



# City of Santa Clara

## Meeting Minutes

### Planning Commission.

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02/27/2019

6:00 PM

City Hall Council Chambers

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#### **6:00 PM REGULAR MEETING**

##### **Call to Order**

**Chair Jain** called the meeting to order at 6:08 p.m.

##### **Pledge of Allegiance and Statement of Values**

##### **Roll Call**

**Present** 4 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Chair  
Sudhanshu Jain, and Commissioner Anthony Becker

**Absent** 2 - Commissioner Lance Saleme, and Commissioner Shawn Williams

**A motion was made by Commissioner Ikezi, seconded by  
Commissioner Kelly to excuse Commissioner Saleme and  
Commissioner Williams from the meeting.**

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and  
Commissioner Becker

**Excused:** 2 - Commissioner Saleme, and Commissioner Williams

#### **DECLARATION OF COMMISSION PROCEDURES**

**Chair Jain** read the Declaration of Commission Procedures.

#### **CONTINUANCES/EXCEPTIONS**

None

#### **CONSENT CALENDAR**

**A motion was made by Commissioner Becker, seconded by  
Commissioner Ikezi that Item 1B be approved.**

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and  
Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

- 1.B [19-1588](#) Consent: Action on Use Permit for ABC License Type 47 for Element Hotel located at 1950 Wyatt Drive

**Recommendation:** Adopt a Resolution approving a Use Permit for sales and consumption of beer and wine (ABC License Type 47) in a new restaurant within the previously approved Element Hotel, subject to conditions of approval.

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

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

- 1.A [19-171](#) Planning Commission Meeting Minutes of January 9, 2019.

**Recommendation:** Approve the Planning Commission Minutes of the January 9, 2019 Meeting.

**This item was pulled by Chair Jain who requested minor modifications be made to reflect the failed motion for the selection of Planning Commission Vice Chair. A motion was made by Commissioner Ikezi and seconded by Commissioner Kelly that this item be approved with minor modifications.**

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

- 1.C [19-088](#) Consent: Action on Time Extension for the Residential Mixed-Use Project located at 2232-2240 El Camino Real

**Recommendation:** Recommend that the City Council approve a two-year extension of the rezone from Community Commercial (CC) to Planned Development (PD) for the residential mixed-use project located at 2232-2240 El Camino Real.

**This item was pulled by Chair Jain who had questions on the extension process and number of affordable housing units . Planning Manager Reena Brilliot clarified that additional conditions could not be made at this time. A motion was made by Commissioner Ikezi and seconded by Commissioner Kelly to recommend City Council approval.**

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

**PUBLIC PRESENTATIONS**

None

**PUBLIC HEARING**

2. [19-1663](#) Public Hearing: Action on Use Permit to allow a hydrogen vehicle fueling facility at 1375 Norman Avenue

**Recommendation:** Adopt a Resolution approving a Use Permit to allow a hydrogen vehicle fueling facility at 1375 Norman Avenue.

**Public Speaker:** Charlie Sohn

**A motion was made by Commissioner Kelly and seconded by Commissioner Ikezi that this item be approved with an additional condition that the property owner shall install a security camera to monitor the site at all times.**

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

3. [19-098](#) Public Hearing: Action on a Variance from the parking requirement for the single family residence at 648 Robin Drive

**Recommendation:** Alternative 1: Adopt a resolution denying the variance to allow an 891 square feet rear addition, resulting in a 4 bedroom and 3 bathroom one-story single family residence with an existing 292 square feet one car garage to remain.

**Public Speakers:** Sean and Jessica Randolph (Applicant)

**A motion to approve this item was made by Commissioner Becker. This motion died due to lack of seconder.**

**A motion was made by Commissioner Ikezi and seconded by Commissioner Kelly to reopen the Public Hearing.**

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

**A motion was made by Commissioner Ikezi and seconded by Commissioner Becker to continue the item to the March 13, 2019 Planning Commission Meeting.**

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

4. [19-151](#) Public Hearing: Action on a Conditional Use Permit for BMI Fitness to allow a gym at 1678 Coleman Avenue

**Recommendation:** Adopt a Resolution to Approve a Use Permit to allow a gym located at 1678 Coleman Avenue, subject to conditions of approval.

**A motion was made by Commissioner Ikezi and seconded by Commissioner Becker to continue the item to the March 13, 2019 Planning Commission meeting as the business owner was not in attendance at the meeting.**

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

5. [19-1674](#) Public Hearing: Action on a Use Permit for a Proposed Massage Establishment at 2529 Scott Boulevard

**Recommendation:** 1. Adopt a Resolution approving a Use Permit to allow conversion of an existing acupuncture office to provide a massage establishment located at 2529 Scott Boulevard, subject to conditions of approval.

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

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

6. [19-108](#) Selection of Planning Commission Secretary

**Chair Jain called for nominations to fill the partial term of Secretary through June 30, 2019. Chair Jain then nominated Commissioner Ikezi to fill the position. With no other nominations on the floor, Chair Jain called for the vote on whether to elect Commissioner Ikezi to fill the partial term of Secretary through June 30, 2019.**

**Aye:** 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

**Absent:** 2 - Commissioner Saleme, and Commissioner Williams

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

1. Announcements/Other Items
2. Board or Committee Assignments
3. Architectural Committee
4. Commissioner Travel and Training Reports, Requests to attend Trainings

**Chair Jain** attended the State of the Valley Conference.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Updates

**Development Review Officer/Staff Liaison Gloria Sciara** provided a Budget Update.

2. Upcoming Agenda Items
3. City Council Actions

**Development Review Officer/Staff Liaison Gloria Sciara and Planning Manager Reena Brilliot** provided updates.

4. Upcoming City Council Discussion of the Architectural Review Process

**Planning Manager Reena Brilliot** provided information on the upcoming Architectural Review Process item that will be heard at the March 5, 2019 Council Meeting.

**ADJOURNMENT:**

**The meeting adjourned at 8:17 p.m. The next regular scheduled meeting is on March 13, 2019.**