



City of Santa Clara

Meeting Minutes

Planning Commission

05/22/2019

6:00 PM

City Hall Council Chambers

6:00 PM REGULAR MEETING

Call to Order

Chair Jain called the meeting to order at 6:07 p.m.

Pledge of Allegiance and Statement of Values

Roll Call

Present 6 - Commissioner Steve Kelly, Chair Sudhanshu Jain, Commissioner Lance Saleme, Commissioner Anthony Becker, Commissioner Nancy A. Biagini, and Commissioner Priya Cherukuru

Absent 1 - Commissioner Yuki Ikezi

A motion was made by Commissioner Becker, seconded by Commissioner Saleme to excuse Commissioner Ikezi from the meeting

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

Absent: 1 - Commissioner Ikezi

Abstained: 1 - Commissioner Cherukuru

DECLARATION OF COMMISSION PROCEDURES

Chair Jain read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

Chair Jain pulled item 1.C from the Consent Calendar for discussion

A motion was made by Commissioner Kelly, seconded by Commissioner Biagini, that Items 1.A, 1.B, and 1.D be approved.

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

Excused: 1 - Commissioner Ikezi

Abstained: 1 - Commissioner Cherukuru

1.A [19-556](#) Planning Commission Meeting Minutes of April 24, 2019

Recommendation: Approve the Planning Commission Minutes of the April 24, 2019 Meeting.

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

1.B [19-331](#) Action on Vesting Tentative Subdivision Map for 2780 El Camino Real

Recommendation: Adopt a resolution to recommend the City Council approve the Vesting Tentative Subdivision Map to subdivide the existing parcel into seven condominium lots and 13 common lots at the property located at 2780 El Camino Real.

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

1.D [19-501](#) Consent: Action on Use Permit for ABC License Type 41 for Tender Greens located at 2532 Augustine Drive

Recommendation: Adopt a Resolution approving a Use Permit for the sale and service of beer and wine (ABC License Type 41) in a new restaurant (Tender Greens), subject to conditions of approval.

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

CONSENT ITEMS PULLED FOR DISCUSSION

1.C [19-468](#) Consent: Action on a Conditional Use Permit for a new 190-room Hotel at 2900 Lakeside Drive

Recommendation: Adopt a Resolution to Approve a Use Permit to allow a new 190-room hotel located at 2900 Lakeside Drive, subject to conditions of approval.

Development Review Officer/Staff Liaison Gloria Sciara made the presentation.

Public Speaker: Applicant- Andrew Wood

A discussion took place and Commissioners requested that the applicant improve architecture of the Hotel.

A motion was made by Commissioner Kelly, seconded by Commissioner Biagini, to continue this item to the next Planning

Commission Meeting on June 12, 2019.

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

Excused: 1 - Commissioner Ikezi

Abstained: 1 - Commissioner Cherukuru

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [19-443](#) Actions on the proposed Catalina II Residential Development Project to develop 39 residential townhouses at 1433-1493 El Camino Real
- Recommendation:** Alternatives 1), 2), and 3): That the Planning Commission adopt resolutions for the Catalina II Residential Project located at 1433 - 1493 El Camino Real recommending that the City Council:
1. Approve a Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Catalina II Residential Development Project.
 2. Approve a rezoning from Thoroughfare Commercial (CT) and General Office (OG) to Planned Development (PD) to allow development of 39 condominium townhome units, private street, landscaped open space, surface parking and site improvements.
 3. Approve the Vesting Tentative Subdivision Map to create five condominium lots with 39 condominium units and four common interest lots to serve the development.

Associate Planner Debby Fernandez gave a presentation.

Public Speakers:

Cory Kesich, SCS Development
Jim Sullivan, SCS Development
Nick Kaspar, Santa Clara Chamber of Commerce
Linda Knepper
Amy Wang

A motion was made by Commissioner Becker, seconded by Commissioner Kelly, to approve Recommendation 1.

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

Excused: 1 - Commissioner Ikezi

Abstained: 1 - Commissioner Cherukuru

A motion was made by Commissioner Biagini, seconded by

Commissioner Kelly to approve Recommendation 2 with the following conditions: prior to grading the Applicant shall contract with a qualified Archaeologist subject to the approval of the Director of Community Development and conduct an archaeological survey of the site and to adopt condition regarding noise levels proposed by the Director of Community Development as outlined in Item C28.

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

Excused: 1 - Commissioner Ikezi

Abstained: 1 - Commissioner Cherukuru

A motion was made by Commissioner Kelly and seconded by Commissioner Becker to Approve Recommendation 3.

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

Excused: 1 - Commissioner Ikezi

Abstained: 1 - Commissioner Cherukuru

3. [19-462](#) Action on Amendments to the City Code Chapters 18.34, 18.36, 18.42, 18.56, 18.70, and 18.104 regarding Massage Establishments

Recommendation: Alternative 1:
Recommend that the City Council adopt the proposed Amendments to Chapters 18.34, 18.36, 18.42, 18.56, 18.70 and 18.104 of the Zoning Ordinance of the City Code regarding Massage Establishments.

Meeting went into Recess at 8:08 p.m. and Reconvened at 8:14 p.m.

Planning Manager Reena Brilliot provided a presentation.

A motion was made by Commissioner Jain, seconded by Commissioner Saleme to Adopt Alternative 1 with the exception that Hotels with more than 100 rooms shall be exempt from the locational requirements of the ordinance.

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

Excused: 1 - Commissioner Ikezi

Abstained: 1 - Commissioner Cherukuru

4. [19-325](#) Recommendation on an Amendment to the Zoning Code, Santa Clara City Code Chapter 18.76 Architectural Review and other clarifying changes

Recommendation:
Alternative 1:
Recommend the City Council adopt an Ordinance to amend Chapter 18.76

Architectural Review of the City of Santa Clara Zoning Code to replace the existing Architectural Committee with an administrative public hearing process for Architectural Review appealable to the City Council on a *de novo* basis and changes to the appeal procedures so that appeals are available to the applicant, property owners, and residents within 500 feet of the project boundary.

Principal Planner John Davidson made the presentation.

A motion was made by Chair Jain, seconded by Commissioner Becker to continue this item to July 24.

Aye: 6 - Commissioner Kelly, Chair Jain, Commissioner Saleme, Commissioner Becker, Commissioner Biagini, and Commissioner Cherukuru

Excused: 1 - Commissioner Ikezi

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Assistant City Attorney Alexander Abbe announced he will schedule a meeting regarding the Brown Act with new commissioners.

Commissioner Cherukuru noted she will not be in attendance at the June 12, 2109 Planning Commission Meeting.

Chair Jain asked if cameras can be prohibited in Airbnb properties.

Assistant City Attorney Alexander Abbe will review this matter.

2. Board or Committee Assignments

3. Architectural Committee

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

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

1. Planning Commission Budget Updates

2. Upcoming Agenda Items

3. City Council Actions

Development Review Officer/Staff Liasion Gloria Sciara provided updates.

ADJOURNMENT:

Meeting adjourned at 10:17 p.m. The next regular scheduled meeting is on June 12, 2019.

A motion was made by Commissioner Becker, seconded by Commissioner Biagini to adjourn the meeting.

Aye: 7 - Commissioner Kelly, Chair Jain, Commissioner Saleme, Commissioner Becker, Williams, Commissioner Biagini, and Commissioner Cherukuru

Excused: 1 - Commissioner Ikezi