



City of Santa Clara

Meeting Minutes

Planning Commission

06/13/2018

6:00 PM

City Hall Council Chambers

Items for Council Action

Agenda Item #: 18-524 - 554 Saratoga Rezoning and Minor Modification
18-449 - 1900 Warburton Residential Townhouse Project
18-252 - 575 Benton Street Mixed Use Project

6:00 PM STUDY SESSION

Chair Ikezi called the Study Session to order at 6:06 p.m.

Confirmation of a Quorum

Chair Ikezi confirmed a quorum.

Announcement of Study Session

Study Session on Transit Oriented Development presented by Valley Transportation Authority

7:00 PM REGULAR MEETING CALL TO ORDER

Chair Ikezi called the meeting to order at 7:06 p.m.

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 Raj Chahal, Commissioner Steve Kelly, Chair Yuki Ikezi, Commissioner Sudhanshu Jain, Commissioner Lance Saleme, Commissioner O'Halloran and Commissioner Anthony Becker.

Commissioner O'Halloran stated that he is moving out of the area and will no longer be serving on the Planning Commission. Commissioner O'Halloran thanked the Commission for the opportunity to serve and then noted it would not be appropriate to stay for the rest of the meeting and take action on items.

DECLARATION OF COMMISSION PROCEDURES

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

CONTINUANCES/EXCEPTIONS

None

CONSENT CALENDAR**Approved**

- 1A. [18-651](#) Planning Commission Minutes of May 23, 2018

Recommendation: Approve the Planning Commission Minutes of May 23, 2018.

A motion was made by Commissioner Jain, seconded by commissioner Chahal that this item be Approved.

Aye: 6 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

- 1B. [18-100](#) Twelve-Month Review of a Conditional Use Permit for Whole Foods Market at 2732 Augustine Drive

Recommendation: Note and File the Twelve-Month Review of a Conditional Use Permit for Whole Foods Market at 2732 Augustine Drive.

A motion was made by Commissioner Jain, seconded by Commissioner Chahal, that this item be Approved.

Aye: 6 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

- 1C. [18-696](#) Twelve-Month Review of a Conditional Use Permit for OPA restaurant at 2722 Augustine Drive

Recommendation: Note and file the Twelve-Month Review of a Conditional Use Permit for OPA restaurant at 2722 Augustine Drive

A motion was made by Commissioner Jain, seconded by Commissioner Chahal, that this item be Approved.

Aye: 6 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

PUBLIC HEARING

2. [18-575](#) Public Hearing: Action on a Use Permit at 2499 Homestead Road

Recommendation: 1. Approve the Use Permit to allow a K-12 grade school (Live Oak Academy) to operate on the existing church site at 2499 Homestead Road.

A motion was made by Commissioner Chahal and seconded by Commissioniener Ikezi that this item be Approved with the following conditions:A review to take place after 3 years and upon application review. Chair Ikezi made a friendly amendment to modify language in E-11 to have slope meet ADA requirements and change E-15 to call for 20 bike racks; C5 change to wood fence is acceptable with staff checking condition at least once before permit is reviewed; conduit for 2 EV chargers; 2 x12 kickboard on fence if repairs are required; parking issues on Homestad subject to approval by city traffic engineer.

Aye: 5 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Saleme

Abstained: 1 - Commissioner Becker

3. [18-524](#) Public Hearing: Action on a Rezoning and Minor Modification at 554 Saratoga Avenue

Recommendation: 1. Recommend to City Council approval of the rezoning of the property at 554 Saratoga Avenue from Professional Office (OA) to Single Family Zoning District (R1-6L) and grant a Minor Modification to allow a reduced front yard setback of 17 feet, 6 inches and interior side yard setback of four feet and nine inches.

A motion was made by Commissioner Chahal, seconded by Commissioner Kelly, that this item be recommended for approval.

Aye: 6 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

4. [18-449](#) Public Hearing: Action on Residential Townhouse Project at 1900 Warburton Avenue

Recommendation: Alternatives 1, 2, and 3:

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 1900 Warburton Residential Project;
2. Adopt a resolution recommending to the City Council approval of the rezoning from General Office (OG) to Planned Development (PD);
3. Adopt a resolution recommending to the City Council approval of the Tentative Condominium Map to allow development of 12 townhouse units.

Public Speakers: 8

A motion was made by Commissioner Jain, seconded by Commissioner Saleme, to 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 1900 Warburton Residential Project.

Aye: 4 - Vice Chair Chahal, Commissioner Ikezi, Chair Jain, and Commissioner Saleme

Nay: 1 - Commissioner Becker

Abstained: 1 - Commissioner Kelly

A motion was made by Commissioner Jain, seconded by Chair Ikezi, to adopt a resolution recommending to City Council approval of the rezoning from General Office to Planned Development.

*** Commissioner Saleme made a friendly amendment to require that a study take place regarding permitted parking to alleviate parking issues**

*** Chair Ikezi request that the applicant work with Santa Clara Chamber of Commerce to workout agreement to use extra parking off hours and requested that guest parking be available to guests and not residents and that this be monitored by the HOA, and requested that the HOA have signage posted with contact information at the guest parking location**

Aye: 4 - Vice Chair Chahal, Commissioner Ikezi, Chair Jain, and Commissioner Saleme

Nay: 1 - Commissioner Becker

Abstained: 1 - Commissioner Kelly

A motion was made by Commissioner Jain, seconded by Commissioner Chahal, to Adopt a Resolution recommending to the City council approval of the Tentative Condominium Map to allow development of 12 townhouse units.

Aye: 4 - Vice Chair Chahal, Commissioner Ikezi, Chair Jain, and Commissioner Saleme

Nay: 1 - Commissioner Becker

Abstained: 1 - Commissioner Kelly

5. [18-252](#) Public Hearing: Action on a Mixed Use Project located at 575 Benton Street

Recommendation: Alternatives 1, 2, 3, 4, and 5:

1. Adopt a resolution recommending to the City Council adoption of an Addendum#1 to the Mission Town Center Final Environmental Impact Report (FEIR).
2. Adopt a resolution recommending to the City Council approval of the General Plan Amendment (GPA) from Santa Clara Station High Density Residential to Santa Clara Station Very High Density Residential.
3. Adopt a resolution recommending to the City Council approval of the rezoning from Light Industrial (ML), Single-Family (R1-6L), Duplex (R2-7L) and Thoroughfare Commercial (CT) to Planned Development (PD) to allow the development of 355 apartment units, 24,000 to 27,000 square feet of retail space including retail in proximity at the northeast corner of The Alameda and Benton Street, and approximately 6,000 square feet of amenity and leasing space, and thereby increasing the amount of retail space from 19,985 square feet.
4. Adopt a resolution recommending to the City Council adoption of an Ordinance to approve the Development Agreement.
5. Adopt a resolution recommending to the City Council that the proposed vacation of portions of Fremont Street and Sherman Street would be consistent with the General Plan.

A motion was made by Commissioner Kelly, seconded by Commissioner Saleme, recommending that Alternatives 1, 2, 3, 4 and 5 be approved.

Aye: 4 - Commissioner Kelly, Commissioner Ikezi, Commissioner Saleme, and Commissioner Becker

Abstained: 1 - Vice Chair Chahal

Recused: 1 - Chair Jain

6. [18-700](#) Public Hearing: Action on Appeal of Architectural Review Committee Approval of a Mitigated Negative Declaration and Data Center Project Located at 2305 Mission College Boulevard

Recommendation: 1. Deny the appeal and uphold the Architectural Review Committee's adoption of the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program
2. Deny the appeal and uphold the Architectural Review Committee's approval of the data center project located at 2305 Mission College Boulevard, subject to conditions.

A motion was made by Commissioner Kelly, seconded by Chair Ikezi, to deny the appeal and uphold the Architectural Review Committee's adoption of the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program (6-0-0-0).

A motion was made by Commissioner Kelly, seconded by Commission Chahal, to deny the appeal and uphold the Architectural Review Committee's approval of the data center project at 2305 Mission College Boulevard, subject to conditions. (6-0-0-0).

Aye: 6 - Vice Chair Chahal, Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

PUBLIC PRESENTATIONS

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Commissioner Saleme requested to know if there will be procedures on how to handle timing for speakers when speakers are interrupted for questions by staff or the commission. Staff Liaison suggested that Commissioners hold their questions until the speaker is done speaking.

Planning Manager noted she would like to have a conversation at a future meeting regarding efficiency of meetings and awareness on how to deliberate quicker.

Planning Commission Sponsorship of a Community Placemaking Speaker Series

Planning Manager would like to hold Community Placemaking Study Sessions sponsored by the Planning Commission. Will come back with additional information regarding specific speakers **Chair Ikezi** requested to receive a breakdown of costs for the specific speakers.

2. Board or Committee Assignments
3. Architectural Committee
4. Commissioner Travel and Training Reports, Requests to attend Trainings

Commissioner Jain reported on his attendance at Innovation Impact Symposium sponsored by Prospect Silicon Valley.

Approved Staff Recommendation

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Upcoming Agenda Items
2. City Council Actions

ADJOURNMENT:

The meeting adjourned at 12:15 AM. The next regular sheduled meeting is on June 27, 2018 at 7:00 PM in the City Hall Council Chambers.