



City of Santa Clara

Meeting Minutes

Planning Commission

08/26/2020

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:

- Via Zoom:
 - o <https://santaclaraca.zoom.us/j/961068578> 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 August 26.

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.
- 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.

5:00 PM STUDY SESSION

Call to Order

Chair Saleme called the meeting to order at 5:03 p.m.

Roll Call

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

Commissioner Becker joined the meeting at 5:06 p.m.

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

Pledge of Allegiance and Statement of Values

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru and **Chair Saleme** read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

20-402

STUDY SESSION: Climate Action Plan (CAP) Update

Associate Planner Nimisha Agrawal provided a PowerPoint presentation. Ms. Agrawal provided updates to the measures that were adopted in 2013, presented the greenhouse gas targets, and asked for feedback on the initial actions list.

Commissioners asked questions regarding the carbon neutrality goals, reach codes, tracking measures, and expressed their support for Option 3.

Walker Wells, Raimi & Associates, addressed the Commission's questions regarding budget concerns and reach codes. **Development Review Officer Gloria Sciara** also responded to an inquiry regarding renewable energy sources.

The Commission decided to extend the study session portion of the meeting for an additional half an hour.

There were public comments. The 5 public speakers in order were:

Betsy Megas, member of the Bicycle Pedestrian Advisory Committee,

Dashiell Leeds, Sierra Club Conservation Assistant, expressed support for Option 3.

Vanessa, City of Santa Clara resident, also expressed support for Option 3.

Kristel Wickham, City of Sunnyvale's Sustainability Commission Chair, expressed support for Option 3 and asked the City to look into providing greenhouse gas free electricity to non-residential facilities.

Tom Kabat, City of Menlo Park's Environmental Quality Commissioner, explained the City of Menlo Park's Climate Action Plan.

6:00 PM REGULAR MEETING**CONSENT CALENDAR**

A motion was made by Commissioner Jain, seconded by Commissioner Biagini to approve the consent calendar.

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

1.A [20-707](#) Planning Commission Meeting Minutes of February 26, 2020 Meeting

Recommendation: Approve the Planning Commission Minutes of the February 26, 2020 Meeting.

1.B [20-763](#) Planning Commission Meeting Minutes of April 8, 2020 Meeting

Recommendation: Approve the Planning Commission Minutes of the April 8, 2020 Meeting.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [20-667](#) Actions on Amendments to the Tasman East Specific Plan to replace a proposed street extension for Calle Del Sol with a pedestrian and bicycle paseo, allow for alternate methods of trip reduction, and correct a clerical error in the Plan regarding the affordable housing requirement and an error regarding permissible density ranges; and to amend the Transit Neighborhood Zoning District to allow certain non-residential uses within the first three floors of mixed use buildings.

Recommendation: Alternatives 1, 2 & 3:

That the Planning Commission:

1. Adopt a resolution to recommend the City Council adopt the Addendum to the 2018 Final Environmental Impact Report Tasman East Specific Plan

2. Adopt a resolution to recommend the City Council amend the adopted Tasman East Specific Plan (Amendment #1) to replace a proposed street extension for Calle Del Sol with a multimodal paseo, allow for alternate methods of trip reduction, and correct a clerical error in the Plan regarding the affordable housing requirement and an error regarding permissible density ranges.

3. Adopt a resolution to recommend the City Council amend the Transit Neighborhood Zoning District to allow certain non-residential uses within the first three floors of a mixed-use building.

Planning Manager Reena Brilliot provided a PowerPoint presentation and answered questions from the Commission.

Commissioners inquired about the land use density, transportation measures, and affordable housing. Commissioners commented that they would like for there to be art and a TMA included in the project.

There was one public speaker:

Harbir Kaur Bhatia, Cultural Commissioner, commented that she would like to see the project include pop up shops and bike lanes with sufficient space. She echoed the Commissioners' comments regarding using the shared spaces for events and a TMA.

Commissioner Jain inquired about the annual reporting requirements. **Assistant City Attorney Alexander Abbe** clarified that developers are required to adhere to the annual reporting and becomes a code enforcement violation when not followed. **Development Review Officer Gloria Sciara** addressed the Commission's questions regarding submitting annual reports to the Planning Commission and clarified that there are currently no conditions requiring developers to report the findings to the Planning Commission. **Assistant City Attorney Alexander Abbe**

clarified the motion for the Commission.

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

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

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve Alternative 1.

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

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve Alternative 2 with the Friendly Amendment by Commissioner Jain that they recommend that the Council consider adoption of a TMA as one of the alternative methods for trip reduction.

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

A motion was made by Commissioner Jain, seconded by Commissioner Cherukuru to approve Alternative 3.

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

The meeting went into recess at 8:22 p.m. and reconvened at 8:29 p.m.

3. [20-711](#) Action on Appeal of Development Review Hearing Redesign Determination for the Property at 4316 Fillmore Avenue

Recommendation: 1. Adopt a resolution to deny the appeal and uphold the Development Review Hearing determination that the project shall be redesigned.

Senior Planner Rebecca Bustos provided a PowerPoint presentation. **Applicant Kaneshka Salehi, Kaneshka Design Co,** provided an applicant presentation.

Commissioners inquired if the property was a historical resource, about the square-footage of the house and ADU, and addressed the neighbor's concerns. **Development Review Officer Gloria Sciara** clarified the house was not designated as a historic resource.

There was one public speaker:

Abby Votino, neighbor, voiced her concerns regarding how the ADU would affect drainage on her property, privacy, and hours of sunlight.

Thorlindur Thorolfsson, owner, and **Kaneshka Salehi, applicant,** provided a rebuttal.

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

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

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

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

Nay: 1 - Commissioner Cherukuru

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Planning Manager Reena Brilliot stated that the edits made to the Policies and Procedures will be reviewed by the Governance and Ethics Committee on September 14, 2020.

Commissioners and Staff thanked **Commissioner Kelly** for his time while serving on the Commission.

Commissioners Cherukuru and Biagini requested that in the future more time be allocated during the meeting for study sessions.

2. Development Review Hearing

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

Commissioner Jain announced that there was an upcoming Net Zero 2020 Virtual Conference taking place on September 15-16, 2020.

Net Zero 2020 Virtual Conference & Expo, September 15-16

A motion was made by Commissioner Beckeer, seconded by Commissioner Jain to expend funds for the following Commissioners to attend the Net Zero conference:

Saleme

Cherukuru

Biagni

Jain

Ikezi

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Development Review Officer Gloria Sciara provided updates. **Planning Manager Reena Brilliot** recommended that the Commission prioritize which events they would like to attend due to potential budget cuts.

2. Upcoming Agenda Items

Planning Manager Reena Brilliot provided updates.

3. City Council Actions

Development Review Officer Gloria Sciara provided updates.

Assistant City Attorney Alexander Abbe provided updates on the 1075 Pomeroy Project that was presented at a 2017 Planning Commission meeting and approved by the City Council in 2017. A neighborhood group sued the City after Council approval on CEQA grounds. The litigation was resolved in favor of the City and the project will now move forward.

ADJOURNMENT:

A motion was made by Commissioner Kelly, seconded by Commissioner Jain to adjourn the meeting.

The meeting adjourned at 10:28 p.m.

The next regular scheduled meeting is on September 23, 2020.