



City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, October 28, 2020

5:00 PM

City Hall Council Chambers

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented methods for the public to participate remotely:

- Via Zoom:
 - o <https://santaclaraca.zoom.us/j/961068578>
 - Meeting ID: 961 068 578 or
 - o Phone: 1(669) 900-6833
- Via the City's eComment (now 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 planningcommission@santaclaraca.gov no later than noon on the day of the meeting; and also before and during the meeting via eComment. To utilize eComment, please visit the following website: <https://santaclaraca.legistar.com/Calendar.aspx>, and select the "eComment" link next to the Planning Commission meeting for October 28.

The meeting set-up is in line with the recommendations of the COVID-19 White House Task Force, which notes no more than 10 people gatherings. Planning Commissioners will be participating remotely. A limited number of staff will also be present.

We highly encourage interested members of the public to stay at home and provide public comment remotely. Any members of the public wishing to come in person should first check-in at the City Council Chambers. City staff may direct you to wait in the City Hall cafeteria or outside the Council Chambers until your item of interest is discussed in order to maintain sufficient social distancing guidelines.

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.
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5:00 PM REGULAR MEETING

Call to Order

Pledge of Allegiance and Statement of Values

Roll Call

DECLARATION OF COMMISSION PROCEDURES

CONTINUANCES/EXCEPTIONS

CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

1.A 20-1015 [Planning Commission Meeting Minutes of June 10, 2020 Meeting](#)

Recommendation: Approve the Planning Commission Minutes of the June 10, 2020 Meeting.

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

PUBLIC HEARING

Items listed above under Items for Council Action will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. **20-1047** [STUDY SESSION: Assembly Bill 992 \(2020\), an amendment to the Brown Act concerning social media](#)

3. **20-1058** [STUDY SESSION: Patrick Henry Drive Specific Plan](#)

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

2. Upcoming Agenda Items

3. City Council Actions

ADJOURNMENT:

The next regular scheduled meeting is on Wednesday, November 18, 2020 at 6:00 PM in the City Hall Council Chambers.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

20-1015

Agenda Date: 10/28/2020

REPORT TO PLANNING COMMISSION

SUBJECT

Planning Commission Meeting Minutes of June 10, 2020 Meeting

RECOMMENDATION

Approve the Planning Commission Minutes of the June 10, 2020 Meeting.



City of Santa Clara

Meeting Minutes

Planning Commission

06/10/2020

6:00 PM

City Hall Council Chambers

Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented methods for the public to participate remotely:

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6:00 PM REGULAR MEETING**Call to Order**

Chair Becker called the meeting to order at 6 p.m.

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

Chair Becker announced that **Commissioner Ikezi** would be joining the meeting later.

Commissioner Ikezi joined the meeting at 6:36 p.m.

Present 7 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Commissioner Sudhanshu Jain, Vice Chair Lance Saleme, Chair Anthony Becker, Commissioner Nancy A. Biagini, and Commissioner Priya Cherukuru

DECLARATION OF COMMISSION PROCEDURES

Chair Becker read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

Commissioner Jain pulled item 1.A.

1.A [20-574](#) Action on Use Permit for ABC License Type 41 for Tapsilog Bistro at 1998 Homestead Road

Recommendation: Adopt a resolution approving a Use Permit for the sale and consumption of beer and wine (ABC License Type 41) in a new restaurant (Tapsilog Bistro) located at 1998 Homestead Road, subject to conditions of approval.

Commissioner Jain inquired about the number of parking spaces. **Senior Planner Rebecca Bustos** responded that there are 41 parking spaces which is compliant with the Zoning Ordinance. **Commissioner Cherukuru** asked questions about designated parking and increasing parking spots. **Development Review Officer Gloria Sciara** provided clarification on the parking standards.

Ed Sanchez, Applicant, spoke requesting the restaurant's operational hours.

A motion was made by Commissioner Jain, seconded by Commissioner Kelly to close public hearing.

Aye: 6 - Commissioner Kelly, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

Absent: 1 - Commissioner Ikezi

A motion was made by Commissioner Jain, seconded by Commissioner Cherukuru to approve the staff recommendation with an additional condition, C8, in which operational hours will be limited to 8 a.m. - 9 p.m. daily.

Aye: 6 - Commissioner Kelly, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

Absent: 1 - Commissioner Ikezi

PUBLIC PRESENTATIONS

None.

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

Aye: 6 - Commissioner Kelly, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

Absent: 1 - Commissioner Ikezi

PUBLIC HEARING

2. [20-596](#) Public Hearing: Action on an Amendment to Variances (V.1090 and V.1091) for the properties located at 1560 and 1582 Jackson Street. Continued from May 27, 2020 Planning Commission Meeting.

Recommendation: Alternative 1: Adopt a Resolution to Amend the Variances to delete the requirement for a Covenant Agreement prohibiting the intensification of the residential use for the properties located at 1560 and 1582 Jackson Street.

Chair Becker explained that this item was continued from the last meeting due to technical difficulties.

Associate Planner Debby Fernandez provided a brief summary of the project.

Commissioner Jain, Commissioner Kelly, and Vice Chair Saleme expressed concern over the lack of housing in the City.

Public Speaker:

Adam Thompson expressed concern over one of the parcels not having a driveway.

Applicant Alan Tsai provided rebuttal clarifying the current driveway layout and that they plan to maximize the usage of the backyard.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Jain to close public hearing.

Aye: 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

A motion was made by Commissioner Jain, seconded by Commissioner Ikezi to approve staff recommendation.

Aye: 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

3. [20-605](#) Public Hearing: Review of the Proposed FY 2020/21 and FY 2021/22 Biennial Capital Improvement Program Budget for Conformity with the City of Santa Clara 2010-2035 General Plan. Continued from May 27, 2020 Planning Commission Meeting.

Recommendation: Adopt a Resolution making findings on the conformity of the Proposed FY 2020/21 & FY 2021/22 Biennial Capital Improvement Program Budget with the 2010-2035 General Plan.

Assistant City Attorney Alexander Abbe explained the motions that would need to be made and that Commissioners Biagini and Kelly would need to recuse themselves for the motions for Warburton Park and Saratoga Creek Trail, respectively. He also clarified the CEQA determinations for each motion.

Principal Planner John Davidson provided the staff PowerPoint presentation.

Finance Director Kenn Lee responded to questions about projects needing funds. He addressed efforts underway for other revenue sources to fund the projects.

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

Aye: 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

A motion was made by Commissioner Jain, seconded by Commissioner Ikezi to find that the Warburton Park playground rehabilitation is in conformance with the General Plan and the CEQA determination that the project is categorically exempt under Class 1(a).

Aye: 6 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, and Commissioner Cherukuru

Recused: 1 - Commissioner Biagini

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to find that the Saratoga Creek Trail Project is in conformance with the General Plan.

Aye: 6 - Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

Recused: 1 - Commissioner Kelly

A motion was made by Commissioner Jain, seconded by Commissioner Biagini to find that the balance of the projects in the CIP plan conform to the general plan and CEQA determination listed in first attachment of staff report.

Aye: 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

4. [20-520](#) Approval of an Amendment to a Development Agreement for the Mixed-use Project at 1205 Coleman Avenue

Recommendation: Make a recommendation to the City Council using the Alternatives provided.

Commissioner Biagini disclosed financial interest in a nearby business and abstained from voting on this item.

Commissioner Jain disclosed that he had a discussion with the Applicant, Josh Rupert of Hunter-Storm about possible benefits to the City to approve this amendment. He also disclosed that he discussed the project with Chair Becker and Commissioner Ikezi.

Chair Becker disclosed that he discussed the project with Commissioner Jain and a resident, Adam Thompson. He addressed that he did not meet with the developer.

Commissioner Kelly disclosed that he briefly chatted with the applicant.

Commissioner Ikezi disclosed that she discussed the project with Commissioner Jain.

Vice Chair Saleme and **Commissioner Cherukuru** were contacted by the applicant but did not have a discussion.

Associate Planner Debby Fernandez provided the staff PowerPoint presentation.

Planning Manager Reena Brilliot clarified that this item will move on to the City Council for hearing and that the Planning Commission was making a recommendation to the City Council. **Assistant City Attorney Alexander Abbe** explained that this item would need to be heard by the City Council within 90 days and that there would not be enough time for a continuance at this stage.

Commissioners expressed concern of this item being delayed due to the coronavirus. **Development Review Officer Gloria Sciara** provided clarification about development agreements. **Commissioner Jain** asked questions regarding the affordable housing unit requirements.

Josh Rupert of Hunter Storm provided the Applicant PowerPoint. **Ed Storm and Deke Hunter of Hunter Storm** answered questions from the Commission.

After the applicant presentation, the Commission expressed concerns over housing and revenue generated from the project.

Public Speakers (13):

Mary Grizzle spoke expressing that she did not support the project due to the need for housing and wished for a continuance.

Brian Goldenberg expressed support for the project.

Robert Fitch expressed support for the project due to need for affordable housing.

Linda Lessa expressed support for the project.

Christian Paleckia, PAL board member, expressed support of the project and acknowledged that Hunter Storm has been working with PAL.

Christine expressed support for the project due to the need for housing.

Clinton Cronin expressed support for the project due to the need for housing and retail.

Mike Woki, Old Quad resident and president of PAL, expressed support for the project.

Adam Thompson expressed support for the project since it moves up housing.

Jonathon Evans expressed support for the project.

Patricia Leung expressed support for the project.

John Elwood, PAL board member, expressed support for the project due to PAL being without building in the last 10 years and sees this as an investment for the next generation.

Emmy Minister expressed support for the project.

The applicant was provided an opportunity to provide a rebuttal. The applicant spoke about the variety of benefits that the project would provide, and said they would use this as an opportunity to continue to do good things.

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

Aye: 6 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, and Commissioner Cherukuru

Recused: 1 - Commissioner Biagini

A motion was made by Commissioner Kelly, seconded by Commissioner Cherukuru to adopt a resolution recommending that City Council approve the First Amendment to the Development Agreement.

Aye: 4 - Commissioner Kelly, Commissioner Ikezi, Vice Chair Saleme, and Commissioner Cherukuru

Nay: 2 - Commissioner Jain, and Chair Becker

Recused: 1 - Commissioner Biagini

5. [20-522](#) Adoption of a Transportation Policy Establishing Vehicle Miles Traveled as the Methodology for Analyzing Transportation Environmental Impacts in Compliance with State Law

Recommendation: Alternative 1: Adopt a resolution recommending that the City Council adopt a transportation policy establishing Vehicle Miles Traveled as the methodology for analyzing transportation environmental impacts in compliance with State Law.

Transportation Consultant Karen Mack and Assistant Director of Public Works Michael Liw provided the staff PowerPoint presentation.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Kelly to close public hearing.

Aye: 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

A motion was made by Commissioner Jain, seconded by Commissioner Cherukuru to recommend that the City Council amend Resolution 5713 to adopt a transportation analysis policy to comply with the California Environmental Quality Act with the recommendations that the City of Santa Clara adopt a threshold of 20% for employment uses including office and R&D, a threshold of 15% for residential and industrial uses, and that the developer provide 1 secure bike spot per unit for transit-supportive multi-unit housing.

Aye: 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

6. [20-598](#) Public Hearing: Action on Purchase of New iPads for the Planning Commission

Recommendation:

1. Vote to reconsider the Planning Commission action taken on May 27, 2020 regarding the purchase of iPad Pros; and
2. Approve the purchase of ten 12.9-inch iPad Pros Wi-Fi (256GB) at a cost of \$1092.91 (including tax and fees) each and allocate up to \$1000.00 for additional chargers and keyboard cases for a total cost not to exceed \$11,920.

A motion was made by Commissioner Jain, seconded by Commissioner Cherukuru to close public hearing.

Aye: 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

A motion was made by Commissioner Jain, seconded by Commissioner Cherukuru to reconsider the action at the May 27, 2020 Planning Commission Meeting.

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

Recused: 2 - Commissioner Ikezi, and Commissioner Biagini

A motion was made by Commissioner Cherukuru, seconded by Commissioner Jain to approve the purchase of new Ipads.

Aye: 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Chair Becker announced that although **Commissioner Kelly** has termed out on June 30, 2020 he has agreed to remain on the Commission until a new appointment is made.

Vice Chair Saleme shared that he would be transitioning from his first appointed temporary term into his first official term.

Development Review Officer Gloria Sciara asked the Commission to consider a new end time for the meetings going forward now that meetings start at 6 p.m. and no longer at 7 p.m.

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

Planning Manager Reena Brilliot provided updates.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Development Review Officer Gloria Sciara provided budget updates.

2. Upcoming Agenda Items

Development Review Officer Gloria Sciara provided updates.

3. City Council Actions

Development Review Officer Gloria Sciara provided updates on the approved outdoor seating permit process.

ADJOURNMENT:

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

The meeting adjourned at 10:55 p.m.

The next meeting is a Special Planning Commission meeting on Monday, June 15, 2020 at 6 p.m. in the City Hall Council Chambers.

Aye: 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

20-1047

Agenda Date: 10/28/2020

REPORT TO PLANNING COMMISSION

SUBJECT

STUDY SESSION: Assembly Bill 992 (2020), an amendment to the Brown Act concerning social media

DISCUSSION

Assistant City Attorney Alexander Abbe will provide a presentation on Assembly Bill 992, effective January 1, 2021.



Agenda Report

20-1058

Agenda Date: 10/28/2020

REPORT TO [PLANNING COMMISSION]

SUBJECT

STUDY SESSION: Patrick Henry Drive Specific Plan

BACKGROUND

The City formally commenced preparation of a Specific Plan for the Patrick Henry Drive (PHD) area following the City Council’s approval of a contract on August 22, 2018 with planning consultants, Moore Iacofano Goltsman, Inc. (MIG).

The Patrick Henry Drive Specific Plan area is designated as a Phase III Future Focus Area for high-density residential development in the City’s 2010-2035 General Plan. Preparation of the Specific Plan will identify new General Plan land use designations and associated policies for urban design, amenities, infrastructure, and other land use elements to support the redevelopment of the PHD area from low-intensity office and industrial park use into a high-density, mixed use neighborhood.

DISCUSSION

The Conceptual Land Use Diagram (Attachment 1) identifies locations for proposed residential and flex land use designations within the Specific Plan through two potential development scenarios, both of which will be analyzed in the EIR:

- Scenario A includes approximately 12,000 net new residential units and 310,000 net new square feet of non-residential uses, of which 200,000 square feet is net new retail or public facilities space for uses such as library and/or community room space. The remaining non-residential uses include 110,000 square feet for educational facility uses.
- Scenario B substitutes office for high-density residential in the “High Density Flex” zone along the eastern edge of the Plan Area, amounting in an approximate total of 10,300 net new residential units, 785,000 net new square feet of office, and 310,000 net new square feet of other non-residential uses (e.g., retail, community space, library, educational facility).

	Residential Units	Office	Other Non-Residential Uses
Scenario A	12,000	-	310,000 SF
Scenario B	10,300	785,000 SF	310,000 SF

The Conceptual Land Use Diagram also identifies proposed locations for public facilities such as parks, a community room and space for a public library. The land use plan supports the development of the segment of Patrick Henry Drive perpendicular to Great America Parkway as a new “Main

Street” for the Patrick Henry neighborhood, with civic uses and open space areas arranged along this east-west axis. Generally, the most intense land uses are located in the center of the Plan area. The High-Density Flex designation is proposed for the property fronting Great America Parkway, where either high-intensity office uses or high-density residential are appropriate land uses. Ground floor retail square footage and public uses are distributed among several properties fronting onto Patrick Henry Drive to foster a new pedestrian-oriented street with active ground floor uses and amenities to support the development of a complete neighborhood.

Proposed Land Use Designations

The proposed Specific Plan land use plan would utilize three residential land use designations and one flexible residential/commercial designation:

- Very High Density (51-100 du/ac);
- Urban Village Residential (100-150 du/ac)
- Urban Center Residential (120-250 du/ac); and
- High Density Flex designation (60-150 du/ac or up to a 2.0 floor area ratio of commercial development).

These densities correspond to building heights ranging from five stories at the lowest allowed density to 25 stories at the highest. Buildings heights will also be limited by the Federal Aviation Administration (FAA) airport height limits.

Parkland and Open Space

Consistent with the precedent established in the adopted Tasman East Specific Plan, 22% of the Specific Plan area, or approximately 11.4 acres, is proposed to be designated as public parkland or publicly accessible privately maintained open space. The proposed parkland includes a central park spine running north/south through the center of the new neighborhood and two smaller parks located at opposite edges of the Specific Plan area, adjacent to Calabazas Creek and Great America Parkway, respectively.

Circulation

The Conceptual Land Use Diagram makes use of the existing street rights-of-way but also identifies a limited amount of new vehicular and multimodal circulation roads and/or paseos throughout the plan area. These new circulation routes will promote pedestrian and bicycle use and break up the existing superblocks to support intensified land use. The new roads are intended for low speed vehicular use, emphasizing shared facilities where pedestrians, bicycles and cars all have an equal ability to use the rights-of-way. A new greenway is proposed fronting along Patrick Henry Drive that would utilize an existing gas line easement that does not allow structures. New greenway connections are also proposed in the interior of the central block to promote pedestrian and bicycle circulation and break up the massing of future development.

Stakeholder Input

The Conceptual Land Use Diagram directly incorporates input from property owner stakeholders and addresses the goals of the City as established in the City’s General Plan. However, it should be noted that in some ways the proposed land use plan does not fully align with stakeholder input. Specifically, one property owner, Z&L properties, indicated a desire to develop 1,600 units on their property corresponding to a density of approximately 420 dwelling units per acre, while the highest density proposed by staff is 250 dwelling units per acre. Z&L has expressed that they would like

consideration for this amount of additional density as they are providing multiple amenities including parkland dedication, interior space for a public use such as a library, retail, and new circulation areas. Council directed staff to review the request as a community benefit given the increased density requested coupled with the significant public amenities that would be provided. The general approach is to allow additional development rights (density) beyond what is allowed on the land use plan in exchange for community benefits.

Most of the stakeholders have requested that the amount of parkland, new street, and/or retail or public facility space shown on their property be reduced if possible. The proposed land use plan, however, maintains these uses as they are critical to the successful development of a complete neighborhood. As part of the Specific Plan process, the City will explore a mechanism for distributing the costs of new development across all sites on a per unit basis.

Planning Process Status

The City's consultant began work on the draft EIR and administrative draft specific plan in early 2020. Preparation of the draft EIR is scheduled to require approximately twelve months, including preparation of a traffic analysis, with anticipated release for public review in February 2021. Responses to EIR comments would be drafted in Spring 2021, and the Specific Plan and EIR would tentatively be scheduled for adoption in August 2021. Additional outreach, including another community workshop, stakeholder steering group meetings, and technical advisory committee meetings would be held through January 2021.

ENVIRONMENTAL REVIEW

This is an informational report only and no action is being taken and no environmental review under the California Environmental Quality Act ("CEQA") is required at this time. The Patrick Henry Drive Specific Plan will undergo environmental review and an environmental document will be brought to the City Council when the Council considers the Specific Plan for approval.

FISCAL IMPACT

There is no impact to the City other than administrative staff time.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Planning Commission agenda on the City's official notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the Community Development Department at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the Community Development Department at (408) 615-2450 or Planning@santaclaraca.gov <<mailto:Planning@santaclaraca.gov>>.

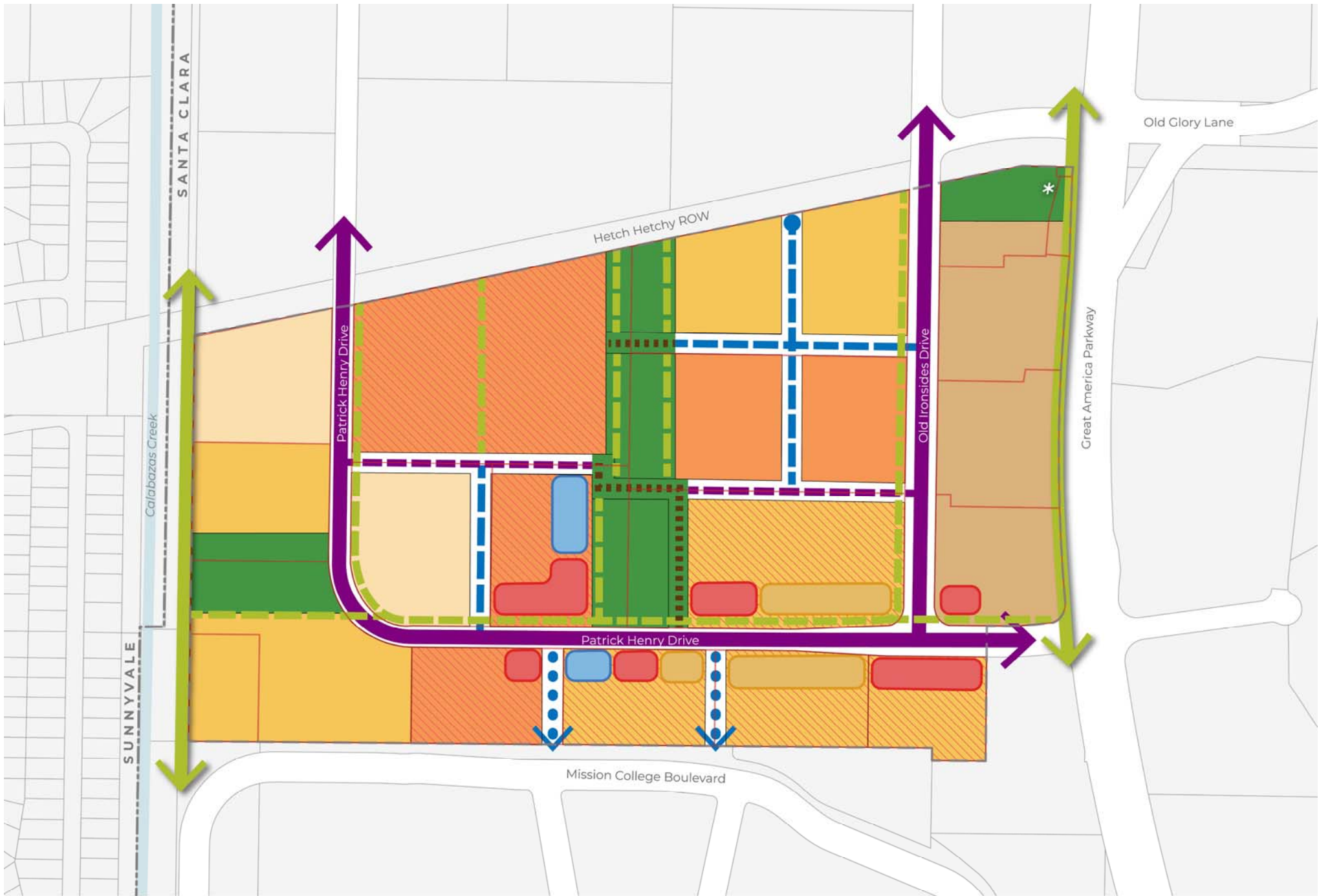
Prepared by: Rebecca Bustos, Senior Planner

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Reena Brilliot, Planning Manager

ATTACHMENTS

1. Conceptual Land Use Diagram



DRAFT Preferred Alternative



- | | | | | |
|---------------------------------------|-------------------------------|-------------------------|-----------------------|--------------------------------|
| Study Area | Very High Density Residential | Urban Village Mixed-Use | Flex (Office, Retail) | Existing Roadway |
| Existing Parcel (City of Santa Clara) | Urban Village Residential | Urban Center Mixed-Use | Existing Greenway | Proposed Roadway |
| Existing Parcel (Study Area) | Urban Center Residential | Retail | Proposed Greenway | Potential Roadway Alternatives |
| Park/Open Space | High Density Flex | Community / Civic | Park Street | Living Street |

*Public parkland only required with residential development

