



City of Santa Clara

Meeting Minutes

Planning Commission

08/08/2018

6:00 PM

City Hall Council Chambers

CALL TO ORDER

Meeting was called to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE AND STATEMENT OF VALUES

Chair Ikezi initiated the Pledge of Allegiance and read the Statement of Values.

ROLL CALL

Present 4 - Commissioner Yuki Ikezi, Chair Sudhanshu Jain, Commissioner Lance Saleme, and Commissioner Anthony Becker

Absent 2 - Commissioner Steve Kelly, and Vice Chair Raj Chahal

DECLARATION OF COMMISSION PROCEDURES

Chair Ikezi read the Commission Procedures.

STUDY SESSION

[18-1046](#) Study Session on the Climate Action Plan

Recommendation: Recommend the Planning Commission give staff direction on the Climate Action Plan Update.

A presentation was made by Intern Calyn Hart a Civic Spark AmeriCorps Fellow who coordinated the City's Climate Action Plan.

Commissioners suggested the following:

- Work on carpool database for city employees
- City Hall be upgraded to be energy efficient thermostats and furnaces
- Consider offering reduced parking ratios in exchange for additional Transportation Demand measures

CONTINUANCES/EXCEPTIONS

None

CONSENT CALENDAR

- 1.A [18-999](#) Public Hearing: Action on Use Permit for Two Subdivision Signs Located at 2051 and 2151 Mission College Boulevard

Recommendation: Adopt a Resolution approving the Use Permit for the properties at 2051 and 2151 Mission College Boulevard to allow two subdivision signs for the Mission Park campus, subject to conditions of approval.

Item was pulled by Commissioner Jain who had questions on the light pollution from the signs. Planning Manager Reena Brilliot addressed the issue that there would be no lighting pollution and the applicant spoke on the issue also.

A motion was made by Chair Jain, seconded by Commissioner Ikezi, to adopt a resolution approving the Use Permit for the properties at 2051 and 2151 Mission College Boulevard to allow two subdivision signs for the Mission Park Campus, subject to conditions of approval. The motion carried by the following vote:

Aye: 4 - Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Absent: 2 - Commissioner Kelly, and Vice Chair Chahal

- 1.B [18-1058](#) Action on Planning Commission Meeting Minutes of June 13, 2018

Recommendation: Approve Planning Commission Meeting Minutes of June 13, 2018

After the Item had been approved, Chair Ikezi stated that she had comments on the minutes and would like them written clearer in the future.

A motion was made by Commissioner Ikezi, seconded by Commissioner Saleme, that this item be Approved with clarification to be made on the minutes. The motion carried by the following vote:

Aye: 4 - Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Absent: 2 - Commissioner Kelly, and Vice Chair Chahal

- 1.C [18-1059](#) Action on Planning Commission Meeting Minutes of June 27, 2018

Recommendation: Approve the Planning Commission Meeting Minutes of June 27, 2018.

Item was pulled by Chair Jain and Commissioner Ikezi who asked questions on several items.

A motion was made by Commissioner Ikezi and Seconded by Commissioner Saleme to approve the Planning Commission Meeting Minutes of June 27, 2018

Aye: 4 - Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Absent: 2 - Commissioner Kelly, and Vice Chair Chahal

- 1.D [18-1060](#) Public Hearing: Action on Use Permit for ABC License Type 41 for 2855 Stevens Creek Boulevard

Recommendation: Adopt a Resolution approving a Use Permit for sales and consumption of beer and wine (ABC License Type 41) in a new restaurant (Nagi) subject to conditions of approval.

Item was pulled by Commissioner Ikezi and Chair Jain. Commissioner Ikezi requested to know the name of the applicant for the item. Planning Manager Reena Brilliot clarified that the applicant is Nagi Restaurant. Chair Jain spoke regarding one of the conditions of approval was that there would be no live music at the restaurant and commented that he has a problem with this blanket condition on the ban on live music and commented the City has a lack of entertainment.

A motion was made by Chair Jain, seconded by Commissioner Ikezi, to adopt a resolution approve a Use Permit for sales and consumpition of Beer and wine (ABC Licnese Type 41) in a new restaurant (Nagi) subject to conditions of approval. The motion carried by the following vote:

Aye: 4 - Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Absent: 2 - Commissioner Kelly, and Vice Chair Chahal

- 1.E [18-1062](#) Selection of Planning Commission Chair, Vice Chair and Secretary

Item was pulled by Chair Ikezi and heard at beginning of consent calendar. Upon approval, newly elected Chair Jain assumed his position as Chair for the remaninder of the meeting.

1.E 18-1062 Selection of Planning Commission Chair, Vice Chair and Secretary

Motion by Chair Ikezi seconded by Commissioner Jain to elect Suds Jain as Chair, Commissioner Chahal as Vice Chair and Commisioner Becker as Secretary. The motion carried by the following vote:

Aye: 4 - Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Absent: 2 - Commissioner Kelly, and Vice Chair Chahal

1.F [18-1063](#) Discussion on Planning Commission Meeting Procedures

Recommendation: Review and discuss potential changes and updates to the current Planning Commission Meeting procedures, and, if any changes or updates are desired, direct staff to revise the language accordingly and to return to the Planning Commission at a later meeting for review and approval of the revisions.

The item was pulled by Commissioner Ikezi and Chair Jain. Commissioner Saleme shared concerns that speakers receive their fully allotted speaking time even when time is lost due to questions being asked. Deputy City Attorney Diana Fazely suggested that an informal recommendation take place that the Chair use their discretion to allow a speaker to continue speaking when the clock runs out should the speakers time be lost due to questions being asked. Commissioner Saleme agreed with this and no formal action to take place on this item.

Meeting procedures will be placed on Planning Commission page on City's website.

A motion was made that this item be forwarded without recommendation. The motion carried by the following vote:

Aye: 4 - Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Absent: 2 - Commissioner Kelly, and Vice Chair Chahal

PUBLIC HEARING**2.** [18-1061](#) Public Hearing: Action on Agrihood Residential Project located at 1834 Worthington Circle (former BAREC site)

Recommendation: Alternatives 1, 2, and 3:

1. Adopt a resolution recommending to the City Council adoption of the Final Environmental Impact Report (FEIR) and Mitigation, Monitoring, and Reporting Program (MMRP), including a Statement of Overriding Considerations.
2. Adopt a resolution recommending to the City Council approval of the rezoning from Planned Development (PD) to Planned Development (PD) to allow the development of 165 affordable senior apartments, 160 multi-family mixed-income apartments, and 36 townhouses.
3. Adopt a resolution recommending to the City Council approval of the Tentative Map.

Commissioner Ikezi and Commissioner Jain disclosed that they had met with the applicant.

Associate Planner Rebecca Bustos presented the project. Commissioners had several questions for the applicant regarding parking. The applicant,

CORE, noted they want to establish preferred parking and noted they will have some type of car sharing service with designated spaces. Planning Manager Reena Brillot noted that Architectural Review is when Americans with Disability Act (ADA) requirements are reviewed. A representative from FARMSCAPE spoke noting that they will manage the farm day-to-day.

Chair Jain discussed that he would like to make a recommendation that Council ask the applicant for a voluntary traffic impact fee. Vince Cantore with CORE, spoke that he would not be comfortable with agreeing to this without speaking to their partners.

Chair Jain asked if there will be a Disturbance Coordinator role and the applicant, Vince Cantore of CORE, replied that he will be the contact person for disturbance issues. Chair Jain had concerns about holiday parking from Westfield Mall that could infringe upon this development. Planning Manager Reena Brillot responded that the issue is resident driven, and the City can be involved in the process should this need to be addressed.

There were 24 speakers on this item. Issues expressed included:

- support of homes located in an area with transportation
- support of mixed used housing including first time homebuyers, seniors and moderate income
- support of open green space with affordable housing serving the greater community
- support of quality of life and housing for immigrant population
- concerns from residents who will have large walls from new construction impacting their homes privacy and natural light
- concerns regarding what types of new jobs will be created for laborers working in the city and in surrounding areas and lack of this information in the Environment Impact Report

Commissioner Saleme requested that the applicant include 3-D renderings when the project is heard by City Council.

A motion was made by Commissioner Becker seconded by Commissioner Ikezi, to adopt a resolution recommending that the City Council adopt of the final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP), including a Statement of Overriding Considerations. The motion carried with the following vote :

Aye: 4 - Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Absent: 2 - Commissioner Kelly and Vice Chair Chahal

A motion was made by Commissioner Becker, seconded by Chair Ikezi, to adopt a resolution recommending City Council approval of the rezoning from Planned Development (PD) to Planned Development (PD) to allow the development of 165 affordable senior apartments, 160 multi-family mixed-income apartments and 36 townhouses.

Commissioner Becker added the following recommendations to the motion: that the applicant work with the City on a parking permit program; and that the applicant meet with neighbors on Dorcich Drive on any mitigation for privacy.

The motion carried with the following vote:

Aye: 4 - Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Absent: 2 - Commissioner Kelly and Vice Chair Chahal

Chair Jain expressed concerns regarding traffic mitigation at protected intersections in San Jose.

A motion was made by Commissioner Ikezi and seconded by Commissioner Becker to adopt a resolution recommending to the City Council approval of the Tentative Map.

The motion carried with the following vote:

Aye: 4 - Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Absent: 2 - Commissioner Kelly, and Vice Chair Chahal

PUBLIC PRESENTATIONS

There were no public presentations.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

Announcements/Other Items

Chair Jain noted that there is a large amount of upcoming Study Sessions and requested that Commissioners respond to staff in a timely manner on their availability for the sessions.

Planning Manager Reena Brilliot provided and reviewed a list of proposed upcoming Study Sessions. Commissioner Saleme suggested that these items be put on a shared calendar.

August 22 will be a Study Session of the Zoning Code, at 6 p.m.

It was noted that November 13 will be a joint dinner meeting with City Council.

Chair Jain requested that Public Presentations formally be moved to after Consent Items at future meetings.

Board or Committee Assignments

The next Architectural Committee meeting will take place on August 15.

Commissioner Travel and Training Reports, Requests to attend Trainings

Commissioner Becker will attend the APA Conference in October.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

Planning Commission Budget Updates

Chair Jain requested that budget updates be provided on an ongoing basis.

Upcoming Agenda Items

Planning Manager noted that Agrihood will be heard at the October 19, 2018 council meeting and will be highlighted at the September 18, 2018 Council Meeting.

Approved

City Council Actions

Planning Manager Reena Brilliot provided an update from the August 21 City Council meeting.

ADJOURNMENT:

The meeting adjourned at 10:30 p.m. The next regular scheduled meeting is on August 22, 2018 at 7:00 p.m. in the City Hall Council Chambers.