



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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05/09/2018

7:00 PM

City Hall Council Chambers

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#### **Items for Council Action**

**18-323:** Action on an Amendment of Zoning Code Chapter 18.74 - Parking Regulations

**18-336:** Catalina Townhouse Residential Development Project at 1375 El Camino Real

**18-452:** Moonlite Lanes Townhome Project at 2780 El Camino Real

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#### **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 - 6 Commissioner Chahal, Chair Yuki Ikezi, Commissioner Suds Jain, Commissioner Steve Kelly, Commissioner Michael O'Halloran, and Commissioner Lance Saleme.

Staff present were: Assistant City Attorney Alexander Abbe, Planning Manager Reena Brilliot, Development Review Officer Gloria Sciara, Principal Planner John Davidson, Associate Planner Rebecca Bustos, Associate Planner Debby Fernandez, 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. [18-423](#) Planning Commission Minutes of April 11, 2018

**The Planning Commission Minutes of April 11, 2018 were approved (5-0-0-1, Chahal abstained).**

**PUBLIC HEARING**

2. [18-323](#) Action on an Amendment of Zoning Code Chapter 18.74 - Parking Regulations

**Recommendation:** Adopt the proposed Zoning Code Amendment to add definitions and parking ratios for data centers and self-storage facilities to chapter 18.74, parking regulations.

A motion was made by Commissioner Chahal, seconded by Commissioner Kelly, to recommend that Council adopt the proposed Zoning Code Amendment to add definition and parking ratios for data centers and self-storage facilities to chapter 18.74, parking regulations, approved unanimously (6-0-0-0).

A motion was made by Commissioner Jain, seconded by Commissioner Chahal, to recommend that staff undertake a study of parking ratios for bicycles and electric vehicle charging for the Zoning Code Update and Climate Action Plan to be brought to a future meeting, approved unanimously (6-0-0-0).

3. [18-336](#) Action on Catalina Townhouse Residential Development Project at 1375 El Camino Real

**Recommendation:**

1. Recommend adoption of the Mitigated Negative Declaration and Adoption of the Mitigation Monitoring and Reporting Program for the Catalina Residential Development Project; and
2. Recommend approval of the rezoning from Thoroughfare Commercial (CT) to Planned Development (PD) to allow development of 52 townhouse units, including 8 live-work units, with an additional 1,475 square feet of amenity and open space and approve the Vesting Tentative Subdivision Map to subdivide one lot into 10 lots.

1. A Motion was made by Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Catalina Residential Development, approved unanimously (6-0-0-0).

A Motion was made by Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council approve the Rezone from Thoroughfare Commercial (CT) to Planned Development (PD) with 53 units, one additional below market rate unit for a total of six affordable units, and increased common open space area to a total of approximately 3,000 square feet, approved (5-1-0-0, O'Halloran opposed) with the following additional recommendations:

- that the applicant provide overhead storage in each of the garages.
- that the applicant provide one of the guest parking spaces as a dedicated rideshare parking space equipped for vehicle charging.

- that a Planned Development Amendment be required for façade modifications to the live/work units.
- that signage be utilized for the parking spaces closest to the live/work units for business patrons.

**3. A Motion was made by Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council approve the Vesting Tentative Subdivision Map to subdivide one lot into 10 lots, approved unanimously (6-0-0-0).**

**4. [18-452](#) Action on the Moonlite Lanes Townhome Project at 2780 El Camino Real**

**Recommendation:** Recommend that the City Council:

- 1) Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Moonlite Lanes Townhome Project;
- 2) Approve General Plan Amendment #85 from Regional Mixed Use to Medium Density Residential;
- 3) Approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow the construction of a 58 residential townhome development; and
- 4) Approve the Vesting Tentative Subdivision Map to create 58 for-sale residential lots and 13 common lots for use as a private street and utility corridors.

One member of the public, Josue Garcia from the Santa Clara County Residents for Responsible Development, spoke in favor of the project stating that the development will provide construction jobs and much needed housing.

**1. A Motion was made Commissioner Jain, seconded by Commissioner Kelly, to recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, passed unanimously (6-0-0-0).**

**A Motion was made by Commissioner Jain, seconded by Commissioner Saleme, to recommend that the City Council approve the General Plan Amendment #85 from Regional Mixed Use to Medium Density Residential, passed unanimously (6-0-0-0).**

**A Motion was made by Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow the construction of a 58 residential townhome development, approved unanimously (6-0-0-0) with the following additional recommendations:**

- that the HOA provide transit passes for interested residents
- that condition E24 be eliminated as it is not applicable to this project
- that condition C25 be clarified to state that garages will be pre-wired at a Level 2 for EV charging
- that the applicant provide a centralized green space wherever feasible
- that one parking space be reserved for ride share parking, if possible
- that the applicant offer overhead storage in garages as an option for buyers

After discussion, Commissioner Jain rescinded the motion, seconded by Commissioner Chahal, and approved unanimously (6-0-0-0) to discuss and clarify the number of affordable units.

Commissioner Jain motioned to recommend that the City Council approve the Rezone from Community Commercial (CC) to Planned Development (PD) to allow the construction of a 58 residential townhome development, approved unanimously (6-0-0-0) with the following additional recommendations:

- that the HOA provide transit passes for interested residents
- that condition E24 be eliminated as it is not applicable to this project
- that condition C25 be clarified to state that garages will be pre-wired at a Level 2 for EV charging
- that the applicant provide a centralized green space wherever feasible
- that one parking space be reserved for ride share parking, if possible
- that the applicant offer overhead storage in garages as an option for buyers
- that the applicant offer six affordable units instead of five

4. A Motion was made by Commissioner Kelly, seconded by Commissioner Jain, to recommend that the City Council approve the Vesting Tentative Subdivision Map to create 58-for sale residential lots and 13 common lots for use as a private street and utility corridors, passed unanimously (6-0-0-0).

An additional Motion was made by Commissioner Jain, seconded by Commissioner Chahal, to request that the applicant provide clarification of the numbers from Table 1 of the Mitigated Negative Declaration regarding the traffic study before the Council hearing, approved unanimously (6-0-0-0).

#### **PUBLIC PRESENTATIONS**

None

#### **REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

##### 1. Announcements/Other Items

Commissioner Jain requested that the name of planners and the data tables be included on reports. Planning Manager Reena Brilliot explained that the new format for reports, per the Guidelines for standardization, does not allow the names to be included on the reports but that planner names will be added to the project data attachments.

##### 2. Board or Committee Assignments

##### 3. Architectural Committee

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

Commissioner Kelly discussed the APA conference that he attended in New Orleans and summarized what he learned.

Request for approval to reimburse Commissioners for the APA Conference in 2017.

Gloria Sciara explained that funds for Commissioner Chahal's reimbursement for the 2017 APA conference were not previously included in the budget report. Commissioner Kelly requested reimbursement for the 2017 conference, since he was only partially reimbursed. The Commission agreed that any funds remaining after current reimbursements can be used to pay for Commissioner's Kelly 2017 trip. The Commission also agreed to use any remaining funds to schedule training sessions.

#### **DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

##### **1. Planning Commission Budget Updates**

Discussion of request to consider allocating \$1000 for Planning Commission trainings.

Commissioner Jain made recommendations about potential speakers, including Nathan Ho from the Silicon Valley Leadership Group who would present the Commission with affordable housing information at no cost. Commissioner Jain also suggested the Silicon Valley Bicycle Coalition, and Linda Glass from the Cultural Commission in Los Altos to discuss public art fees. Staff will arrange to have a traffic engineer from the Public Works Department present at a Planning Commission meeting to discuss traffic study data.

Discussion of request to consider allocating \$1000 for Planning Commission trainings.

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##### **2. Upcoming Agenda Items**

Update on the status of City emails for Planning Commissioners and upcoming training and study session.

Staff stated that a Brown Act study session will be presented at the next meeting to discuss issues as related to City emails.

##### **3. City Council Actions**

Development Review Officer Gloria Sciara stated that the appointment of a Planning Commissioner was continued to a future meeting.

#### **ADJOURNMENT:**

The meeting adjourned at 12:10 AM. The next regular scheduled meeting is on May 23, 2018 at 7:00 PM in the City Hall Council Chambers.