



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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01/09/2019

6:00 PM

City Hall Council Chambers

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#### **6:00 PM REGULAR MEETING**

##### **Call to Order**

**Chair Jain** called the meeting to order at 6:00 p.m.

##### **Roll Call**

**Present** 5 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Chair Sudhanshu Jain, Commissioner Lance Saleme, and Commissioner Anthony Becker

**Absent** 1 - Commissioner Shawn Williams

**A motion was made by Commissioner Becker, seconded by Commissioner Saleme to excuse Commissioner Williams from the meeting.**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

**Excused:** 1 - Commissioner Williams

#### **DECLARATION OF COMMISSION PROCEDURES**

**Chair Jain** read the Declaration of Commission Procedures.

#### **CONTINUANCES/EXCEPTIONS**

None.

#### **CONSENT CALENDAR**

1.A [19-1667](#) Planning Commission Meeting Minutes of December 12, 2018.

**Recommendation:** Approve the Planning Commission Minutes of the December 12, 2018 Meeting.

**This item was pulled by Commissioner Ikezi who requested minor modifications be made. A motion was made by Commissioner Ikezi and seconded by Commissioner Kelly that this item be approved with minor modifications.**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

**Excused:** 1 - Commissioner Williams

1.B [19-1207](#) Consent: Action on Use Permit for ABC License Type 41 for Shake Shack Located at 2855 Stevens Creek Boulevard

**Recommendation:** Adopt a resolution approving a Use Permit for the sale and consumption of beer and wine (ABC License Type 41) in the new Shake Shack restaurant located at 2855 Stevens Creek Boulevard, subject to conditions of approval.

**Item was pulled from consent calendar by Applicant Jeremy Layton. Applicant requested to alter the Conditions of Approval, Item C5, to alter the hours of operation and service of beer and wine with food. A motion was made by Commissioner Becker and seconded by Commissioner Ikezi that this item be approved with the following conditions: approval of use permit for hours of service to be until 12 a.m. on Friday and Saturday evenings with a six-month and twelve month review to take place. If there is excessive police activity during that time period, hours of operation can be restricted to 11 p.m. after one year.**

**Public Speaker: Jeremy Layton - Applicant**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

**Excused:** 1 - Commissioner Williams

## **PUBLIC PRESENTATIONS**

None.

## **PUBLIC HEARING**

2. [19-1700](#) Selection of Planning Commission Vice Chair

**Chair Jain made a motion to vote for Vice Chair to fill the partial term through June 30, 2019. Commisisoner Becker was selected by 3 votes.**

**Aye:** 3 - Commissioner Kelly, Commissioner Ikezi, and Commissioner Becker

**Nay:** 1 - Commissioner Saleme

**Abstained:** 1 - Chair Jain

3. [19-1661](#) Public Hearing: Action on Use Permit to allow the conversion of a service station building into a retail convenience store and potential restaurant at 3725 El Camino Real

**Recommendation:** Adopt a resolution approving a Use Permit to allow the conversion of an existing service station building for a convenience store with off-site beer and wine sales (ABC Type 20 License) and potential restaurant (that would not serve beer and wine for on-site consumption) on the property located at 3725 El Camino Real.

**A motion was made by Commissioner Becker and seconded by Commissioner Kelly to close Public Hearing**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

**Excused:** 1 - Commissioner Williams

**A motion was made by Commissioner Becker, seconded by Commissioner Kelly, that this item be approved.**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

**Excused:** 1 - Commissioner Williams

## **STUDY SESSION**

- [19-1665](#) Study Session: Due Process and Housing Legislation

**Assistant City Attorney Alexander Abbe** provided an overview of Due Process and Housing Legislation approved in 2018.

## **REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

**Commissioner Becker** expressed concerns regarding pedestrian safety crossing Benton near Las Palmas.

1. Announcements/Other Items

2. Board or Committee Assignments
3. Architectural Committee
4. Commissioner Travel and Training Reports, Requests to attend Trainings

**A motion was made by Commissioner Kelly and seconded by Commissioner Ikezi to approve allocation of \$4500 for up to 3 Commissioners to attend APA Conference and Leadership Santa Clara.**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

**Excused:** 1 - Commissioner Williams

**A motion was made by Commissioner Ikezi and seconded by Commissioner Jain to approve up to \$1500 to be allocated towards one Commissioner to attend the League of California Cities Planning Commissioner Academy.**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

**Excused:** 1 - Commissioner Williams

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

**Development Review Officer Gloria Sciara and Planning Manager Reena Brilliot** reported on Council action items.

1. Planning Commission Budget Updates
2. Upcoming Agenda Items

**Planning Manager Reena Brilliot** provided updates.

3. City Council Actions

**ADJOURNMENT:**

The meeting adjourned at 8:22 p.m. The next regular scheduled meeting is on February 27, 2019 at 6:00 PM in the City Hall Council Chambers.