

## Excerpt Planning Commission Meeting Minutes of May 22, 2019

### PUBLIC HEARING

2. [19-753](#) Actions on a Proposed 65 Residential Unit Affordable Housing Project at 2330 Monroe Street

**Recommendation:** Alternatives 1, 2, and 3: That the Planning Commission adopt resolutions for the Affordable Housing Project located at 2330 Monroe Street recommending that the City Council:

1. Adopt a resolution to recommend the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the Affordable Housing Project at 2330 Monroe Street.
2. Adopt a resolution to recommend the City Council approve a General Plan amendment from Right of Way to Medium Density Residential to allow development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements.
3. Adopt a resolution to recommend the City Council approve a rezoning from Single Family Residential (R1-6L) to Planned Development (PD) to allow development of 65 rental affordable residential units, landscaped open space, surface parking and site improvements.

**Associate Planner Nimisha Agrawal** provided a presentation.

**Applicant Robin Zimble**, Freebird Development provided a presentation.

**Public Speakers:**

**Public Speaker** - a neighbor who lives next door to the project site requested that no changes be made to the project and requested a soundwall be 8' concrete.

**Wanda Buck** - spoke regarding inadequate parking.

**Michael Petross** - spoke in favor of the project.

**Applicant Robin Zimble**, Freebird Development provided a rebuttal.

**Commissioner Ikezi** inquired about higher density due to few City owned parcels of land and the need for affordable housing.

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

**Aye:** 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

**A motion was made by Commissioner Jain, seconded by Commissioner Kelly to approve staff recommendation 1.**

**Aye:** 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

**A motion was made by Commission Jain, seconded by Commissioner Kelly to approve staff recommendation 2 with following conditions:**

- outlets be provided for electric bikes in the bike room
- applicant work with staff to explore feasibility for the driveway on Monroe to be right turn only
- 5 additional parking spots be pre-wired for EV parking
- to consider use of water heater boiler for hot water use heat pump
- community room be available to all residents of Santa Clara for up to 20 events per year
- Uber and Door Dash have designated parking spots

**A friendly amendment was made by Commissioner Cherukuru to consider having staff work with VTA for relocation of bus stop**

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

**Nay:** 1 - Commissioner Ikezi

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini for staff to investigate removal of parking spots for large vehicles and limit parking spots to small vehicles on Monroe to be part of the proposal and approval.**

**Aye:** 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru

Meeting went into Recess at 8:25 and reconvened at 8:30 p.m.

**A motion was made by Chair Becker, seconded by Commission Jain to move Agenda item 5 to be heard before Item 3.**

**Aye:** 7 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, Chair Becker, Commissioner Biagini, and Commissioner Cherukuru