



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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06/12/2019

6:00 PM

City Hall Council Chambers

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#### **6:00 PM STUDY SESSION**

##### **Confirmation of a Quorum**

**Chair Jain** confirmed a quorum.

[19-549](#)

El Camino Real Specific Plan Market Feasibility Analyses of New Development

The Study Session was called to order at 6:03 p.m. A presentation was made by Jerry Keyser, Keyser Marston Associates and Christine Firstenberg, Retail Real Estate Resource Group.

The El Camino Real Specific Plan Citizens Advisory Committee was also in attendance.

#### **REGULAR MEETING**

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

**Chair Jain** called the meeting to order at 8:23 p.m.

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

##### **Roll Call**

**Present** 5 - Commissioner Steve Kelly, Chair Sudhanshu Jain, Commissioner Lance Saleme, Commissioner Anthony Becker, and Commissioner Nancy A. Biagini

**Absent** 2 - Commissioner Yuki Ikezi, and Commissioner Priya Cherukuru

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

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

**Absent:** 2 - Commissioner Ikezi, and Commissioner Cherukuru

### **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 Biagini to approve the Consent Calendar.**

**Chair Jain noted that revised Conditions of Approval for Item 1B have been submitted which included a modification to Condition C-5, extending hours of operation to include evening hours.**

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

**Absent:** 2 - Commissioner Ikezi, and Commissioner Cherukuru

**1.A**     [19-679](#)     Planning Commission Meeting Minutes of May 22, 2019

**Recommendation:** Approve the Planning Commission Minutes of the May 22, 2019 Meeting.

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

**1.B**     [19-642](#)     Action on Use Permit for ABC License Type 47 and outdoor seating for Bloom Restaurant located at 202 Saratoga Avenue.

**Recommendation:** Adopt a resolution approving a Use Permit for the sale and consumption of beer, wine and distilled spirits (ABC License Type 47) and outdoor seating for a Bloom restaurant located at 202 Saratoga Avenue, subject to conditions of approval.

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

- 1.C [19-653](#) Twelve-month Review of a Use Permit for the on-site sale and consumption of alcohol (ABC License Type 47) in the Yellow Chili restaurant located 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 47) in the Yellow Chili restaurant located at 3555 Monroe Street.

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

### **PUBLIC PRESENTATIONS**

None.

### **PUBLIC HEARING**

2. [19-714](#) Action on a Conditional Use Permit for a new 190-room Hotel with onsite sales of beer, wine, and distilled spirits (ABC license Type 47) at 2900 Lakeside Drive

**Recommendation:** Adopt a Resolution to Approve a Use Permit to allow a new 190-room hotel located at 2900 Lakeside Drive with on-site sale of beer, wine, and distilled spirits (ABC license Type 47), subject to conditions of approval.

A presentation was made by the Applicant: Andrew Wood and David Wood

**A motion was made Commissioner Kelly, seconded by Commissioner Saleme to close the public hearing.**

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

**Absent:** 2 - Commissioner Ikezi, and Commissioner Cherukuru

**A motion was made by Chair Jain, seconded by Commissioner Kelly to approve this item with changes to Conditions of Approval.**  
**1) Modify Item EL23 to provide six electrical vehicle parking spaces that are turnkey ready, and pre-wired for an additional 17 parking spaces for the provision of future electrical vehicle charging; and 2) Modify Item E22 to provide 15 secured bicycle parking spaces and 28 Class II bicycle parking on site.**

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

**Absent:** 2 - Commissioner Ikezi, and Commissioner Cherukuru

3. [19-722](#) Selection of Planning Commission Chair, Vice Chair and Secretary

**Recommendation:** There is no staff recommendation.

**A motion was made by Commissioner Becker to nominate himself as Chair.**

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

**Absent:** 2 - Commissioner Ikezi, and Commissioner Cherukuru

**A motion was made by Commissioner Becker, seconded by Commissioner Kelly to elect Commissioner Saleme as Vice Chair.**

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

**Absent:** 2 - Commissioner Ikezi, and Commissioner Cherukuru

**A motion was made by Commissioner Saleme, seconded by Commissioner Becker to elect Commissioner Biagini as Secretary.**

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

**Absent:** 2 - Commissioner Ikezi, and Commissioner Cherukuru

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

1. Announcements/Other Items

**Commissioner Biagini** will be unavailable September 2 - 22, 2019 for meetings. Commissioner Kelly announced he will be unable to attend meetings between September 19 - 29, 2019.

**A motion was made by Chair Jain, seconded by Commissioner Biagini to approve funds for three Commissioners to attend the September 2019 APA Conference taking place in Santa Barbara.**

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

**Absent:** 2 - Commissioner Ikezi, and Commissioner Cherukuru

2. Board or Committee Assignments

**Commissioner Saleme** is unable to attend the June 19 Architectural Committee Meeting, **Commissioner Kelly** will attend as the Alternate.

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

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

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

1. Planning Commission Budget Updates

**Chair Jain** commented he would like to see more Study Sessions, such as the one presented today, at future meetings.

2. Upcoming Agenda Items

**Planning Manager Reena Brilliot** provided updates.

3. City Council Actions
4. Follow up from April 10, 2019 El Camino Real Specific Plan Study Session

**Principal Planner Lesley Xavier** provided a presentation.

**ADJOURNMENT:**

**Meeting adjourned at 9:39 p.m. The next regular scheduled meeting is on July 24, 2019.**

**A motion was made by Chair Jain, seconded by Commissioner Kelly to adjourn the meeting.**

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

**Absent:** 2 - Commissioner Ikezi, and Commissioner Cherukuru