



City of Santa Clara

Meeting Minutes

Planning Commission

06/15/2022

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 22-9087, 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; 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 Biagini called the meeting to order at 6:03 p.m.

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

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

DECLARATION OF COMMISSION PROCEDURES

Secretary Herro read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

A motion was made by Commissioner Ikezi, seconded by Commissioner Cherukuru to approve the consent calendar.

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

1.A [22-823](#) Planning Commission Meeting Minutes of May 25, 2022 Meeting

Recommendation: Approve the Planning Commission Minutes of the May 25, 2022 Meeting

1.B [22-685](#) Action on a Variance to Maintain a One-Car Garage with a 597 Square Foot Addition to a Single-Family Residence at 723 Scott Boulevard

Recommendation: Approve the Variance to allow a 597 square foot rear addition to a single-family residence and maintain an attached one-car garage, subject to conditions of approval

1.C [22-753](#) Action on Use Permit to allow on-site sale and consumption of beer and wine for a new Mendocino Farms Sandwich Market at 2040 Wyatt Drive, Suite 110

Recommendation: Adopt a resolution approving a Use Permit to allow the on-site sale and consumption of beer and wine (ABC License Type 41) for a new Mendocino Farms Sandwich Market at 2040 Wyatt Street, suite 110, subject to conditions of approval.

PUBLIC PRESENTATIONS

Chair Biagini announced that this would be **Commissioner Ikezi's** last meeting serving as Planning Commissioner after serving in this capacity for 11 years and she is now termed out as of June 30, 2022. **Chair Biagini** commended her for her exceptional service to the City. Additional speakers recognizing **Commissioner Ikezi** included:

Vice Mayor Jain

Councilmember Becker

Councilmember Chahal

Former Councilmember O'Neill

Assistant Director of Community Development Reena Brilliot

Assistant City Attorney Alexander Abbe.

Commissioner Ikezi thanked the speakers and spoke regarding her experience on the Commission.

The meeting went into recess at 6:37 p.m. and reconvened at 6:49 p.m.

PUBLIC HEARING

2. [22-718](#) Actions on a Proposed Multi-family Residential Project to Develop 60 units (40 Townhomes and 20 Flats) at 3141 - 3155 El Camino Real

Recommendation: Alternatives: 1, 2 and 4

1. Adopt a resolution to recommend the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 3155 El Camino Real Residential Project.
2. Adopt a resolution to recommend the City Council approve a rezoning from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a 60 condominium unit development consisting of 40 townhomes and 20 flats, private street, landscaped open space, surface parking and site improvements, at a height of two and three stories. [Developer's Proposal]
4. Adopt a resolution to recommend the City Council approve the Tentative Tract Map to subdivide the land into residential condominiums and a common interest lot to serve the development.

Associate Planner Debby Fernandez provided the staff PowerPoint.
Tom Quaglia, Bayview Building, provided the applicant PowerPoint.

Public Speaker: Brett Zipse

Commissioners questioned and discussed off-site improvements by the applicant, including removal of the one-way vehicle bridge that spans Calabazas Creek located across from the site along Calabazas Boulevard, and the project and plans under study by the Valley Transportation Authority (VTA) and the City for future bike lanes along El Camino Real as a part of the draft Central Bikeway Study and its potential impact to the site if, and when, developed. The Planning Commission members also expressed concern regarding the loss of retail at this location with specific attention to the grocery market that serves the culturally diverse community.

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

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

A motion was made by Commissioner Cherukuru, seconded by Commissioner Ikezi to approve staff recommendation 1.

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

A motion was made by Commissioner Cherukuru, seconded by Chair Biagini to approve staff recommendation 2 with upgrades for safety and bridge preservation, evaluations of the VTA bike plan to maintain an 8' minimum right of way, planting of trees, and have the City evaluate the overall impact along El Camino Real of losing local retail and potential relocation opportunities

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

A motion was made by Commissioner Cherukuru, seconded by Commissioner Huang to approve staff recommendation 4.

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

3. [22-489](#) Public Hearing: Review of the Proposed FY 2022/23 and FY 2023/24 Biennial Capital Improvement Program Budget for Conformity with the City of Santa Clara 2010-2035 General Plan

Recommendation: Adopt a Resolution making findings on the conformity of the Proposed FY 2022/23 & FY 2023/24 Biennial Capital Improvement Program Budget with the 2010-2035 General Plan.

Principal Planner John Davidson provided a presentation.

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

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

4. [22-763](#) Election of Planning Commission Chair, Vice Chair and Secretary

Recommendation: There is no staff recommendation.

A motion was made by Chair Biagini to elect Commissioner Cherukuru as Chair of the Planning Commission.

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

A motion was made by Commissioner Ikezi to elect Commissioner Herro as Vice Chair of the Planning Commission.

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

A motion was made by Commissioner Huang to elect Commissioner Bhatnagar as Secretary of the Planning Commission.

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, and Commissioner Saleme

Nay: 1 - Commissioner Bhatnagar

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Chair Biagini announced it has been a pleasure and honor serving as Chair for the past year and thanked the Commission for her opportunity to serve in this capacity. **Commissioners** thanked **Chair Biagini** for her service to the Commission.

Public Speaker:

Councilmember Becker welcomed the new elected Commissioners to their respective roles and thanked **Chair Biagini** for her outstanding leadership as Chair.

Commissioners spoke in recognition of **Commissioner Ikezi** commending her for her leadership, generosity, wisdom, mentorship, inspiration and contribution as a whole to the entire Santa Clara community while serving on the Planning Commission.

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

A motion was made by Chair Biagini, seconded by Commissioner Ikezi to expend funds for Commissioner attendance at the October APA California Conference taking place in Anaheim, California with a virtual attendance option.

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

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.

A motion was made by Commissioner Ikezi, seconded by Commissioner Huang to expend funds to purchase a Zoom Account for shared use by the Planning Commission.

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

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

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

The meeting adjourned at 9:14 p.m. The next meeting is August 3, 2022 at 6 p.m.

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

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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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