City of Santa Clara

Meeting Minutes

Planning Commission

02/26/2020 | **6:00 PM** | **City Hall Council Chambers**

6:00 PM REGULAR MEETING

Call to Order

Chair Becker called the meeting to order at 6:02 p.m.

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

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

Commissioner Jain pulled items 1.B and 1.C.

A motion was made by Commissioner Ikezi, seconded by Commissioner Cherukuru to approve staff recommendation.

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

1.A 20-85 Consent: Action on Use Permit to expand the sale of alcoholic beverages (existing ABC License Type 47) and a new outdoor dining patio area at the Cheesecake Factory restaurant located at 3041 Stevens Creek Boulevard.

Recommendation: Adopt a resolution approving a Use Permit for expansion of sale of alcoholic beverages (existing ABC License Type 47) in conjunction with the approval of a new outdoor dining patio area at the existing Cheesecake Factory restaurant located at 3041 Stevens Creek Boulevard, subject to conditions of approval.

1.B 20-183 Consent: Action on Use Permit Amendment for ABC License Type 47 for

Fleming's Prime Steakhouse located at 2762 Augustine Drive

Recommendation: Adopt a Resolution approving a Use Permit Amendment for the sale and service of alcohol (ABC License Type 47) in a newly expanded restaurant (Fleming's Prime Steakhouse), subject to conditions of approval.

Commissioner Jain pulled this item for further clarification.

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

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

1.C 20-242 Consent: Responses to Questions from the January 29, 2020 Housing Presentation

Recommendation: Note and file this report.

Commissioner Jain pulled this item for further clarification.

A motion was made by Commissioner Jain, seconded by Commissioner Biagini to approve staff recommendation.

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

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. 20-87 Public Hearing: Action on a Variance to the lot coverage and covered parking requirements associated with an addition at 655 Jefferson Street

Recommendation: Alternative 1: Adopt a resolution denying the Variance to allow an addition, with a 43.2% lot coverage and a one car covered parking space.

Commissioner Jain recused himself from this item due to the proximity of his residence to this property.

Development Review Officer Gloria Sciara provided a PowerPoint presentation.

Rob Mayer provided a presentation on behalf of the Applicant.
Wayne Machado, Applicant, spoke.

Public Speaker:
Adam Thompson, neighbor to the Applicant, spoke in favor of the project.

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

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

Recused: 1 - Commissioner Jain

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve the project due to the following five findings:

1. The project is categorically exempt from CEQA pursuant to Guidelines Section 15301(e)(1), Existing Facilities, because the addition will result in an expansion of less than 50% of the existing floor area;
2. There are unusual conditions applying to the land and existing building, in that the 40' wide lot is significantly narrower than the prescribed width for the R1-6L designation (60'); the house has an extremely narrow bedroom at only 7'8"; and the house has an attached garage, which is an unusual design for the Old Quad neighborhood;
3. The variance is necessary to the preservation and enjoyment of substantial property rights of the Applicant, because the narrow lot would make it infeasible to both install a driveway and expand the house;
4. The variance shall not adversely affect the health, safety, comfort or welfare of the neighbors, in that the addition will not change the visible appearance of the home from the street; the scale and massing of the proposed expansion would be compatible with the neighborhood in the opinion of the neighboring residents; and in the opinion of the Historical and Landmarks Commission, the expansion would not adversely affect the character of nearby historic properties; and
5. The variance would be in keeping with the purposes of Zoning Ordinance, in that Chapter 18.108 of the Zoning Ordinance recognizes that practical difficulties and unnecessary hardships, such as those described by the applicant, justify the granting of a variance.

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

Recused: 1 - Commissioner Jain

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

   Chair Becker announced that he is encouraging everyone to get out and vote.
   Vice Chair Saleme encouraged the Commission watch the Town Hall meeting which was held earlier in the week.
   Commissioner Cherukuru noted she wants our jurisdiction to be looked upon favorably.

2. Architectural Committee

   Vice Chair Saleme provided updates.

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

   Commissioner Jain requested updates on upcoming speakers.
   Planning Manager Reena Brilliot provided updates.
   Commissioner Cherukuru suggested the topic of Local Planning for Energy for upcoming speakers.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

   Development Review Officer Gloria Sciara provided budget updates.

2. Upcoming Agenda Items

   Planning Manager Reena Brilliot provided updates.

3. City Council Actions

   Commissioner Jain requested a speaker on Vision Zero Policy and requested that Sustainability Manager Michelle Templeton speak at an upcoming meeting.

ADJOURNMENT:

Chair Becker adjourned the meeting in memory of Isaiah Pacheco, a student at Santa Clara High School, who was killed earlier in the week.

A motion was made by Commissioner Kelly, seconded by Commissioner Cherukuru to adjourn the meeting.
Meeting was adjourned at 7:25 p.m.

The next regularly scheduled meeting is on Wednesday, March 25,

2020.

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