



City of Santa Clara

Joint Special Meeting Agenda

City Council, Planning Commission, and Downtown Community Task Force

Wednesday, September 8, 2021

4:00 PM

Virtual Meeting

Pursuant to the provisions of California Governor's Executive Order N-08-21, issued on June 11, 2021, 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/99706759306>

Meeting ID: 997-0675-9306 or

- o Phone: 1(669) 900-6833

- Via the City's eComment (now available during the meeting)

- Via email to PublicComment@santaclaraca.gov

As always, 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.

4:00 PM JOINT SPECIAL MEETING: CITY COUNCIL, PLANNING COMMISSION, AND DOWNTOWN COMMUNITY TASK FORCE

Call to Order

Pledge of Allegiance and Statement of Values

Roll Call

STUDY SESSION

21-1244 [Joint Study Session with the City Council, Planning Commission and Downtown Community Task Force \(DCTF\) on Form Based Zoning Codes.](#)

Recommendation: There is no staff recommendation.

PUBLIC PRESENTATION

[This item is reserved for persons to address the Council or authorities on any matter not on the agenda that is within the subject matter jurisdiction of the City or Authorities. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting. Although not required, please submit to the City Clerk your name and subject matter on the speaker card available in the Council Chambers.]

REPORTS OF MEMBERS AND SPECIAL COMMITTEES

CITY MANAGER/EXECUTIVE DIRECTOR REPORT

ADJOURNMENT

MEETING DISCLOSURES

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.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive \$30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council 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 City Clerk's Office 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 City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

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.



Agenda Report

21-1244

Agenda Date: 9/8/2021

REPORT TO CITY COUNCIL

SUBJECT

Joint Study Session with the City Council, Planning Commission and Downtown Community Task Force (DCTF) on Form Based Zoning Codes.

COUNCIL PILLAR

Promote and Enhance Economic, Housing and Transportation Development

BACKGROUND

Zoning Codes are a key land-use policy implementation tool that establish specific regulations for allowed land uses and development of private property. Zoning Codes are traditionally considered to address three topic areas: land use, building form and performance standards. While a Zoning Code likely includes elements of all three areas, since the 1930s, greater emphasis has been given to the regulation of uses, with the establishment of separate zones for single-family, multi-family, commercial and industrial land uses. Conventional codes also normally include regulations for building form, such as height limitations and setback requirements.

Beginning in the 1980s, Form Based Codes began emerging as an alternative approach, particularly for application to areas where a pedestrian-oriented environment and more traditional “Main Street” types of development were a priority. Form Based Codes may omit much of the land use regulations found in conventional zoning codes, thereby allowing for a mix of uses (e.g., residential above commercial) that would have been seen in a traditional Downtown environment, while also establishing very precise regulations for architectural form, such as specifications for minimum and maximum setbacks, location and size of building entries, allowable building materials and other architectural elements critical to the creation of a successful pedestrian environment.

An early and well publicized example of a community developed with a Form Based Code is Seaside, Florida, which provided the setting for the movie “The Truman Show.” Seaside is essentially a modern development with a traditional town character. Proponents of Form Based Codes emphasize that they allow for a much more diverse mix of land uses while also giving much needed attention to the architectural form of new development.

The Downtown Community Task Force (DCTF) has determined that the preparation of a Form Based Code should be a key component of the Downtown Precise Plan. The Planning Commission has also recently expressed an interest to broaden the Commission and the community’s understanding of contemporary planning practices and specifically requested a citywide training on the topic of Form Based Codes. As familiarity with Form Based Codes will be useful to the City Council in its future decision making on land use policies, it will be beneficial for the City Council to gain more familiarity with Form Based Codes and their use as a land use regulatory tool.

The City has engaged a consultant, David Sargent, with Sargent Town Planning to present information about form-based codes, and to discuss the potential for such a code to contribute to the implementation of the Downtown Precise Plan. The Study Session will be conducted in two parts with the first hour an overview of Form Based Codes and the second hour focused on the potential use of Form Based Codes as part of the Downtown Precise Plan now under preparation. The first hour presentation will include an overview of form-based code structure and techniques for shaping, regulating, and unifying active, pedestrian-oriented, mixed-use environments.

ENVIRONMENTAL REVIEW

This study session does not constitute a “project” within the meaning of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(5) in that it is a informational session that does not involve any commitment to any specific project which may result in a potential significant impact on the environment.

FISCAL IMPACT

Funds were utilized from the FY 2020/21 Planning Commission Budget for this training in a not to exceed amount of \$2,000.

COORDINATION

This report was coordinated with the City Attorney’s Office

PUBLIC CONTACT

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RECOMMENDATION

There is no staff recommendation.

Reviewed by: Andrew Crabtree, Director, Community Development Department

Approved by: Deanna J. Santana, City Manager