



City of Santa Clara

Meeting Minutes

Planning Commission

04/28/2021

6:00 PM

Virtual Meeting

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 (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. Clearly indicate the project address, meeting body, and meeting date in the email.

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 6:03 p.m.

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

Present 6 - Vice Chair Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Ricci Herro, Commissioner Qian Huang, Commissioner Yuki Ikezi, and Chair Lance Saleme

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

A motion was made by Commissioner Biagini, seconded by Commissioner Ikezi to approve the Consent Calendar.

Aye: 6 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, and Chair Saleme

1. [21-33](#) Planning Commission Meeting Minutes of April 14, 2021 Meeting

Recommendation: Approve the Planning Commission Minutes of the April 14, 2021 Meeting

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [21-642](#) Action on the El Camino Real Specific Plan, General Plan Amendment for the creation of four new General Plan land use designations, creation of the El Camino Real Zoning Districts, and an Environmental Impact Report.

Staff is requesting that the Planning Commission open the public hearing and then continue this item to the May 10, 2021 Planning Commission Special Meeting.

The item was opened to the public and there were no public speakers.

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to continue this item to the May 10 Planning Commission Special Meeting.

Aye: 6 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, and Chair Saleme

3. [21-534](#) Action on a Conditional Use Permit for Twisters Gymnastics to allow a youth gymnastics center at 2800 Bowers Avenue.

Recommendation: Adopt a Resolution to Approve a Use Permit to allow a youth gymnastics center located at 2800 Bowers Avenue, subject to conditions of approval.

Assistant Planner Tiffany Vien provided a PowerPoint presentation.

Applicant Allan and Erika Fusilero spoke.

Commissioners inquired as to why there was a previous code violation that resulted in the facility being closed. Applicant replied he misunderstood the details of when the facility could be open in relation to the Conditional Use Permit.

Public Speakers:

Bonnie Sanders - parent of a student at Twisters Gymnastic School

Lea Tanquary - Airborne Gymnastics

Applicant stated they have been closed for one year and this has created a financial strain and inquired if they could operate with a conditional permit. **Staff Liaison/Development Review Officer Gloria Sciara** replied that there may be improvements needed which would be noted in the Conditions of Approval and that there is a 7-day waiting period due to the appeals process from the date of the decision to approve the project.

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

Aye: 6 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, and Chair Saleme

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

Aye: 6 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, and Chair Saleme

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Planning Manager Reena Brilliot provided updates that Community Development received recent awards from the American Planning Association for Rebuilding Downtown Santa Clara and for the Tasman East Specific Plan.

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

Planning Manager Reena Brilliot informed the Commission that a joint training for City Council, Downtown Community Task Force, and the Planning Commission is being coordinated on the topic of Form Based Codes. The date has not yet been confirmed but a tentative date of July 15, 2021 is being requested for the training. **Ms. Brilliot** also requested that the Commission consider using their budget to pay for the training and a vote will take place at the next meeting regarding the expense.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

2. Upcoming Agenda Items

Planning Manager Reena Brilliot provided updates.

3. City Council Actions

Staff Liaison/Development Review Officer Gloria Sciara provided updates.

ADJOURNMENT:

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

The meeting adjourned at 7:10 p.m.

The next meeting is a Special Planning Commission Meeting on Monday, May 10, 2021 at 6 p.m.

Aye: 6 - Vice Chair Biagini, Commissioner Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, and Chair Saleme

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

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