



Planning Commission

Item #4. Study Session:
Discussion of Land Use
Topics to Recommend to the
City Council for Consideration

November 9, 2022



Land Use Topics

Planning Commission Discussion - February 16, 2022

- The impact of ADU's and SB9 on single-family homes, e.g., straining the City's infrastructure, specifically electricity.
- Creation of Objective Development Standards
- Communication between Planning Commission and Other Government Bodies
- Dealing with Post-Entitlement Requests from Developers to Make Changes to Conditions of Approval (COA's)
- Request for Speakers from Other Cities who are dealing with similar issues as the City of Santa Clara
- Have Transportation Demand Measure (TDM) information available on the City's website.
- Look into using impact fees collected from developers for affordable housing to assist residents to building accessory dwelling units (ADU's).



Land Use Topics

Planning Commission Discussion – New Topics

- Council initiate a comprehensive review of City infrastructure, in particular the growth estimates for electricity demand, and waste-management, etc., for the foreseeable future.
- Infrastructure to support future higher density structure. Including traffic, electricity, water supply, etc. This is the most difficult issue.
- We have a lot of data centers in our city. Do we expect more? Is it a good idea to put them together, or close by? Is there a better way to get rid of the diesel backup generators, and use batteries, electrical redundancy ?
- How can we better use city owned properties to generate revenue?
- A city map with upcoming developments (larger than 2 units per lot) marked with start dates.
- Recent completion dates of projects over the previous 18 months.
- Overview of City Staff: Department/Staff Size (not an org chart).



Land Use Topics

Planning Commission Discussion – New Topics

- Evaluate and adopt policies leading to establishing an Entertainment District for Santa Clara
 - Opportunity with Great America and Levi's Stadium and with ample hotels and amenities surrounding this zone.
- Explore and adopt Equity in All Policies for the City: Housing, Community and Neighborhood Health, Safety, Empowerment of youth, Aging in Place Gentrification, Environmental Justice, Homelessness & many more
- Conduct or confirm Santa Clara's Integrated Waste Management Plan is focused on
 - Waste minimization (Water, Food, Clothing, electronics etc.)
 - Reuse / Use it again Policy
 - Recycle / Resource Recovery
 - Waste to Energy / incinerate to reduce bulk sterilize
 - Landfill Management
 - Pollution Prevention