



City of Santa Clara

Meeting Minutes

Planning Commission

10/25/2023

6:00 PM

Hybrid Meeting
City Hall Council Chambers/Virtual
1500 Warburton Avenue
Santa Clara, CA 95050

The City of Santa Clara is conducting Planning Commission meetings in a hybrid manner (in-person and continues to have 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)

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Public Comments prior to meeting may be submitted via email to PlanningPublicComment@SantaClaraCA.gov no later than noon on the day of the meeting; (Comments received after 12:00 PM on the day of the meeting will be made part of the public record but will not be read out loud during the meeting) and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

Agendas, Staff Reports and associated documents for Planning Commission items may be viewed on the City's website at <https://santaclara.legistar.com/Calendar.aspx>

6:00 PM REGULAR MEETING

Call to Order

Secretary Bouza called the meeting to order at 6:09 pm

Pledge of Allegiance and Statement of Values

Commissioner Biagini read the Pledge of Allegiance and Statement of Values.

Roll Call

It was announced that Chair Cherukuru would be joining the meeting late.

Present 5 - Commissioner Nancy A. Biagini, Commissioner Qian Huang, Commissioner Mario Bouza, Commissioner Lance Saleme, and Commissioner Eric Crutchlow

Absent 2 - Vice Chair Yashraj Bhatnagar, and Chair Priya Cherukuru

A motion was made by Commissioner Biagini, seconded by Commissioner Huang to excuse Commissioner Bhatnagar from the meeting.

Aye: 5 - Commissioner Biagini, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Absent: 2 - Vice Chair Bhatnagar, and Chair Cherukuru

DECLARATION OF COMMISSION PROCEDURES

Commissioner Biagini read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

A motion was made by Commissioner Biagini, seconded by Commissioner Saleme to Approve the Consent Calendar.

Commissioner Biagini abstained from voting on Item 1.A as she was not in attendance at that meeting.

Aye: 5 - Commissioner Biagini, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 1 - Vice Chair Bhatnagar

Absent: 1 - Chair Cherukuru

1.A [23-879](#) Planning Commission Meeting Minutes of October 11, 2023 Meeting

Recommendation: Approve the Planning Commission Special Meeting Minutes of the October 11, 2023 Meeting

- 1.B** [23-1135](#) Time Extension of a Use Permit and Architectural Review for construction of a six-story 396-room hotel with associated on-site Alcohol Beverage Sales and live indoor music entertainment at 312 Brokaw Road and 1240 and 1290 Coleman Avenue

Recommendation:

1. Adopt a Resolution to approve a two-year Time Extension of the Use Permit entitlement to allow construction of a 396-room hotel on a Light Industrial (ML) zoned project site and provide on-site alcohol beverage sales (Type 47 License) and live indoor music entertainment at 312 Brokaw Road and 1240 and 1290 Coleman Avenue.
2. Adopt a Resolution to approve a Time Extension for the Architectural Review entitlement for site and building design of the hotel project.

PUBLIC PRESENTATIONS

None.

Chair Cherukuru joined the meeting at 6:23 pm.

PUBLIC HEARING

2. [23-1115](#) Action on the Downtown Precise Plan, Downtown Form Based Zoning Code, Related Amendments to the General Plan, and Associated Environmental Impact Report and Mitigation Monitoring and Reporting Program.

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

1. Adopt a resolution approving and certifying the Final EIR prepared for the Santa Clara Downtown Precise Plan (SCH # 2022010282), including CEQA Findings and a Statement of Overriding Considerations.
2. Adopt a resolution approving the Downtown Precise Plan.
3. Adopt a resolution approving a General Plan text amendment to modify the Downtown Core land use designation, and amending the General Plan Land Use diagrams for Phases II and III to reflect the Downtown Precise Plan.
4. Adopt an ordinance amending the zoning code to create the Downtown Zoning district.

Planning Manager Lesley Xavier provided the Staff presentation.

Commissioners discussed several items including:

If the State be involved and have the ability to make changes to the Form Based Zoning Code

Assistant City Attorney Alexander Abbe stated that the City is addressing current State laws; questions and concerns regarding what type of retail would be allowed in this Downtown area; how would community benefits be addressed. Commissioners expressed concerns regarding who the developer would be for this area; Downtown needs to be a destination; a need for grocery stores, the number of housing units, need for a vibrant arts common area; possibly having a partnership or sponsorship with EV supercharger area; the need for wide sidewalks.

Chair Cherukuru stated this was a historic moment and thanked staff, DCTF and HLC for their time and effort and mentioned the need for historic preservation and strict enforcement of the Form Based Zoning Code. Chair also requested the Youth Commission be involved in this project.

Public Speakers:

Adam Thompson
Steve Ringer
Dan Ondrasek
Jonathon Evans
Sally Welsh
Rob Mayer
Noah McDonald

Debra von Huene

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to close Public Hearing.

Aye: 6 - Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 1 - Vice Chair Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to approve Staff Recommendation 1.

Aye: 6 - Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 1 - Vice Chair Bhatnagar

A motion was made by Commission Huang, seconded by Commissioner Biagini to approve Staff Recommendation 2.

Aye: 6 - Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 1 - Vice Chair Bhatnagar

A motion was made by Commissioner Crutchlow, seconded by Commissioner Bouza to approve Staff Recommendation 3.

Aye: 6 - Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 1 - Vice Chair Bhatnagar

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Chair Cherukuru acknowledged the City Council Proclamation designating October as Community Planning Month in which staff and commissioners are acknowledged for their contributions to the Community Development Department and Planning efforts in the City of Santa Clara.

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

A motion was made by Commissioner Bouza, seconded by Commission Huang to expend funds for up to two commissioners to attend the Conference and to include overnight accommodations costs due to the commute time involved.

Aye: 6 - Commissioner Biagini, Chair Cherukuru, Commissioner Huang, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Absent: 1 - Vice Chair Bhatnagar

3. [23-1326](#) CLE CEQA Conference- December 7-8, 2023 in San Francisco, CA

Recommendation: Determine Commissioner attendance at upcoming Conference and vote to expend funds for registration and associated costs. Conference Registration is \$995 per person or \$895 for 2 or more participants.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided Budget updates.

2. Upcoming Agenda Items

Planning Manager Lesley Xavier provided updates.

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

The meeting adjourned at 8:29 pm. The regular scheduled meeting on November 8, 2023 has been canceled, then next meeting is a Special Meeting on November 15, 2023 at 6 pm in the Council Chambers and via Zoom.

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.

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Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

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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