



City of Santa Clara

Meeting Minutes

Planning Commission

05/24/2023

6:00 PM

Hybrid Meeting
City Hall Council
Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

Revised Agenda reflects the addition of Item 4 under Continuances/Exceptions

Planning Commissioner Saleme may be attending remotely from the following location: 886 Pepper Tree Court, Santa Clara, CA 95051

Voluntary Disclosure by Commissioner Lance Saleme: Commissioner Saleme has chosen to disclose that the reason for his remote participation is because a member of his household recently tested positive for COVID-19. Although all persons have a right to attend the meeting from Mr. Saleme's residence under the Brown Act, Government Code § 54953(b)(2)(D), the City strongly recommends that all persons interested in attending the meeting do so from the City Hall chambers to avoid any risk to themselves.

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 (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.

Agendas, Staff Reports and associated documents for Planning Commission items may be viewed on the City's website at <https://santaclarala.org/Calendar.aspx>

6:00 PM REGULAR MEETING

Call to Order

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

Pledge of Allegiance and Statement of Values

Commissioner Bouza read the Statement of Values.

Roll Call

Commissioner Saleme attended in person.

Present 4 - Chair Priya Cherukuru, Commissioner Qian Huang, Commissioner Mario Bouza, and Commissioner Lance Saleme

Absent 2 - Vice Chair Yashraj Bhatnagar, and Commissioner Nancy A. Biagini

DECLARATION OF COMMISSION PROCEDURES

Commissioner Bouza read the Declaration of Procedures.

CONTINUANCES/EXCEPTIONS

1. [23-548](#) Continuance of a Rezone to Planned Development for the First- and Second-story Addition at 1485 Bellomy Street

Recommendation: Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to June 14, 2023.

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to approve Staff Recommendation.

Aye: 4 - Chair Cherukuru, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

Excused: 2 - Vice Chair Bhatnagar, and Commissioner Biagini
2. [23-685](#) Continuance of Amendment to the City of Santa Clara General Plan Re-Adopting the 2023-2031 Housing Element with Revisions

Recommendation: Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the item to the June 14, 2023 Planning Commission hearing.

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

Aye: 4 - Chair Cherukuru, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

Excused: 2 - Vice Chair Bhatnagar, and Commissioner Biagini
3. [23-714](#) Continuance of an Environmental Impact Report, General Plan Amendment, Rezone, and Tentative Subdivision Map for the Property Located at 906-950 Monroe Street and 1341 Homestead Road (CEQA: An Environmental Impact Report (EIR) was Prepared for the Project)

Recommendation: That the Planning Commission continue the review of the 950 Monroe Street Mixed-use Project to the June 14, 2023 Planning Commission meeting.

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to approve Staff Recommendation.

Aye: 4 - Chair Cherukuru, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

Excused: 2 - Vice Chair Bhatnagar, and Commissioner Biagini

4. [23-723](#) Continuance of a variance to construct a 10-foot tall monitored, electrified perimeter security fence to be located within the front 15-foot setback and the 15-foot street side setback, as well as a variance to the materials proposed (CEQA: Statutory Exemption Section 15270, Projects Which Are Disapproved).

Recommendation: Staff recommends that the Planning Commission continue the proposed project to June 14, 2023.

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

Aye: 4 - Chair Cherukuru, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

Excused: 2 - Vice Chair Bhatnagar, and Commissioner Biagini

CONSENT CALENDAR

A motion was made by Commissioner Huang, seconded by Commissioner Saleme to approve the Consent Calendar.

Aye: 4 - Chair Cherukuru, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

Excused: 2 - Vice Chair Bhatnagar, and Commissioner Biagini

- 1.A [23-493](#) Action on Conditional Use Permit to intensify the existing legal non-conforming single-family use from three bedroom, one bath to four bedroom, two bath at 1095 Madison Street (APN: 269-20-074) (CEQA: Class I Categorical Exemption per Section 15301, Existing Facilities)

Recommendation: Adopt the Class I Categorical Exemption per Section 15301, Existing Facilities of the CEQA Guidelines and a resolution to intensify the existing non-conforming single-family use from three bedrooms one bath to four bedrooms and two bathrooms at 1095 Madison Street, subject to conditions of approval.

- 1.B [23-583](#) Three-Year Review of a Use Permit to allow a K-12 grade school (Live Oak Academy) to operate indefinitely on the existing church site located at 2499 Homestead Road (CEQA: Mitigated Negative Declaration CEQ2011-01117).

Recommendation: Note and file the three-year review of a Use Permit allowing a K-12 grade school (Live Oak Academy) to operate indefinitely on the existing church site located at 2499 Homestead Road.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [23-541](#) Public Hearing: Action on Use Permit and Mitigated Negative Declaration to allow the conversion of an industrial building to a data center requiring the installation of backup generators, cooling towers, equipment yard and on- and off-site improvements at 3060 Raymond Street; and public hearing on the modification of two mitigation measures related to tribal cultural resources.

- Recommendation:**
1. Adopt a Resolution to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the 3060 Raymond Street Data Center; and
 2. Adopt a Resolution to approve a Use Permit to allow conversion of an industrial building to a data center requiring the installation of backup generators, cooling towers, equipment yard and on- and off-site improvements, at 3060 Raymond Street, subject to conditions.

Planning Manager Lesley Xavier provided the staff presentation.

Commissioners had questions on impacts of sound from the data center upon neighboring properties, economic impacts to the city, power usage by the applicant, proximity to nearby schools, and expressed concerns of the number of data centers in the City of Santa Clara.

Chair Cherukuru requested that a presentation be made to the Planning Commission by Silicon Valley Power (SVP).

Public Speakers:

Applicant Dean Rubinson was called to speak
Evan Sokolosky - Architect

A motion was made by Commissioner Huang, seconded by Commissioner Bouza to close Public Hearing.

Aye: 4 - Chair Cherukuru, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

Excused: 2 - Vice Chair Bhatnagar, and Commissioner Biagini

A motion was made by Commissioner Huang, seconded by Commissioner Saleme to approve Staff Recommendation 1.

Aye: 3 - Chair Cherukuru, Commissioner Huang, and Commissioner Saleme

Nay: 1 - Commissioner Bouza

Excused: 2 - Vice Chair Bhatnagar, and Commissioner Biagini

A motion was made by Commissioner Saleme, seconded by Commissioner Huang to continue the item to June 14, 2023

Aye: 4 - Chair Cherukuru, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

Excused: 2 - Vice Chair Bhatnagar, and Commissioner Biagini

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

None.

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

1. [23-721](#) APA California 2023 Conference: "Planning at the Crossroads" and Celebrate 75 Years of APA California Chapter

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

Staff Aide II Elizabeth Elliott provided updates on the upcoming conference and details on the cost.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

Planning Manager Lesley Xavier provided updates.

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided 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 7:09 pm. The next meeting is the June 14, 2023 Special Meeting at 6 pm.

Aye: 4 - Chair Cherukuru, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

Excused: 2 - Vice Chair Bhatnagar, and Commissioner Biagini

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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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