Final

City of Santa Clara

Meeting Minutes

Planning Commission

12/12/2018 | **7:00 PM** | **City Hall Council Chambers**

7:00 PM REGULAR MEETING

Call to Order

Chair Jain called the meeting to order at 7:02 p.m.

Pledge of Allegiance and Statement of Values

Chair Jain initiated the Pledge of Allegiance and **Commissioner Becker** read the Statement of Values.

Roll Call

Present 6 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Chair Sudhanshu Jain, Commissioner Lance Saleme, Commissioner Anthony Becker, and Commissioner Shawn Williams

DECLARATION OF COMMISSION PROCEDURES

Chair Jain read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, to approve the balance of the Consent Calendar with the exeption of Item 1D.

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

1.A 18-1624 Planning Commission Meeting Minutes of November 28, 2018.

Recommendation: Approve the Planning Commission Minutes of the November 28, 2018 Meeting.

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, that this item be approved.

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

Abstained: 1 - Commissioner Williams

1.B 18-1524 Twelve-month Review of a Use Permit for the one-site sale and consumption of beer and wine for a restaurant within Nob Hill Foods at 3555 Monroe Street

Recommendation: Note and file the twelve-month review of a Use Permit allowing the on-site sale and consumption of alcohol (ABC License Type 41) in the restaurant within Nob Hill Foods located at 3555 Monroe Street.

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, that this item be approved.

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

1.C 18-1525 Twelve-month Review of a Use Permit for the one-site sale and consumption of beer and wine for a corporate café (West Commons Café) located at 2515 Augustine Drive

Recommendation: Note and file the twelve-month review of a Use Permit allowing the on-site sale and consumption of alcohol (ABC License Type 41) in a corporate cafe located at 2515 Augustine Drive.

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, that this item be approved.

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

1.E 18-1555 Action on Variance from Parking Requirement for the Property at 417 Maria Street

Recommendation: Adopt a Resolution approving a Variance from the two covered parking spaces requirement for the property located at 417 Maria Street subject to conditions of approval.

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, that this item be approved.

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

1.D 18-1537 Action on Use Permit to allow a second drive-through lane for an existing fast food restaurant at 3509 Homestead Road.

Recommendation: Adopt a Resolution approving amendment of the Use Permit (U.1838) to allow a second drive-through lane and site and building upgrades for an existing fast food restaurant at 3509 Homestead Road, subject to conditions of approval.

This item was pulled by Chair Jain who had questions on the item regarding location of trees. A motion was made by Chair Jain and seconded by Commissioner Kelly that this item be approved with the following condition: Two (2) canopy trees be provided along the frontage of the property.

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

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. 18-1228 Public Hearing: Action on a Rezone for the Development of Three Single-family Dwellings Located at 1444 Madison Street and 1411 Lewis Street

Recommendation: 1. Recommend that the City Council approve the Rezone from Medium-density Multiple Dwelling (R3-36D) to Planned Development (PD) for the development of three detached single-family dwellings on the property located at 1444 Madison Street.

Public Speaker(s): Greg Mussallem
Y. Lee
Applicant

A motion was make by Commissioner Ikezi, seconded by Commissioner Kelly, that this item be approved with the following conditions: The Developer shall provide street sweeping on a regular basis to maintain the site in a clean and orderly condition; in the event that there are complaints regarding the site condition Code Enforcement and Applicant contact information will be made available in the Conditions of Approval; and Site will be monitored by city staff and in the event that additional measures are needed to to maintain the property and the surrounding environment staff will work with the Developer to implement additional site control measures.

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

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

   Chair Jain noted that voting will take place at the next meeting for Vice Chair.

2. Board or Committee Assignments

3. Architectural Committee

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Updates

2. Upcoming Agenda Items

   Staff Liaison Gloria Sciara and **Planning Manager Reena Brilliot** provided updates.

3. City Council Actions

   Staff Liaison Gloria Sciara and **Planning Manager Reena Brilliot** provided updates.

ADJOURNMENT:

The meeting adjourned at 8:21 p.m. The next regularly scheduled meeting is on Wednesday, January 9, 2019 at 6 p.m.