City of Santa Clara

Meeting Minutes

Planning Commission

05/23/2018 | **7:00 PM** | **City Hall Council Chambers**

Items for Council Action

18-446 - Public Hearing: 2018-2019 CIP Budget General Plan Conformance
18-252 - 575 Benton Street Mixed Use Project

PLEDGE OF ALLEGIANCE AND STATEMENT OF VALUES

Chair Ikezi initiated the Pledge of Allegiance and Commissioner O'Halloran read the Statement of Values.

ROLL CALL

Present 7 - Commissioner Raj Chahal, Commissioner Steve Kelly, Chair Yuki Ikezi, Commissioner Michael O'Halloran, Commissioner Sudhanshu Jain, Commissioner Lance Saleme, and Commissioner Anthony Becker

Staff present: Assistant City Attorney Alexander Abbe, Planning Manager Reena Brilliot, Development Review Officer Reena Brilliot, Principal Planner John Davidson, Principal Planner Lesley Xavier, Associate Planner Ela Kerachian, Office Specialist IV Rosa Avalos.

DECLARATION OF COMMISSION PROCEDURES

Chair Ikezi read the Declaration of Procedures for those present.

CONTINUANCES/EXCEPTIONS

None

PUBLIC PRESENTATIONS

A motion was made by Commissioner Jain, seconded by Commissioner Chahal, to move the Public Presentations up on the agenda, approved unanimously (7-0-0-0).

Lee Broughman, a Library Boardmember, addressed the Commission to request that the library be kept in mind when approving developments. Staff stated that the libraries are part of the public benefit packages, which depend on the level of developments and considerations by the developers.

CONSENT CALENDAR

18-570 Planning Commission Minutes of May 9, 2018

A motion was made by Commissioner Saleme, seconded by Commissioner Jain to approve the Planning Commission minutes of May 9, 2018, approved (6-0-0-1, Becker abstaining).

18-543 Action on Use Permit for ABC License Type 47 for 3151 Mission College Boulevard

Recommendation: Adopt a Resolution approving a Use Permit for sales and consumption of beer, wine and distilled spirits (ABC License Type 47) in a new restaurant (BurgerIM) subject to conditions of approval.

A motion was made by Commissioner Saleme, seconded by Commissioner Jain, to approve the Action on Use Permit for ABC License Type 47 for 3151 Mission College Boulevard, with corrections to item C5 of the Conditions of Approval noted. The motion carried (7-0-0-0).

PUBLIC HEARING

18-446 Public Hearing: 2018-2019 CIP Budget General Plan Conformance

Recommendation: Adopt a Resolution making findings on the conformity of the Fiscal Year 2018-2019 Capital Improvement Program Budget with the 2010-2035 General Plan.

A motion was made by Commissioner Jain, seconded by Commissioner Chahal, to find that the 2018-2019 CIP Budget conforms with the General Plan, with the exception of the $1.45 million of rehabilitation funds for the Morse Mansion, approved unanimously (7-0-0-0).

Aye: 7 - Commissioner Chahal, Commissioner Kelly, Chair Ikezi, Commissioner O'Halloran, Commissioner Jain, Commissioner Saleme, and Commissioner Becker

18-252 Public Hearing: Action on a Mixed Use Project located at 575 Benton Street

Recommendation: Alternatives 1, 2, 3, 4, and 5:
1. Adopt a resolution recommending to the City Council adoption of an Addendum#1 to the Mission Town Center Final Environmental Impact Report (FEIR).
2. Adopt a resolution recommending to the City Council approval of the General Plan Amendment (GPA) from Santa Clara Station High Density Residential to Santa Clara Station Very High Density Residential.
3. Adopt a resolution recommending to the City Council approval of the rezoning from Light Industrial (ML), Single-Family (R1-6L), Duplex (R2-7L) and Thoroughfare Commercial (CT) to Planned Development (PD) to allow the development of 355 apartment units, 24,000 to 27,000 square feet of retail space including retail in proximity at the northeast corner of The Alameda and Benton Street, and approximately 6,000 square feet of amenity and leasing space, and thereby increasing the amount of retail space from 19,985 square feet.
4. Adopt a resolution recommending to the City Council adoption of an Ordinance to approve the Development Agreement.
5. Adopt a resolution recommending to the City Council that the proposed vacation of portions of Fremont Street and Sherman Street would be consistent with the General Plan.

Public speakers: 4

A motion was made by Commissioer Saleme, seconded by Commissioner Kelly, to reopen the publich hearing, passed (6-0-0-1, Jain abstained).

A motion was made by Commissioner O'Halloran, seconded by Commissioner Saleme, to continue the Mixed Use Project located at 575 Benton Street to the June 13, 2018 Planning Commission meeting, passed (4-2-0-1, Ikezi and Kelly dissenting, Jain abstained).

Aye: 4 - Commissioner Chahal, Commissioner O'Halloran, Commissioner Saleme, and Commissioner Becker

Nay: 2 - Commissioner Kelly, and Chair Ikezi

Recused: 1 - Commissioner Jain

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Assistant City Attorney presentation of emails protocol use for Planning Commissioners.

Assistant City Attorney Alexander Abbe presented the Commission with information about City email guidelines including public records, retention policy for City emails and communications, and Brown Act policies.

2. Board or Committee Assignments

3. Architectural Committee

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

A motion was made by Commissioner Chahal, seconded by Commissioner Kelly, to approve the allocation of $325 for payment of a conference to be attended by Commissioner Jain, approved unanimously (7-0-0-0).

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Updates

2. Upcoming Agenda Items

3. City Council Actions

Development Review Officer Gloria Sciara discussed items that were continued at the previous Council meetings, including 3402 El Camino Real (The Deck) and 1075 Pomeroy Avenue. She also mentioned that 1375 El Camino Real and 2780 El Camino Real (Moonlite) were both approved.

ADJOURNMENT:

The meeting adjourned at 11:17PM. The next regular scheduled meeting is on June 13, 2018 at 7:00 PM in the City Hall Council Chambers.

Draft Excerpt Planning Commission
Meeting Minutes of June 13, 2018
575 Benton Street Mixed Use Project

ITEMS SET FOR HEARING

5. 18-252 Action on a Mixed Use Project located at 575 Benton Street

RECOMMENDATION:

1. Adopt a resolution recommending to the City Council adoption of an Addendum#1 to the Mission Town Center Final Environmental Impact Report (FEIR).
2. Adopt a resolution recommending to the City Council approval of the General Plan Amendment (GPA) from Santa Clara Station High Density Residential to Santa Clara Station Very High Density Residential.
3. Adopt a resolution recommending to the City Council approval of the rezoning from Light Industrial (ML), Single-Family (R1-6L), Duplex (R2-7L) and Thoroughfare Commercial (CT) to Planned Development (PD) to allow the development of 355 apartment units, 24,000 to 27,000 square feet of retail space including retail in proximity at the northeast corner of The Alameda and Benton Street, and approximately 6,000 square feet of amenity and leasing space, and thereby increasing the amount of retail space from 19,985 square feet.
4. Adopt a resolution recommending to the City Council adoption of an Ordinance to approve the Development Agreement.
5. Adopt a resolution recommending to the City Council that the proposed vacation of portions of Fremont Street and Sherman Street would be consistent with the General Plan.

1. A Motion was made by Commissioner Kelly, seconded by Commissioner Saleme, recommending to the City Council adoption of an Addendum#1 to the Mission Town Center Final Environmental Impact Report (FEIR) for 575 Benton Street Mixed Use Project, **approved unanimously (4-0-0-2); Commissioner Jain recused, Commissioner Chahal abstained.**

2. A Motion was made by Commissioner Kelly, seconded by Commissioner Yuki, recommending to the City Council approval of the General Plan Amendment (GPA) from Santa Clara Station High Density Residential to Santa Clara Station Very High Density Residential on a 5.7-acre site for 575 Benton Street Mixed Use Project, **approved unanimously (4-0-0-2) Commissioner Jain recused, Commissioner Chahal abstained..**

3. A Motion was made by Commissioner Kelly, seconded by Commissioner Yuki, to recommending to the City Council approval of the rezoning from Light Industrial (ML), Single-Family (R1-6L), Duplex (R2-7L) and Thoroughfare Commercial (CT) to Planned Development (PD) for 575 Benton Street Mixed Use Project, **approved unanimously (4-0-0-2) Commissioner Jain recused, Commissioner Chahal abstained.**

4. A Motion was made by Commissioner Kelly, seconded by Commissioner Saleme, recommending to the City Council adoption of an Ordinance to approve the Development Agreement for the property located at 575 Benton Street, Santa Clara, **approved unanimously (4-0-0-2) Commissioner Jain recused, Commissioner Chahal abstained.**

5. A Motion was made by Commissioner Kelly, seconded by Commissioner Saleme, recommending to the City Council that the proposed vacation of portions of Fremont Street and Sherman Street would be consistent with the General Plan, **approved unanimously (4-0-0-2) Commissioner Jain recused, Commissioner Chahal abstained.**