



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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05/27/2020

6:00 PM

City Hall Council Chambers

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Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, to prevent the spread of COVID-19, the City of Santa Clara has implemented methods for the public to participate remotely:

- Via Zoom:
  - o <https://santaclaraca.zoom.us/j/961068578> or
  - o Phone: 1(669) 900-6833
- Via the City's eComment (now available during the meeting)
- Via email to [Planning@santaclaraca.gov](mailto:Planning@santaclaraca.gov)

The public may view the meetings on [SantaClaraCA.gov](http://SantaClaraCA.gov), Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to [planning@santaclaraca.gov](mailto:planning@santaclaraca.gov) no later than noon on the day of the meeting; and also before and during the meeting via eComment. To utilize eComment, please visit the following website: <https://santaclaraca.legistar.com/Calendar.aspx>, and select the "eComment" link next to the Planning Commission meeting for May 27.

The meeting set-up is in line with the recommendations of the COVID-19 White House Task Force, which notes no more than 10 people gatherings. Planning Commissioners will be participating remotely. A limited number of staff will also be present.

We highly encourage interested members of the public to stay at home and provide public comment remotely. Any members of the public wishing to come in person should first check-in at the City Council Chambers. City staff may direct you to wait in the City Hall cafeteria or outside the Council Chambers until your item of interest is discussed in order to maintain sufficient social distancing guidelines.

**PUBLIC PARTICIPATION IN ZOOM WEBINAR:**

Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press \*9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press \*6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

**6:00 PM REGULAR MEETING****Call to Order**

**Chair Becker** called the meeting to order at 6:12 p.m.

**Pledge of Allegiance and Statement of Values****Roll Call**

**Chair Becker** announced that Commissioner Ikezi would be joining the meeting later.

**Commissioner Ikezi** joined the meeting at 6:16 p.m.

**Present** 6 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Commissioner Sudhanshu Jain, Vice Chair Lance Saleme, Chair Anthony Becker, and Commissioner Priya Cherukuru

**Absent** 1 - Commissioner Nancy A. Biagini

**A motion was made by Vice Chair Saleme, seconded by Commissioner Cherukuru, to excuse Commissioner Biagini.**

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

**Absent:** 1 - Commissioner Biagini

**DECLARATION OF COMMISSION PROCEDURES**

Chair Becker read the Declaration of Commission Procedures.

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

1.A [20-364](#) Approve Purchase of New iPads for the Planning Commission

**Recommendation:**

1. Approve the purchase of ten 12.9-inch iPad Pro Wi-Fi (256GB) at a cost of \$1092.91 (including tax and fees) each and allocate up to \$1000.00 for additional chargers and keyboard cases for a total cost not to exceed \$11,920.

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

**Present** 6 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Commissioner Sudhanshu Jain, Vice Chair Lance Saleme, Chair Anthony Becker, and Commissioner Priya Cherukuru

**Absent** 1 - Commissioner Nancy A. Biagini

**PUBLIC PRESENTATIONS**

There were no public presentations.

**PUBLIC HEARING**

2. [20-524](#) Action on a Development Area Plan for Phase 2, Parcel 4 of the Related Santa Clara Project (Council Pillar: Promote and Enhance Economic, Housing and Transportation Development)

**Recommendation:** Alternatives 1 and 2: That the Planning Commission adopt resolutions for the Related Santa Clara (City Place) DAP 2, Phase 2, Parcel 4 application located at 5155 Stars and Stripes Drive recommending that the City Council:

1. Adopt the EIR Addendum for DAP 2, Phase 2, Parcel 4
2. Approve the DAP 2, Phase 2, Parcel 4 Application, including a parking reduction, subject to conditions.

**Sheldon Ah Sing**, Consultant Planner, provided a Powerpoint presentation.

Commissioners asked clarifying questions on several topics, including whether the project would have “Smart City” amenities, the quantities of vehicle and bicycle parking, the amount of planned entertainment and retail spaces, and the number of dwelling units.

**Allie Jackman, Principal Engineer, Department of Public Works**, spoke and addressed questions regarding the project.

**Anna Shimko, Burke, Williams & Sorenson, LLP**, outside counsel for the City, replied to questions about the retail milestones and other items regarding the phases of the development.

**Applicant Steve Eimer, Executive Vice President, Related Companies**, provided a Powerpoint presentation.

Meeting went into Recess at 9 p.m. and reconvened at 9:12 p.m.

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Jain to close public hearing**

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

**Absent:** 1 - Commissioner Biagini

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Kelly to approve staff recommendation Alternative 2.**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, and Commissioner Cherukuru

**Nay:** 1 - Chair Becker

**Absent:** 1 - Commissioner Biagini

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Kelly to Approve Staff Recommendation Alternative 2.**

**Aye:** 5 - Commissioner Kelly, Commissioner Ikezi, Commissioner Jain, Vice Chair Saleme, and Commissioner Cherukuru

**Nay:** 1 - Chair Becker

**Absent:** 1 - Commissioner Biagini

**A motion was made by Commissioner Jain, seconded by Commissioner Ikezi to recommend that Council engage in discussions with the applicant to improve the TDM measures/plan to ensure a higher mode shift and to ensure ample parking is provided in this project.**

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

**Absent:** 1 - Commissioner Biagini

3. [20-132](#) Public Hearing: Action on a Variance to minimum lot widths at 1635 Main Street and 1045 Civic Center Drive

**Recommendation:** Alternative 1: Adopt a Resolution approving the Variance to reduce minimum lot width at the rear of 1635 Main Street and the Variance to merge the two lots at 1045 Civic Center Drive into a combined lot with substandard width.

**Associate Planner Debby Fernandez** provided a Powerpoint presentation.

**A motion was made by Commissioner Jain, seconded by Commissioner Saleme to close public hearing.**

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

**Absent:** 1 - Commissioner Biagini

**Applicant Neal Patel** spoke on the item and provided a history of the purchase of the property, noted that granting the variance would provide access to a detached garage and that this new layout reflected an agreement between himself and the neighboring property owner.

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

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

**Absent:** 1 - Commissioner Biagini

4. [20-379](#) Public Hearing: Action on an Amendment to Variances (V.1090 and V.1091) for the properties located at 1560 and 1582 Jackson Street

**Recommendation:** Alternative 1: Adopt a Resolution to Amend the Variances to delete the requirement for a Covenant Agreement prohibiting the intensification of the residential use for the properties located at 1560 and 1582 Jackson Street.

Due to technical difficulties at the meeting, the presentation on item 4 was cut short, no public testimony or voting took place, and the meeting was adjourned.

5. [20-499](#) Public Hearing: Review of the Proposed FY 2020/21 and FY 2021/22 Biennial Capital Improvement Program Budget for Conformity with the City of Santa Clara 2010-2035 General Plan

**Recommendation:** Adopt a Resolution making findings on the conformity of the Proposed FY 2020/21 & FY 2021/22 Biennial Capital Improvement Program Budget with the 2010-2035 General Plan.

Due to technical difficulties at the meeting, the meeting was adjourned before the Planning Commission reached this item on the agenda, and the hearing on this item was canceled.

#### **ADJOURNMENT:**

Due to technical difficulties the meeting was adjourned at 10:48 p.m.

The next regular meeting is scheduled for June 10, 2020, at 6 p.m.