



City of Santa Clara

Meeting Minutes

Planning Commission

04/11/2018

7:00 PM

City Hall Council Chambers

Items for Council Action

18-173 - Consideration of Rezoning and Variance for 1141 Main Street
18-218 - 3402 El Camino Real Mixed Use (The Deck) Project

PLEDGE OF ALLEGIANCE AND STATEMENT OF VALUES

Chair Ikezi initiated the Pledge of Allegiance and Commissioner O'Halloran read the Statement of Values.

ROLL CALL

Present: 5 - Commissioner Steve Kelly, Chair Yuki Ikezi, Commissioner Michael O'Halloran, Commissioner Suds Jain, and Commissioner Lance Saleme.

Excused: 1 - Commissioner Raj Chahal

Staff present were: Assistant City Attorney Alexander Abbe, Director of Community Development Andrew Crabtree, Planning Manager Reena Brilliot, Development Review Officer Gloria Sciara, Assistant Planner Nimisha Agrawal, Assistant Planner Steve Le, and Office Specialist IV Rosa Avalos.

DECLARATION OF COMMISSION PROCEDURES

Chair Ikezi read the Declaration of Commission Procedures for those present.

CONTINUANCES/EXCEPTIONS

None

CONSENT CALENDAR

1.A. [18-267](#) Planning Commission Minutes of March 28, 2018

1.B. [18-420](#) Request to Initiate Rezoning of 120 and 130 Serena Way

Recommendation: Adopt a resolution of intention to rezone the properties at 120 and 130 Serena Way from Agricultural Zoning District (A) to Single Family Zoning District (R1-6L).

Assistant City Attorney Alexander Abbe stated that a resolution to approve the request to initiate the rezoning for 120 and 130 Serena Way was left out of the packets. He explained that the resolution approves the start of the process and not the project itself. Copies were given to the Commission, staff, and public during the meeting

A motion was made by Commissioner Jain, seconded by Commissioner Kelly, to approve the consent calendar.

Aye: 5 - Chair Ikezi, Commissioner Jain, Commissioner Kelly, Commissioner O'Halloran, Commissioner Saleme.

Absent: 1 - Commissioner Chahal

ITEMS SET FOR HEARING**1. [18-173](#) Consideration of Rezoning and Variance for 1141 Main Street****Recommendation:**

1. Recommend approval of the rezoning of the property from Downtown Commercial (CD) to Single Family Zoning district (R1-6L) to the City Council;
2. Approve the Variance to allow extended height of 23'-3" for the conversion of the existing 2-story carriage house and storage shed into a 2-story accessory dwelling unit (Contingent upon City Council approval of the rezoning); and
3. Approve the Variance to allow an additional half bath for the conversion of the existing 2-story carriage house and storage shed into a 2-story accessory dwelling unit (Contingent upon City Council approval of the rezoning).

A motion was made by Commissioner Jain, seconded by Commissioner Kelly, recommending to the City Council approval of the rezoning of the property located at 1141 Main Street from Downtown Commercial (CD) to Single Family Zoning district (R1-6L):

Aye: 5 - Chair Ikezi, Commissioner Kelly, Commissioner O'Halloran, Commissioner Jain, and Commissioner Saleme.

Absent: 1 - Commissioner Chahal

A motion was made by Commissioner Jain, seconded by Commissioner Kelly, to approve the variance to allow extended height of 23'-3" for the conversion of the existing 2-story carriage house and storage shed into a 2-story accessory dwelling unit and to allow an additional half bath for the conversion of the existing 2-story carriage house and storage shed into a 2-story accessory dwelling unit (contingent upon City Council approval of the rezoning):

Aye: 5 - Chair Ikezi, Commissioner Kelly, Commissioner O'Halloran, Commissioner Jain, and Commissioner Saleme.

Absent: 1 - Commissioner Chahal

2. [18-218](#) 3402 El Camino Real Mixed Use (The Deck) Project

Recommendation: 1. Adopt a resolution recommending to the City Council adoption of the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program for the 3402 El Camino Real Mixed Use (The Deck) Project; and

Four members of the public spoke at the Planning Commission hearing, expressing concerns with the project. The concerns included:

- Insufficient commercial space, particularly given that the site previously housed 23,450 square feet of commercial uses
- Operation of and access to the proposed event area
- The amount of the site used for parking in excess of the Code requirements
- Safety of down ramp from upper floor
- Lack of affordable housing
- Need a wider sidewalks
- Request for larger canopy trees on El Camino Real
- Traffic related to a high density project

A motion was made by Commissioner Jain, seconded by Commissioner Kelly, recommending to the City Council adoption of the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program for the 3402 El Camino Real Mixed Use (The Deck) Project:

Aye: 5 - Chair Ikezi, Commissioner Jain, Commissioner Kelly, Commissioner O'Halloran, , and Commissioner Saleme

Absent: 1 - Commissioner Chahal

2. Adopt a resolution recommending to the City Council approval of the rezone from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a mixed-use development of 66 apartment units over 9,900 square feet of commercial space.

A motion was made by Commissioner Jain, recommending to the City Council approval of the rezone from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a mixed-use development of 66 apartment units over 9,900 square feet of commercial space, subject to the following conditions:

- Require FAR of 0.15 for commercial use
- Provide the event area for free of charge to non-profit organization for perhaps five times per year.
- Install six percent of electrical charger and nine percent pre-wired
- Require planting of large shade trees along El Camino Real

Motion failed to pass due to the lack of a second.

A motion was made by Commissioner O'Halloran, seconded by Commissioner Kelly, recommending to the City Council approval of the rezone from Thoroughfare Commercial (CT) to Planned Development (PD) to allow a mixed-use development of 66 apartment units over 9,900 square feet of commercial space, subject to the following conditions:

- Install six percent of electrical charger and nine percent pre-wired
- Work with the City Arborist on proper street tree
- Amend condition E.27 to provide the total of 46 bicycle parking spaces as proposed in the development plan
- Provide screening for the second floor parking along El Camino Real

Aye: 4 - Chair Ikezi, Commissioner Kelly, Commissioner O'Halloran, and Commissioner Saleme.

Nay: 1 - Commissioner Jain

Absent: 1 - Commissioner Chahal

PUBLIC PRESENTATIONS

None

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

1.A. Commissioner's Jain request to discuss and request that live music be allowed as a default condition on commercial projects on the Zoning Code, Specific Area, and General Plan updates.

A motion was made by Commissioner Jain, seconded Commissioner Kelly, to direct staff to consider allowing live entertainment under certain times and decibel limitations with the option to revoke if needed.

Aye: 5 - Chair Ikezi, Commissioner Jain, Commissioner Kelly, Commissioner O'Halloran, Commissioner Saleme.

Absent: 1 - Commissioner Chahal

1.B. Update on the status of City email's for Planning Commissioners.

Development Review Officer Gloria Sciara mentioned that the request for City emails for Commissioners was received and assigned to IT. The IT director worked on a proposal and will meet with directors and City Manager's Office. The request will be brought with more updates to the next meeting.

1.C. Planning Commission budget update

Gloria Sciara gave an update on the Planning Commission budget. The Commission discussed options on spending the remaining funds, including inviting speakers for trainings on urban planning and traffic.

A motion was made by Commissioner Jain, seconded by Commissioner Kelly, to add a consideration to allocate \$1000 for Planning Commission trainings to the agenda for the next meeting.

Aye 5 - Chair Ikezi, Commissioner Jain, Commissioner Kelly, Commissioner O'Halloran, Commissioner Saleme.

Absent: 1 - Commissioner Chahal

2. Board or Committee Assignments

3. Architectural Committee

Chair Ikezi gave an update on the Architectural Committee recommendation to approve the project at 1075 Pomeroy Avenue. She also stated that the meeting of April 18 will start at 5:00 PM.

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

Director of Community Development addressed the Commission to introduce new Planning Manager Reena Brilliot.

1. Upcoming Agenda Items

2. City Council Actions

Gloria Sciara provided a summary of items from the Council meeting of April 3 including 2200 Lawson Lane, BAREC site agreement extension, and the 281 Serena Way appeal.

Commissioner Saleme asked about the road construction on San Tomas and Benton. Ms. Sciara stated that the County is responsible but that she would try to get an update from the Department of Public Works.

ADJOURNMENT:

The meeting adjourned at 9:45 PM. The next regular scheduled meeting is on April 25, 2018 at 7:00 PM in the City Hall Council Chambers.