



City of Santa Clara

Meeting Minutes

Planning Commission

09/21/2022

6:00 PM City Hall Council Chambers and Zoom (Hybrid Meeting)

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 22-9135, 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.

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 REGULAR MEETING

Call to Order

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

Pledge of Allegiance and Statement of Values

Secretary Bhatnagar read the Statement of Values

Roll Call

Present 7 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Chair Priya Cherukuru, Vice Chair Ricci Herro, Commissioner Qian Huang, Commissioner Mario Bouza, and Commissioner Lance Saleme

DECLARATION OF COMMISSION PROCEDURES

Secretary Bhatnagar read the Declaration of Commission Procedures

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

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

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Chair Cherukuru, Vice Chair Herro, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

1.A [22-1157](#) Planning Commission Meeting Minutes of August 24, 2022 Special Meeting

Recommendation: Approve the Planning Commission Minutes of the August 24, 2022 Special Meeting

1.B [22-1096](#) Action to continue the public hearing for a Use Permit to allow on-site sale and consumption of beer and wine for an existing food-service establishment, Swaraj India, at 1855 El Camino Real, Santa Clara, 95050 to October 26th, 2022

Recommendation: Take action to open and continue the public hearing for a Use Permit to allow the on-site sale and consumption of beer and wine (ABC License Type 41) for a 3200 square foot, 76 seat restaurant, Swaraj India, located at 1855 El Camino Real, Santa Clara CA 95050, subject to conditions of approval to October 26th, 2022

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [22-1039](#) Public Hearing: Action on a Variance for an increased total sign area, a reduced setback and increased size of monument signs, and the Architectural Approval for a Master Sign Program for an office complex (The Quad) at 2962 Bunker Hill Lane.

Recommendation: That the Planning Commission adopt the following:

- 1) A Resolution approving the variance for the increased total sign area and for a reduced setback and increased size of monument signs; and
- 2) A Resolution approving the Architectural Review for a Master Sign Program for an office complex (The Quad) at 2962 Bunker Hill Lane.

Associate Planner Nimisha Agrawal provided the staff PowerPoint.

Commissioner Biagini noted that she had visited the site and while wayfinding is a major concern for office campuses like this, the proposed sign program would address that. She further asked if sign variances would be addressed in the upcoming Zoning Code Update; **Planning Manager Lesley Xavier** confirmed that it would be. **Commissioners** asked clarifying questions including concerns of visual pollution with many signs on the site campus and asked if there will be broader guidelines going forward; staff confirmed the new Zoning Code Update will address issues of future variances for office campuses by changing the criteria for allowable sign square footage to be based on every linear foot of structure frontage instead of the street frontage. **Commissioner Biagini** asked if whatever action takes place tonight would set a precedent, **Assistant City Attorney Liz Klotz** noted this would not set a precedent.

Commissioners inquired on the size of the signs and number of businesses listed on the signs as well as the concern that there is a business in San Jose with the same name, Quad at Tasman.

Andrew Thomas, TMG Partners, provided the Applicant presentation. The applicant clarified for tenant retention signage is important.

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

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Chair Cherukuru, Vice Chair Herro, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

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

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Chair Cherukuru, Vice Chair Herro, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to approve Staff Recommendation 2.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Chair Cherukuru, Vice Chair Herro, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Staff Aide II Elizabeth Elliott provided information on two upcoming conferences, Virtual APA California Conference October 1 - 4, 2022 and ILG Conference in person on October 7, 2022 in Cupertino.

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided updates.

Commissioner Saleme requested a replacement keyboard for his Ipad and requested staff come back to the next meeting with pricing information and next steps.

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 Biagini, seconded by Commissioner Saleme to adjourn the meeting.

The meeting adjourned at 7:25 p.m. The October 12, 2022 meeting is cancelled and the next regular scheduled meeting is October 26, 2022.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Chair Cherukuru, Vice Chair Herro, Commissioner Huang, Commissioner Bouza, and Commissioner Saleme

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."

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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.