



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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05/11/2022

6:00 PM

Virtual Meeting

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**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 Chair calls for a Special Meeting of the Planning Commission of the City of Santa Clara, to commence and convene on May 11, 2022, at 6:00 pm for a Special Meeting to be held virtually via Zoom, to consider the following matter(s) and to potentially take action with respect to them.

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9067, the Planning Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara 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](mailto:PlanningPublicComment@SantaClaraCA.gov) no later than noon on the day of the meeting; and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

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.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press \*6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

### **6:00 PM SPECIAL MEETING**

#### **Call to Order**

**Chair Biagini** called the meeting to order at 6:01 p.m.

#### **Pledge of Allegiance and Statement of Values**

#### **Roll Call**

- Present** 5 - Chair Nancy A. Biagini, Commissioner Qian Huang, Commissioner Yuki Ikezi, Commissioner Lance Saleme, and Commissioner Yashraj Bhatnagar
- Absent** 2 - Vice Chair Priya Cherukuru, and Commissioner Ricci Herro

**Chair Biagini** announced that she had been informed by **Commissioners Herro and Cherukuru** of their absences in advance of the meeting.

**A motion was made by Commissioner Ikezi, seconded by Commissioner Saleme to excuse Commissioner Herro and Commissioner Cherukuru from the meeting.**

- Aye:** 5 - Chair Biagini, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

- Absent:** 2 - Vice Chair Cherukuru, and Commissioner Herro

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**DECLARATION OF COMMISSION PROCEDURES**

Chair Biagini read the Declaration of Commission Procedures.

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

There are no items on the Consent Calendar

**PUBLIC PRESENTATIONS**

None.

**PUBLIC HEARING**

1. [22-476](#) Amend Title 18 Zoning to Establish an SB 9 Implementing Ordinance Including Development Standards for SB 9 Residential Projects

**Recommendation:** 1. Recommend that the City Council adopt an ordinance amending Title 18 Zoning to include Chapter 18.13 Two Unit Dwelling Residential Development and Urban Lot Splits

**As-Needed Planner John Baty** provided a PowerPoint presentation.

**A motion was made by Commissioner Saleme, seconded by Commissioner Bhatnagar to close public hearing.**

**Aye:** 5 - Chair Biagini, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

**Absent:** 2 - Vice Chair Cherukuru, and Commissioner Herro

**A motion was made by Chair Biagini, seconded by Commissioner Saleme to recommend approval of the ordinance to the City Council, with added language to prevent construction of new or renovated residences that block more than 10% of solar collectors between 10 a.m. and 2 p.m. pacific standard time.**

**A motion was made by Commissioner Ikezi, seconded by Commissioner Huang to amend the main motion to add language that any SB9 project be able to eliminate covered parking and to allow 50% of the front setback to be paved and used for parking in front 20 foot setback with 1 parking space required per unit. The motion failed.**

**Aye:** 3 - Commissioner Huang, Commissioner Ikezi, and Commissioner Bhatnagar

**Nay:** 2 - Chair Biagini, and Commissioner Saleme

**Absent:** 2 - Vice Chair Cherukuru, and Commissioner Herro

**A motion was made by Commissioner Ikezi, seconded by Commissioner Huang to amend the main motion to require that properties outside of a 0.5 mile proximity to transit remove the requirement for covered parking and instead allow parking in the front 20 foot setback to count toward the parking requirement. The motion failed.**

**Aye:** 3 - Commissioner Huang, Commissioner Ikezi, and Commissioner Bhatnagar

**Nay:** 2 - Chair Biagini, and Commissioner Saleme

**Absent:** 2 - Vice Chair Cherukuru, and Commissioner Herro

**A motion was made by Commissioner Ikezi, seconded by Commissioner Huang to continue Item 1 to the next Planning Commission meeting on May 25, 2022.**

**Aye:** 5 - Chair Biagini, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

**Absent:** 2 - Vice Chair Cherukuru, and Commissioner Herro

#### **REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items

**Office Specialist IV Elizabeth Elliott** updated the Commission regarding the first upcoming Planning Commission hybrid meeting taking place on May 25, 2022 and schedule for Commissioner trainings to take place before that meeting.

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

**Office Specialist IV Elizabeth Elliott** spoke regarding the upcoming APA conference.

#### **DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Office Specialist IV 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 Biagini expressed gratitude to her fellow Commissioners for meaningful discussion on items.)

**A motion was made by Commissioner Saleme, seconded by Commissioner Huang to adjourn the meeting.**

**The meeting adjourned at 8:27 p.m.**

**The next regular scheduled meeting is on May 25, 2022.**

**Aye:** 5 - Chair Biagini, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

**Absent:** 2 - Vice Chair Cherukuru, and Commissioner Herro

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.