City of Santa Clara

Meeting Minutes

Planning Commission

06/12/2019	6:00 PM	City Hall Council Chambers

6:00 PM STUDY SESSION

Confirmation of a Quorum

Chair Jain confirmed a quorum.

19-549 El Camino Real Specific Plan Market Feasibility Analyses of New Development

The Study Session was called to order at 6:03 p.m. A presentation was made by Jerry Keyser, Keyser Marston Associates and Christine Firstenberg, Retail Real Estate Resource Group.

The El Camino Real Specific Plan Citizens Advisory Committee was also in attendance.

REGULAR MEETING

Call to Order

Chair Jain called the meeting to order at 8:23 p.m.

Pledge of Allegiance and Statement of Values

Roll Call

Present 5 - Commissioner Steve Kelly, Chair Sudhanshu Jain, Commissioner Lance Saleme, Commissioner Anthony Becker, and Commissioner Nancy A. Biagini

Absent 2 - Commissioner Yuki Ikezi, and Commissioner Priya Cherukuru

A motion was made by Commissioner Becker, seconded by Commissioner Kelly to excuse Commissioner Ikezi and Commissioner Cherukuru from the meeting.

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

Absent: 2 - Commissioner Ikezi, and Commissioner Cherukuru

DECLARATION OF COMMISSION PROCEDURES

Chair Jain read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None

CONSENT CALENDAR

A motion was made by Commissioner Becker, seconded by Commissioner Biagini to approve the Consent Calendar.

Chair Jain noted that revised Conditions of Approval for Item 1B have been submitted which included a modification to Condition C-5, extending hours of operation to include evening hours.

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

Absent: 2 - Commissioner Ikezi, and Commissioner Cherukuru

1.A 19-679 Planning Commission Meeting Minutes of May 22, 2019

Recommendation: Approve the Planning Commission Minutes of the May 22, 2019 Meeting.

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

1.B 19-642 Action on Use Permit for ABC License Type 47 and outdoor seating for Bloom Restaurant located at 202 Saratoga Avenue.

Recommendation: Adopt a resolution approving a Use Permit for the sale and consumption of beer, wine and distilled spirits (ABC License Type 47) and outdoor seating for a Bloom restaurant located at 202 Saratoga Avenue, subject to conditions of approval.

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

1.C 19-653 Twelve-month Review of a Use Permit for the on-site sale and consumption of alcohol (ABC License Type 47) in the Yellow Chili restaurant located at 3555 Monroe Street.

Recommendation: Note and file the twelve-month review of a Use Permit allowing the on-site sale and consumption of alcohol (ABC License Type 47) in the Yellow Chili restaurant located at 3555 Monroe Street.

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

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. 19-714 Action on a Conditional Use Permit for a new 190-room Hotel with onsite sales of beer, wine, and distilled spirits (ABC license Type 47) 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 with on-site sale of beer, wine, and distilled spirits (ABC license Type 47), subject to conditions of approval.

A presentation was made by the Applicant: Andrew Wood and David Wood

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

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

Absent: 2 - Commissioner Ikezi, and Commissioner Cherukuru

A motion was made by Chair Jain, seconded by Commissioner Kelly to approve this item with changes to Conditions of Approval. 1) Modify Item EL23 to provide six electrical vehicle parking spaces that are turnkey ready, and pre-wired for an additional 17 parking spaces for the provision of future electrical vehicle charging; and 2) Modify Item E22 to provide 15 secured bicycle parking spaces and 28 Class II bicycle parking on site.

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

Absent: 2 - Commissioner Ikezi, and Commissioner Cherukuru

3. 19-722 Selection of Planning Commission Chair, Vice Chair and Secretary

Recommendation: There is no staff recommendation.

A motion was made by Commissioner Becker to nominate himself as Chair.

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

Absent: 2 - Commissioner Ikezi, and Commissioner Cherukuru

A motion was made by Commissioner Becker, seconded by Commissioner Kelly to elect Commissioner Saleme as Vice Chair.

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

Absent: 2 - Commissioner Ikezi, and Commissioner Cherukuru

A motion was made by Commissioner Saleme, seconded by Commissioner Becker to elect Commissioner Biagini as Secretary.

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

Absent: 2 - Commissioner Ikezi, and Commissioner Cherukuru

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Commissioner Biagini will be unavailable September 2 - 22, 2019 for meetings. Commissioner Kelly announced he will be unable to attend meetings between September 19 - 29, 2019.

A motion was made by Chair Jain, seconded by Commissioner Biagini to approve funds for three Commissioners to attend the September 2019 APA Conference taking place in Santa Barbara.

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

Absent: 2 - Commissioner Ikezi, and Commissioner Cherukuru

2. Board or Committee Assignments

Commissioner Saleme is unable to attend the June 19 Architectural Committee Meeting, **Commissioner Kelly** will attend as the Alternate.

3. Architectural Committee

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

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

1. Planning Commission Budget Updates

Chair Jain commented he would like to see more Study Sessions, such as the one presented today, at future meetings.

2. Upcoming Agenda Items

Planning Manager Reena Brilliot provided updates.

3. City Council Actions

4. Follow up from April 10, 2019 El Camino Real Specific Plan Study Session

Principal Planner Lesley Xavier provided a presentation.

ADJOURNMENT:

Meeting adjourned at 9:39 p.m. The next regular scheduled meeting is on July 24, 2019.

A motion was made by Chair Jain, seconded by Commissioner Kelly to adjourn the meeting.

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

Absent: 2 - Commissioner Ikezi, and Commissioner Cherukuru