



City of Santa Clara

Meeting Minutes

Planning Commission

01/26/2022

6:00 PM

Virtual Meeting

Pursuant to California Government Code section 54953(e) and City of Santa Clara Resolution 22-9042, the Planning Commission meeting will be held by teleconference only. No physical location will be available for this meeting; however, the City of Santa Clara continues to provide methods for the public to participate remotely:

- **Via Zoom:**

- o <https://santaclaraca.zoom.us/j/91729202898>

- Webinar ID: 917 2920 2898 or

- o Phone: 1(669) 900-6833

- **Via the City's eComment (available during the meeting)**

The public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@SantaClaraCA.gov no later than noon on the day of the meeting; and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

PUBLIC PARTICIPATION IN ZOOM WEBINAR: Please follow the guidelines below when participating in a Zoom Webinar:

- The meeting will be recorded so you must choose 'continue' to accept and stay in the meeting.
- If there is an option to change the phone number to your name when you enter the meeting, please do so as your name will be visible online and will be used to notify you that it is your turn to speak.
- Mute all other audio before speaking. Using multiple devices can cause an audio feedback.
- Use the raise your hand feature in Zoom when you would like to speak on an item and lower when finished speaking. Press *9 to raise your hand if you are calling in by phone only.
- Identify yourself by name before speaking on an item.
- Unmute when called on to speak and mute when done speaking. If there is background noise coming from a participant, they will be muted by the host. Press *6 if you are participating by phone to unmute.
- If you no longer wish to stay in the meeting once your item has been heard, please exit the meeting.

6:00 PM REGULAR MEETING

Call to Order

Chair Biagini called the meeting to order at 6:01 p.m.

Pledge of Allegiance and Statement of Values

Roll Call

Commissioner Ikezi notified the Commission she would be joining the meeting late and joined the meeting at 7:07 p.m.

Present 6 - Chair Nancy A. Biagini, Vice Chair Priya Cherukuru, Commissioner Ricci Herro, Commissioner Qian Huang, Commissioner Lance Saleme, and Commissioner Yashraj Bhatnagar

Absent 1 - Commissioner Yuki Ikezi

DECLARATION OF COMMISSION PROCEDURES

Secretary Herro read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

- 1.A [22-95](#) Planning Commission Meeting Minutes of January 10, 2022 Special Meeting

Recommendation: Approve the Planning Commission Minutes of the January 10, 2022 Special Meeting

Commissioner Cherukuru pulled Item 1.A from the Consent Calendar to make comments. Item 1.A was heard as the first item on the Public Hearing Calendar.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

- 1.A [22-95](#) Planning Commission Meeting Minutes of January 10, 2022 Special Meeting

Recommendation: Approve the Planning Commission Minutes of the January 10, 2022 Special Meeting

This item was pulled from the Consent Calendar by **Commissioner Cherukuru** who noted she would like more detail put in the Commission Minutes. Commissioners discussed this request and Staff provided information that the City protocol is Action Meeting Minutes for Council and Board and Commission Minutes. **Assistant Director of Community Development Reena Brilliot** stated she would review the request with the City Clerk's Office and respond to this matter at a future meeting.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Saleme to approve staff recommendation.

Aye: 6 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Saleme, and Commissioner Bhatnagar

Absent: 1 - Commissioner Ikezi

2. [22-1115](#) Action on: the Patrick Henry Drive Specific Plan; Creation of new General Plan Designations and General Plan Amendments to change the General Plan Land Use Diagram from Light Industrial to Various Residential Designations to Implement the Patrick Henry Drive Specific Plan; Creation of New Patrick Henry Drive Zoning Districts and Rezoning of the Patrick Henry Drive Area Using those Zoning Districts; an Environmental Impact Report and Statement of Overriding Considerations; and a Mitigation Monitoring and Reporting Program

Recommendation: That the Planning Commission adopt Resolutions recommending that the City Council:

1. Approve and certify the Final EIR prepared for the PHD Specific Plan (SCH # 2019120515), including CEQA Findings and a Statement of Overriding Considerations.
2. Approve the Patrick Henry Drive Specific Plan, a specific plan consistent with Government Code Sections 65450-65457.
3. Approve a General Plan text amendment creating the following land use designations: Village Residential (60-149 DU/AC), Urban Village (100-149 DU/AC), Urban Center (120-250 DU/AC), and High Density Flex (60-149 DU/AC, or up to 2.0 FAR), updating the Climate Action Plan to recognize those Land Use Designations, and amending the General Plan Land Use diagrams for Phases II and III to reflect the land use designations in the Patrick Henry Drive Specific Plan; and
4. Adopt an ordinance amending the Zoning Code to create of the Chapter 18.27 of the Zoning Code, Regulations for the PHD, the Patrick Henry Drive Zoning Districts, including development standards, allowed uses and parking requirements for the following zoning districts: R5 - Very High Density Residential, VR - Village Residential, UV - Urban Village, UC - Urban Center, and HD Flex - High Density Flex, and rezoning the Project Site using the new districts as indicated in the Patrick Henry Drive zoning map.

Principal Planner John Davidson provided a PowerPoint presentation.

Public Speakers:

Jonathon Evans - spoke in support of the Plan
Alicia Guerra - Land Use Attorney submitted a comment letter
Ron Gonzales - recommended additional affordable housing
Jan Hintermeister - questions regarding a Library
John Dalrymple - spoke in support of a local worker apprentice program
Corey Quevedo - requested local workers be used as apprentices
Michael Cadena - Electrical Brotherhood Representative spoke in support of a workforce policy
Mike Navarro - spoke in support of the Plan

Commissioners discussed several aspects of the Plan including affordable housing, architectural review; and apprentice programs, staff provided

information in response to the questions.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Saleme to close public hearing.

Aye: 7 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

A motion was made by Commissioner Herro, seconded by Commissioner Bhatnagar to reopen public hearing.

Aye: 7 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

Public Speaker: John Dalrymple

A motion was made by Commissioner Saleme, seconded by Commissioner Cherukuru to close public hearing.

Aye: 7 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

A motion was made by Commissioner Cherukuru, seconded by Commissioner Herro to approve staff recommendation 1.

Aye: 7 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve staff recommendation 2 with the addition of a seventh principle to the Specific Plan: 7. Building a Vibrant Middle Class: Encourage the use of a local construction workforce and local business sourcing in the buildout within the Plan area. The employment of a local construction workforce that pays family-supporting wages will generate sales tax revenue for the City as those wages are recirculated within the City's business community. The availability of a trained construction workforce is essential for the success in implementing the Plan therefore the employment of apprentices in State of California approved training programs will also be encouraged; and

Amend the Specific Plan such that any instance of the text showing the Alternate Circulation Diagram (4.6.2-ALT: CIRCULATION) also includes the phrase, "Subject to the Approval of the Mission College Board of Trustees"; and

Amend the Specific Plan to change to the affordable housing language as follows: instead of 15% affordable units at an average of 80% of AMI, 15% affordable units split equally between three affordability levels of 50%, 80%, and 120% AMI.

Aye: 7 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

A motion was made by Commissioner Bhatnagar, seconded by Commissioner Huang to approve staff recommendation 3 creating the following General Plan land use designations: Village Residential (60-149 DU/AC), Urban Village (100-149 DU/AC), Urban Center (120-250 DU/AC), and High Density Flex (60-149 DU/AC, or up to 2.0 FAR), updating the Climate Action Plan to recognize those Land Use Designations, and amending the General Plan Land Use diagrams for Phases II and III to reflect the land use designations in the Patrick Henry Drive Specific Plan.

Aye: 7 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

A motion was made by Commissioner Huang, seconded by Commissioner Biagini to approve staff recommendation 4 with a change to the affordable housing language as follows: instead of 15% affordable units at an average of 80% of AMI, 15% affordable units split equally between three affordability levels of 50%, 80%, and 120% AMI.

Aye: 7 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Commissioner Cherukuru shared the news of Silicon Valley businessman John Arrillaga, Sr.'s passing. **Commissioner Bhatnagar** also shared a few words about John Arrillaga, Sr.

Commissioner Ikezi asked a question related to the SB9 Joint Study Session that occurred the day prior which **Assistant City Attorney Alexander Abbe** answered.

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

Commissioner Cherukuru thanked Staff for the State of the Valley conference registration. **Office Specialist IV Elizabeth Elliott** shared that the registrations for all the conferences which had been requested at the last meeting had been completed.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Office Specialist IV Elizabeth Elliott provided updates.

2. Upcoming Agenda Items

Assistant Director of Community Development Reena Brilliot shared that there were no items scheduled for the next meeting on February 16. **Commissioner Saleme** inquired about discussing the Commission's objectives at the February 16 meeting. **Assistant Director of Community Development Reena Brilliot** shared that the Commission's objectives are outlined in the Charter and that direction is given by the City Council, and that feedback on trainings and on the budget to be expended are welcomed. **Ms.Brilliot** inquired if the Commission would like to hold the February meeting solely to discuss Commission priorities or to add to the March meeting agenda. The Commission expressed interest in holding the February 16 meeting to discuss these items.

3. City Council Actions

Assistant Director of Community Development Reena Brilliot provided updates.

ADJOURNMENT:

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to adjourn the meeting in honor of John Arrillaga, Sr.

The meeting adjourned at 9:15 p.m.

The next regular scheduled meeting is on Wednesday, February 16, 2022.

Aye: 7 - Chair Biagini, Vice Chair Cherukuru, Commissioner Herro, Commissioner Huang, Commissioner Ikezi, Commissioner Saleme, and Commissioner Bhatnagar

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. If a person wishes to challenge the nature of the above section in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Santa Clara, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

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