



City of Santa Clara

Meeting Minutes

Planning Commission

12/09/2020

6:00 PM

City Hall Council Chambers

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/91729202898>
Webinar ID: 917 2920 2898 or
 - o Phone: 1(669) 900-6833
- Via the City's eComment (now available during the meeting)

The public may view the meetings on 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 PlanningPublicComment@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://santaclara.legistar.com/Calendar.aspx>, and select the "eComment" link next to the Planning Commission meeting date.

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 Saleme called the meeting to order at 6:01 p.m.

Pledge of Allegiance and Statement of Values

Roll Call

Present 5 - Commissioner Yuki Ikezi, Chair Lance Saleme, Vice Chair Nancy A. Biagini, Commissioner Priya Cherukuru, and Commissioner Ricci Herro

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

Chair Saleme inquired if voting could take place with only five Planning Commissioners present; **Assistant City Attorney Alexander Abbe** confirmed this would constitute valid voting.

1.A [20-1083](#) Planning Commission Meeting Minutes of July 15, 2020 Meeting

Recommendation: Approve the Planning Commission Minutes of the July 15, 2020 Meeting

Commissioner Herro abstained from voting on Item 1.A since he was not a Planning Commissioner at the time of the meeting.

A motion was made by Commissioner Biagini, seconded by Commissioner Ikezi to approve the consent calendar.

Aye: 4 - Commissioner Ikezi, Chair Saleme, Vice Chair Biagini, and Commissioner Cherukuru

Abstained: 1 - Commissioner Herro

1.B [20-1225](#) Planning Commission Meeting Minutes of November 18, 2020 Meeting

Recommendation: Approve the Planning Commission Minutes of the November 18, 2020 Meeting

A motion was made that this item be Approved.

Aye: 5 - Commissioner Ikezi, Chair Saleme, Vice Chair Biagini, Commissioner Cherukuru, and Commissioner Herro

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

A motion was made by Commissioner Ikezi, seconded by Commissioner Cherukuru to move Public Hearing Item 2 to be heard before Item 3.

Aye: 5 - Commissioner Ikezi, Chair Saleme, Vice Chair Biagini, Commissioner Cherukuru, and Commissioner Herro

3. [20-1207](#) Public Hearing: Action on a Use Permit for allow retail use (nail salon) at 3194 De La Cruz Boulevard (Unit #10)

Recommendation: Adopt a Resolution to Approve a Use Permit to allow a retail use (nail salon) at 3194 De La Cruz Boulevard, subject to conditions of approval.

Senior Planner Rebecca Bustos provide a PowerPoint presentation.

Juliana Sommer spoke on behalf of the Applicant, Elite Nail Spa.

Commissioners asked if there were commercial businesses in the vicinity of this retail application; **Development Review Officer Gloria Sciara** replied there are.

Commissioners commented they are in support of local businesses. **Commissioner Cherukuru** inquired on how parking ratios are determined by the City. **Senior Planner Rebecca Bustos and Assistant City Attorney Alexander Abbe** provided clarification.

A motion was made by Commissioner Cherukuru, seconded by Vice Chair Biagini, to close public hearing.

Aye: 5 - Commissioner Ikezi, Chair Saleme, Vice Chair Biagini, Commissioner Cherukuru, and Commissioner Herro

Commissioner Ikezi thanked the applicant for choosing to open their business in the City of Santa Clara.

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

Aye: 5 - Commissioner Ikezi, Chair Saleme, Vice Chair Biagini, Commissioner Cherukuru, and Commissioner Herro

2. [20-534](#) Planning Commission Study Session: Freedom Circle Focus Area

Principal Planner John Davidson provided a PowerPoint presentation.

Commissioners asked clarifying questions regarding the location of the specific area and about affordable housing, and sustainability goals.

Principal Planner John Davidson said the focus area is not a specific plan and if Developers want to build housing in this area later they can, subject to the creation of a Specific Plan, and that the EIR will be available in May 2021 and expectations are that this will be heard at a Council meeting in the Fall of 2021; the plan and EIR will be available to the Commission for review in May.

Commissioner Herro had questions on the limited amount of retail spaces; **Principal Planner John Davidson** replied that Greystar's plan is to have limited retail at this time. Commissioners inquired if there was a plan for buildings to be demolished; it is expected that some existing buildings will remain. In reply to a question from Commissioners asking if Great America wanted to expand in this area **Principal Planner John Davidson** commented that most likely not, but he will reach out to them to get an answer.

Chair Saleme inquired regarding transit issues considering the high density of this development. VTA has received the plans and they are aware of the proposed development in that area and they will be asked again about the plans as the project moves forward. **Principal Planner John Davidson** clarified the outreach that has taken place thus far on the proposed project to the surrounding areas.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Development Review Officer Gloria Sciara provided updates that appointment of a Planning Commissioner will take place in January 2021 at an upcoming Council meeting. **Development Review Officer Gloria Sciara** provided an update on the Essex Property project at 2700 El Camino Real and announced that the retail has spun off to another developer; the new developer is drafting plans now for the commercial development.

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

Chair Saleme announced he attended the SVP EV remote presentation and would like to suggest that this be brought to the Planning Commission as a Study Session.

Staff announced that once the LCC website has updates on the Planning Commissioner Academy, taking place March 24 - 26, 2021, details will be provided to the Commission.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Planning Manager Reena Brilliot and Office Specialist IV Elizabeth Elliott provided updates.

2. Upcoming Agenda Items

Planning Manager Reena Brilliot provided updates and requested that Commissioners provide information to staff if there are any speakers they would like to make presentations at upcoming meeting.

Assistant City Attorney Alexander Abbe announced he will provide an update to the Commission on Housing Legislation in the near future.

3. City Council Actions

Development Review Officer Gloria Sciara provided updates.

ADJOURNMENT:

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

The meeting adjourned at 7:34 p.m.

The next regular meeting is scheduled for January 27, 2021, at 6 p.m.

Aye: 5 - Commissioner Ikezi, Chair Saleme, Vice Chair Biagini, Commissioner Cherukuru, and Commissioner Herro