



# JOINT PLANNING COMMISSION/COMPLETE STREETS COMMISSION MEETING MINUTES

7:00 PM - Thursday, August 18, 2022

*via Teleconference*

## CALL MEETING TO ORDER

At 7:02 p.m. Chair Doran called the meeting to order.

## ESTABLISH QUORUM

### Planning Commission

PRESENT: Vice-Chair Mensinger, Commissioners Ahi Bodner, Marek, Roche and Steinle

ABSENT: Chair Doran

STAFF: Development Services Director Zornes, City Attorney Houston, Interim Planning Services Manager Golden, and Consulting Senior Planner Hayagreev

### Complete Streets Commission

PRESENT: Chair Banerjee, Vice-Chair Venkatraman, and Commissioners O'Yang, Maluf, and Katz

ABSENT: Commissioners Gschneidner and Ambiel

## PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

## ITEMS FOR CONSIDERATION/ACTION

## CONSENT CALENDAR

### 1. Planning Commission Minutes

Approve minutes of the regular meeting of July 21, 2022.

Action: Upon motion by Commissioner Bodner, seconded by Commissioner Ahi, the Commission recommended approval of the minutes from the July 21, 2022 Regular Meeting as written.

The motion was approved (6-0) by the following vote:

AYES: Vice-Chair Mensinger, Commissioners Ahi, Bodner, Marek, Roche and Steinle

NOES: None

ABSENT: Chair Doran

## PUBLIC HEARING

### 2. D22-0002 and CUP22-0001 – EAH Housing – 330 Distel Circle

Multiple-Family Design Review and Conditional Use Permit for a new multiple-family development with a five-story building with 90 condominium units for rent along 330 Distel Circle with mechanized parking system and amenity space on the first floor. The proposal is for a

100% affordable housing project seeking a density bonus which allows increased height and reducing parking ratios with development incentives including step-back reduction, reduced courtyard visibility and base material to be wood for the design review approval. The project is categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill Exemption of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Hayagreev*

#### STAFF PRESENTATION

Consulting Senior Planner Hayagreev gave the staff presentation.

#### COMMISSIONER QUESTIONS

Consulting Senior Planner Hayagreev answered questions from the following Complete Streets Commissioners: Maluf, Katz, Venkatraman, O'Yang, and Banerjee

She then answered a question from Commissioner Steinle about a major bus stop.

#### APPLICANT PRESENTATION

Applicant Welton Jordan of EAH Housing, Consuelo Hernandez of the County of Santa Clara Office of Supportive Housing, and Lily Ciammaichella of KTG Y presented the project.

#### COMMISSIONER QUESTIONS

The applicant answered a question from Vice-Chair Venkatraman of the Complete Streets Commission about bicycle parking access and EV charging.

The applicant answered questions from Planning Commissioners Roche, Ahi, Steinle, and Vice-Chair Mensinger.

#### PUBLIC COMMENT

Joe Beninato, Damian, Gary Hedden, Ingrid Granados, Andrew Farmer, and Susan Russell provided public comment.

#### APPLICANT REBUTTAL

Welton Jordan of EAH Housing said they are working with the neighborhood to address privacy concerns.

Vice-Chair Mensinger closed the Public Comment period and Commission discussion proceeded.

Action: Upon motion by Chair Banerjee, seconded by Commissioner Maluf, the Commission moved to recommend approval to the Planning Commission and City Council of Multiple-Family Design Review and Conditional Use Permit applications D22-0002 and CUP22-0001 subject to the staff report findings and conditions with the following modifications:

- Inclusion of the changes to Condition Nos. 30, 32, and 33 with modified language to include "along project frontage", add electric bicycle parking charging in the bike room as a condition of approval, and examine the access path to bike room.

The motions were approved (5-0) by the following vote:

AYES: Chair Banerjee, Vice-Chair Venkatraman, Commissioners O'Yang, Maluf, and Katz

NOES: None

ABSENT: Commissioners Gschneidner and Ambiel

Action: Upon motion by Commissioner Steinle, seconded by Commissioner Roche, the Commission made the determination that the project is exempt from CEQA and moved to recommend approval to the City Council of Multiple-Family Design Review and Conditional Use Permit applications D22-0002 and CUP22-0001 subject to the staff report findings and conditions, with the following modifications recommended by the Complete Streets Commission:

- Inclusion of the changes to Condition Nos. 30, 32, and 33 with modified language to include “along project frontage”, add electric bicycle parking charging in the bike room as a condition of approval, and examine the access path to bike room.

The motion was approved (6-0) by the following vote:

AYES: Vice-Chair Mensinger, Commissioners Ahi, Bodner, Marek, Roche and Steinle

NOES: None

ABSENT: Chair Doran

### **COMMISSIONERS' REPORTS AND COMMENTS**

None.

### **POTENTIAL FUTURE AGENDA ITEMS**

Interim Planning Services Manager Golden went over the upcoming tentative agendas.

### **ADJOURNMENT**

Vice-Chair Mensinger adjourned the meeting at 9:46 PM.

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Steve Golden  
Interim Planning Services Manager