



City of Santa Clara

Meeting Minutes

Planning Commission

02/20/2020

6:00 PM

Special Meeting - City Hall Council Chambers

6:00 PM SPECIAL MEETING

Call to Order

Chair Becker called the meeting to order at 6:13 PM.

Pledge of Allegiance and Statement of Values

Roll Call

Present 7 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Commissioner Sudhanshu Jain, Vice Chair Lance Saleme, Chair Anthony Becker, Commissioner Nancy A. Biagini, and Commissioner Priya Cherukuru

DECLARATION OF COMMISSION PROCEDURES

Chair Becker read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

A motion was made by Commissioner Jain, seconded by Commissioner Cherukuru to approve this item.

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

[20-225](#)

Planning Commission Meeting Minutes of January 29, 2020

Recommendation: Approve the Planning Commission Minutes of the January 29, 2020 Meeting.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

[20-116](#)

Recommended Action on a Phase 1 Development Area Plan for the Related Santa Clara Project

Recommendation: Alternatives 1 and 2:
That the Planning Commission adopt resolutions for the Related Santa Clara (City Place) Phase I Development Area Plan application located at 5155 Stars and Stripes Drive recommending that the City Council:

1. Adopt the EIR Addendum for Phase 1 DAP
2. Approve the Phase 1 DAP Application, subject to conditions

Associate Planner Jeff Schwilk presented the staff report and presentation. Mr. Schwilk also noted the following correspondence was received on this item: a letter from Gary Wessley regarding David's Restaurant concerns; Planning Commissioner Suds Jain sent an email regarding bird safety and a phone call had been received from an Alviso resident expressing concerns about the project.

Principal Engineer Allie Jackman answered questions regarding Amtrak and ACE parking and noted that parking is not in the areas being discussed; they have rights to the land but do not have dedicated parking at that site.

Applicant Steve Eimer, Executive Vice President at Related Companies, provide a presentation and overview of the project.

Assistant City Attorney Alexander Abbe introduced outside counsel in attendance, Anna Shimko and Eric Phillips of Burke, Williams & Sorenson, LLP.

Planning Commissioners asked clarifying questions regarding several issues, including:

- The pedestrian environment proposed along Centennial Boulevard and Tasman Drive, including sidewalk widths and landscape treatments;
- The conceptual nature of the architecture included within the DAP and the desire to further develop the character and articulation of the buildings in the Phase 1 DAP to match the level of quality depicted in the applicant's presentation of Phase 2;
- The potential to add Transportation Demand Management (TDM) Strategies to achieve a greater level of trip reduction for the project;
- Plans to incorporate "Smart City" measures and provide 5G cellular coverage;
- The rationale for the proposed reduction of parking spaces from the numbers described in the MCP; and

- Consideration of environmental concerns including potential for flooding and methane gas exposure.

Public Speaker:

David Ebrahimi expressed concerns about existing traffic congestion in the vicinity of the project site and concerns about methane gas releases from the landfill.

The meeting went into recess at 8:49 PM and reconvened at 8:54 PM.

Assistant City Attorney Alexander Abbe provided clarification on the scope of the project.

After the close of the public hearing, the Commission expressed their support for the overall Project, particularly the program and design elements depicted in the applicant's conceptual architectural renderings of the Project's second phase. The Commission's discussion examined the DAP 1's consistency with the MCP, including additional analysis with respect to DAP 1's development area, parking supply, and impact on area traffic. The Commission also expressed frustration over the fact that the MCP authorized a deferral of architectural review after the initial stage of DAP approval to a second stage review and approval process by the Community Development Director. The Commission went on to discuss a desire for Centennial Boulevard to incorporate more landscaping and an enhanced pedestrian environment, and a desire to see more creative architecture in the Phase 1 DAP akin to the Developer's concepts for future phases. The Commission also discussed the importance of the DAP 1 architecture's compliance with the MCP's requirements regarding bird-safe design.

Commissioners discussed a preference for more affordable housing in the Project and a more robust TDM program with larger trip reduction targets than were required when the Project was first approved. On both points, clarification was provided by the Assistant City Attorney that under the MCP and the DA, the City may not modify existing conditions of approval (such as that related to TDM) or alter the Development Agreement provision concerning affordable housing without the voluntary agreement of the Developer. The Commission made a formal request for the Council to discuss these points with the Developer further.

The Commission expressed similar concerns that these trip reduction targets were too low. The FEIR explained that these reductions are much larger than they may appear because the traffic generation estimates against which these reductions will be measured already reflect substantial

reductions from the trip generation estimates for standard office projects. The estimates used as the baseline for the City Place TDM targets were based on rates from Silicon Valley high-tech office developments, which have higher employee densities than standard office developments. The City Place estimates were further reduced to adjust for proximity to transit, and for the fact that it is a mixed-use development with residential, office and retail uses. The FEIR noted that, taking these adjustments into account, the City Place TDM targets “yield a total trip reduction of 15 to 18 percent,” similar to the 16 percent target that the City had recently required for a project one of the commenters had suggested as a model for the City Place TDM program.

A motion was made by Commissioner Kelly, seconded by Commissioner Ikezi to close the 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 Biagini, seconded by Commissioner Cherukuru to approve Staff Recommendation Alternative 1 to adopt resolutions recommending that the City Council Adopt the EIR Addendum for Phase 1 DAP.

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

Nay: 1 - Chair Becker

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve Staff Recommendation Alternative 2 and to additionally request that City Council engage in discussions with the Developer on the following topics:

- 1. Improving Traffic Demand Measures (TDM)**
- 2. Provisions for Affordable Housing**

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

Nay: 1 - Chair Becker

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Architectural Committee

Commissioner Biagini and Commissioner Saleme provided updates. Planning Manager Reena Brilliot stated there are no more scheduled

Architectural Committee meetings and the March meeting will transition to the Development Review Hearing.

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

Commissioner Jain announced that he and Commissioners Biagini and Cherukuru attended the State of the Valley Conference which took place on February 14, 2020 in San Jose.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

A motion was made by Commissioner Cherukuru, seconded by Commissioner Jain to approve Commissioner Kelly to attend the National Planning Conference taking place on April 25 - 28, 2020 in Houston, Texas utilizing funds not to exceed \$3000.

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

2. Upcoming Agenda Items

Planning Manager Reena Brilliot provided updates.

3. City Council Actions

Planning Manager Reena Brilliot provided updates.

ADJOURNMENT:

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

The meeting was adjourned at 10:06 PM.

The next regularly scheduled meeting is February 26, 2020 at 6 PM in the City Hall Council Chambers.

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