



City of Santa Clara

Meeting Minutes

Planning Commission

05/10/2021

6:00 PM

Virtual Meeting

NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 ("The Brown Act") and Section 708 of the Santa Clara City Charter, the Chair calls for a Special Meeting of the Planning Commission of the City of Santa Clara, to commence and convene on May 10, 2021, at 6:00 pm for a Special Meeting to be held virtually via Zoom, to consider the following matter(s) and to potentially take action with respect to them.

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 PLANNING COMMISSION SPECIAL 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

Commissioner Biagini notified the Commission that she would be joining the meeting late and joined the meeting at 6:18 p.m.

Present 5 - Commissioner Priya Cherukuru, Commissioner Ricci Herro, Commissioner Qian Huang, Commissioner Yuki Ikezi, and Chair Lance Saleme

Absent 1 - Vice Chair Nancy A. Biagini

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

Commissioner Cherukuru pulled Item 1.C from the Consent Calendar for discussion. **Chair Saleme** announced that Item 1.C will be heard after Item 2.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Huang to approve Items 1.A and 1.B.

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

Absent: 1 - Vice Chair Biagini

1.A [21-659](#) Planning Commission Meeting Minutes of April 28, 2021 Meeting

Recommendation: Approve the Planning Commission Minutes of the April 28, 2021 Meeting

1.B [21-697](#) Request to Consider Using Planning Commission Funds for Form Based Code Training

Recommendation: There is no staff recommendation.

1.C [21-567](#) Action on a Use Permit for a Master Sign Program at 2350 Mission College Boulevard

Recommendation: Alternative 1: Adopt a Resolution to approve a Use Permit for a Master Sign Program at 2350 Mission College Boulevard.

Associate Planner Debby Fernandez provided an overview of the project. **Commissioner Cherukuru** inquired about placemaking and the use of the property. **David Andris, South Bay Development** provided an update to the project.

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

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

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [21-431](#) 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 and Mitigation Monitoring and Reporting Program.

Recommendation: That the Planning Commission adopt Resolutions recommending that the City Council:

1. Adopt a resolution approving and certifying the Final EIR prepared for the El Camino Real East Specific Plan (SCH # 2019059029), including CEQA Findings.
2. Adopt a resolution approving the El Camino Real Specific Plan, a specific plan consistent with CA Government Code Sections 65450-65457.
3. Adopt a resolution approving a General Plan text amendment creating the Regional Corridor Mixed Use (55-100 DU/AC; 0.2 Commercial FAR); Corridor Mixed Use (45-65 DU/AC); Corridor Residential (16-45 DU/AC); and Ground Floor Commercial Overlay land use designations, and amending the General Plan Land Use diagrams for Phases II and III to reflect the land use designations in the El Camino Real Specific Plan.
4. Adopt an ordinance amending the zoning code to create the El Camino Real Zoning district.

Principal Planner Lesley Xavier and Alessandra Lundin, Raimi and Associates, provided the presentation and answered questions from the Commission.

The Commission asked questions regarding the protected bike lane, which properties would be redeveloped, street vendors, potential impacts to historic resources, shuttles, the traffic study, and density. **Assistant City Attorney Alexander Abbe** clarified the process for historic properties, density requirements, and the affordable housing requirements.

Public Speaker(s): Howard Myers (ecomment)

Tom Quaglia
Mathew Reed
Sylvia Abboud
Brian Preskitt
Betsy Megas
Bruce He
Adam Thompson
John Lesnick
Karl Voelker
Joey P.
Adina Levin
Monica Mallon

Gabby Landaveri
Linda Knepper

The meeting went into recess at 8:13 p.m. and reconvened at 8:20 p.m.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Herro, that this item be Approved. The motion failed by the following vote:

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

A motion was made by Commissioner Cherukuru, seconded by Commissioner Ikezi to adopt Resolution 1.

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

Commissioner Huang disclosed that he met with Bayview Development Group.

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to adopt Resolution 2 with the friendly amendment from Commissioner Cherukuru that the property located at 3155 El Camino Real be made Corridor residential to allow for 16-45 dwelling units per acre, to create a policy to establish grandfather clause for projects already in the pipeline that are consistent with the Specific Plan, add a policy plan for the historic preservation resources, to consider the solar impact on the north side in the review process, and to recommend data centers as a prohibited use on El Camino Real.

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 adopt Resolution 3.

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

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to adopt Resolution 4 with a friendly amendment by Chair Saleme to consider height of buildings to prohibit data centers in the Specific Plan and to recommend the implementation of a free or low-cost shuttle.

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 an update of the form-based code training with the City Council and Downtown Community Task Force to take place on June 15, 2021.

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

None.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Office Specialist IV Elizabeth Elliott provided an update on the Planning Commission budget.

2. Upcoming Agenda Items

Planning Manager Reena Brilliot informed the Commission of a potential cancellation for the May 26, 2021 meeting and thanked them for their flexibility in meeting dates.

3. City Council Actions

Staff Liaison Gloria Sciara provided updates.

ADJOURNMENT:

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

The meeting adjourned at 9:16 p.m.

The next regular scheduled meeting is on Wednesday, May 26, 2021 at 6 p.m.

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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Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.