance and Statement of Values

Secretary Bhatnagar read the Statement of Values

ROLL CALL

Absent 1 - Vice Chair Herro

Present 6 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Chair Priya Cherukuru, Commissioner Qian Huang, Commissioner Mario Bouza, and Commissioner Lance Saleme

A motion was made by Commissioner Saleme, seconded by Commissioner Biagini to excuse Commissioner Herro's absence.

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

DECLARATION OF COMMISSION PROCEDURES

Secretary Bhatnagar read the Declaration of Procedures.

CONTINUANCES/EXCEPTIONS

None

CONSENT CALENDAR

There are no consent items.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

1. [23-148](#) Amendment to the City of Santa Clara General Plan by Adopting an Updated Housing Element for the 2023-2031 Housing Element Cycle - Continued from the January 23, 2023 Planning Commission Special Meeting

Recommendation: Alternative: 1 & 2

1. Recommend the City Council Adopt the Addendum to the Environmental Impact Report
2. Adopt a Resolution to Recommend the City Council Amend the General Plan by Adopting an Updated Housing Element for the 2023-2031 Cycle.

Planner John Baty provided the staff presentation.

Commissioner Biagini announced she had met with Matthew Reed at SV@Home

Commissioners inquired on several topics including low income and affordability; public outreach efforts, statistics on population increase/decrease in the City.

Housing Division Manager Adam Marcus addressed questions regarding outreach that took place with low income residents.

Director of Community Development Andrew Crabtree and **Assistant Director of Community Development Reena Brilliot** answered Commissioner questions.

Meeting went into Recess at 8:00 pm and reconvened at 8:06 pm

Public Speakers

Matthew Reed, Silicon Valley@HOME

Rigo Gallardo, Caprenters Union

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

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

Excused: 1 - Vice Chair Herro

Motion was made by Commissioner Biagini, seconded by Commissioner Saleme to Approve Staff Recommendation 1.

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

Excused: 1 - Vice Chair Herro

A motion was made by Commissioner Biagini, seconded by Commissioner Saleme to Approve Staff Recommendation 2 with SV@Home's proposed changes to Action Item 13. As revised, the first bullet point of Action Item 13 would read as follows:

Within one year of Housing Element adoption, evaluate and provide recommendations to City Council on new programs and policies that prevent displacement and/or facilitate soft landings when relocation is unavoidable. This evaluation will include the following policy areas at a minimum:

- 1. Requiring no net loss of residential units during the construction of new housing or rehabilitation of existing housing.**
- 2. Requiring the replacement of existing income-restricted, and unrestricted affordable units at the same or lower income level as a condition of development.**
- 3. Requiring landlords to notify tenants and the City at least one year in advance of redevelopment and/or potential conversion of an income restricted property to market rate housing. Provide information regarding tenant rights and conversion procedures.**
- 4. Require developers to provide relocation benefits beyond those required by the state.**

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

Excused: 1 - Vice Chair Herro

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

Commissioners provided input on their attendance at the January 26, 2023 Silicon Valley Leadership Group conference.

Staff Aide II Elizabeth Elliott provide updates regarding the Commissioners request to have ILG provide a Study Session on Public Outreach Best Practices.

Retroactive Vote to Approve Commissioner attendance at Silicon Valley Business Journal Economic Forecast Conference on January 26, 2023

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to retroactively approve expenditure of funds for SVLG January 26, 2023 Conference in the amount of \$285

Excused: Commissioner Herro

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

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:

A motion was made by Commissioner Bouza, seconded by Commissioner Biagin to adjourn the meeting.

Meeting adjourned at 8:58 pm.

The next regular scheduled meeting is February 8, 2023.

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.

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."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.