



City of Santa Clara

REVISED

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Meeting Minutes

Planning Commission

03/13/2019

6:00 PM

City Hall Council Chambers

6:00 PM REGULAR MEETING

Call to Order

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

Pledge of Allegiance and Statement of Values

Roll Call

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

Absent 1 - Commissioner Steve Kelly

Commissioner Kelly joined the meeting at 6:04 p.m.

Commissioner Williams name was not called during roll call. He was absent.

DECLARATION OF COMMISSION PROCEDURES

Chair Jain read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

- 1.A [19-256](#) Planning Commission Meeting Minutes of February 27, 2019.

Recommendation: Approve the Planning Commission Minutes of the February 27, 2019 Meeting.

A motion was made by Commissioner Ikezi, seconded by Commissioner Becker, that this item be approved. Chair Jain requested that minor modifications be made.

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

Abstained: 1 - Commissioner Saleme

PUBLIC PRESENTATIONS

None

PUBLIC HEARING

2. [19-208](#) Public Hearing: Request to Initiate Rezoning of 908 Fremont Street

Recommendation: Adopt a resolution of intention to rezone the property at 908 Fremont Street from the Downtown Commercial (CD) zoning district to the Single-Family (R1-6L) zoning district.

The Commissioners discussed potential alternate options for rezoning the property, including adding a historic combining district (HT) zoning, or zoning the property for both commercial and residential uses. Staff clarified that the current owners intended to continue using the property as a single-family residence, and potentially intended to apply for a historic preservation ("Mills Act") agreement in the future to maintain the property with its current residential use.

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

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

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, that this item be Approved.

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

3. [19-286](#) Public Hearing: Action on a Conditional Use Permit for BMI Fitness to allow a gym at 1678 Coleman Avenue. Continuance from February 27, 2019 Planning Commission Meeting.

Recommendation: Adopt a Resolution to Approve a Use Permit to allow a gym located at 1678 Coleman Avenue, subject to conditions of approval.

Public Speaker: Applicant

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

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

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, that this item be Approved with the following additional condition C5 added to the Conditions of Approval: Based on 16 available parking spaces, group fitness class size shall be limited to 12 attendees between 8:00 a.m. and 5:00 p.m. Additional attendees may be permitted contingent upon approved use of the remainder of the on-site parking after 5:00 p.m. by the property owner.

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

4. [19-290](#) Public Hearing: Action on a Variance from the parking requirement for the single family residence at 648 Robin Drive. Continuance from February 27, 2019 Planning Commission Meeting.

Recommendation: Alternative 1: Adopt a resolution denying the variance to allow an 891 square feet rear addition, resulting in a 4 bedroom and 3 bathroom one-story single family residence with an existing 292 square feet one car garage to remain.

Public Speakers: Sean and Jessica Randoph (Applicant)

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

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

A motion was made by Commissioner Ikezi, seconded by Commissioner Becker to Adopt a Resolution approving the variance to allow an 891 square foot rear addition. Commissioner Kelly made an amendment to the Conditions of Approval that the garage shall be kept free at all times for vehicle parking and that the applicant shall add additional storage racks in the garage to facilitate storage.

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

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Development Review Officer/Staff Liaison Gloria Sciara provided updates and noted the March 27, 2019 Planning Commission meeting was canceled due to the Council Chambers not being available for the meeting.

2. Board or Committee Assignments

3. Architectural Committee

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Updates

2. Upcoming Agenda Items

Planning Manager Reena Brilliot and Development Review Officer/Staff Liaison Gloria Sciara provided updates.

3. City Council Actions

Development Review Officer/Staff Liaison Gloria Sciara provided updates.

ADJOURNMENT:

The meeting adjourned at 7:14 p.m. The next regular scheduled meeting is on April 10, 2019 at 6:00 p.m. in the City Hall Council Chambers.