



**MEETING MINUTES  
February 10, 2020**

**Committee Members:** Mayor Lisa Gillmor  
Vice Mayor Karen Hardy  
Councilmember Raj Chahal

**City Staff Members:** Director of Community Development, Andrew Crabtree  
Planning Manager, Reena Brilliot  
Code Enforcement Officer, Michael Olejnik  
Assistant Planner, Tiffany Vien  
Police Sergeant, Aric Enos

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**I. Call to Order& Introductions**

The meeting was called to order by Mayor Gillmor at 7:00 p.m.

Mayor Gillmor introduced herself as an alternate to the NURC Committee since the previous chair of the Committee, Vice Mayor Patricia Mahan, has resigned from the Council. Until there is a new District 5 representative, Mayor Gillmor will be the chair of the NURC Committee.

Vice Mayor Hardy raised the question of whether the location of the future NURCs should continue to be hosted at the Mission Library, move back to Santa Clara University, or if the locations should alternate between the two.

**II. Public Presentations**

There was one speaker. A community member welcomed the new Chief of Police to the NURC meeting. She thanked the Santa Clara Police Department for their good work and progress. She also wanted to thank Chris Shay, Assistant V.P. of University Relations, for bringing out the President of Santa Clara University to address late night noise disturbances.

**III. Updates**

**A. Community Development** – Reena Brilliot, Planning Manager, provided an update on recent development activity and introduced the Downtown Precise Plan and El Camino Specific Plan which have their own engagement outreach processes. Downtown Precise Plan is an effort to revitalize and restore the grid streets of downtown Santa Clara that once existed. The El Camino Real Specific Plan is a stretch of potential development and redevelopment that has been analyzed to determine areas of growth while considering the adjacent single-family residences. In terms of code enforcement activity, the code enforcement team goes out to the Old Quad about twice a week, regardless of whether a complaint has been filed to inspect the field. Fewer citations have been issued for violations this school year compared to last year.

**B. Police Department** – Aric Enos, Police Sergeant, spoke about how PD does a lot of proactive enforcement of education prior to the start of the school year including meeting with SCU and Code Enforcement. During the move in weekend for freshmen, there is an increase in public safety patrol and a freshmen orientation about being a safe student and responsible neighbor. A post walkabout

was also conducted on those houses that have reoccurring violations to have a chance to speak with all the residents. PD along with the assistance of Code Enforcement also met with nearby ABC licensed premises. There were also meetings with property owners to inform them about SCU's Policy on beer pong tables and to strongly encourage them to adopt the same rules and regulations. PD also had a meeting with Greek leadership regarding PD's enforcement methods and spreading the message to other Greek students. Amplified music is one of the most common violations.

**C. Santa Clara University** – Kim Gilkey, Assistant Dean for Off Campus of Student Life, gave an update about a change that the University made to the Neighborhood Units which are houses that the University owns. The Housing Office made the decision to enforce that these houses refrain from having any sort of furniture in the front yard including beer pong tables. All current tenants were informed of this new rule which will begin at the start of the new academic year in the Fall. The University is also willing to share the leasing contract language with property owners and management.

#### **IV. Reports and Discussion**

**A. Mini Dorms** - Planning Manager, Reena Brilliot, referred to the May 20, 2019 NURC meeting where a facilitation prioritization exercise was conducted to narrow down the top three issues in this neighborhood. The reported top three issues through this exercise were solving the issues of parking, mini dorms, and noise disturbances. At the following NURC meeting on October 21, 2019, these three issues were further discussed. In the context of the Zoning Code Update, there have been seven meetings with the Old Quad regarding specific topics such as historic criteria, single family design, and parking. There has also been community wide workshops and conversations about uses in single family districts which relate to the topic of mini dorms. The current status of the Zoning Code Update is that there is a draft which the City Attorney is reviewing, and a public review draft will be posted later. Regulations being proposed are consistent with Fair Housing Law and attempt to address the concerns of mini dorms. In a previous meeting, a resident brought up a published opinion from the Attorney General in the State of California in 2003 about how boarding houses in single family districts could be regulated because they are considered a business activity. The City Attorney, Brian Doyle, reviewed this document and agrees with the Attorney General's opinion but also feels that it does not undermine the City's approach in defining a single housekeeping unit.

**B. Student Housing Rating System Research** - Kim Gilkey, Assistant Dean for Off Campus of Student Life, presented on research she conducted on other universities in terms of housing, UC Santa Cruz has a Community Rental Office which does not inspect or guarantee conditions of rentals and does not rate them. The only reason why the rental office would take off a listing is if the City of Santa Cruz informs them that the property does not meet certain criteria. The City of Santa Cruz has an extensive method of registering rentals and does provide some ratings. The City of Santa Cruz posts online when houses there receive what is comparable to a blue tag in the City of Santa Clara. Ms. Gilkey also conducted research on USC which does not have a rating system and employs a company to run their rental page. USC also does not provide students with a rental education workshop.

**C. Noise Disturbance** - Aric Enos, Police Sergeant, presented that there have been four blue tag citations this year which are to be posted for 90 days. Citations do get more expensive and there is a hefty fine because the goal is to change the behavior of students who are causing repeated violations of noise disturbance. The number of incidents has been declining from year to year.

#### **V. Scheduling of Next NURC Meeting**

Next meeting date is May 11, 2020

#### **VI. Adjournment**

Meeting adjourned at 8:35 p.m.