DATE: January 22, 2020, Special Meeting
TIME: 7:00 PM
PLACE: South County Office Building
       80 West Highland Avenue, San Martin, CA 95046

MINUTES

Opening

1. Call to Order/Roll Call.

Chairperson Hineser called the meeting to order at 7:01 p.m. A quorum was present.

<table>
<thead>
<tr>
<th>Attendee Name</th>
<th>Title</th>
<th>Status</th>
<th>Arrived</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trina Hineser</td>
<td>Chairperson</td>
<td>Present</td>
<td></td>
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<tr>
<td>James Poore</td>
<td>Vice Chairperson</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Michael Brookman</td>
<td>Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Diane Dean</td>
<td>Member</td>
<td>Present</td>
<td></td>
</tr>
<tr>
<td>Monica Winders</td>
<td>Member</td>
<td>Present</td>
<td></td>
</tr>
</tbody>
</table>

2. Pledge of Allegiance.

The Pledge of Allegiance was recited.

3. Public Comment. (ID# 100184)

Two individuals addressed the Committee.

Regular Agenda - Items for Discussion

4. Approve schedule of San Martin Planning Advisory Committee meetings for calendar year 2020. (ID# 100018)

4 RESULT: APPROVED [5 TO 0]
MOVER: James Poore, Vice Chairperson
SECONDER: Diane Dean, Member
AYES: Hineser, Poore, Brookman, Dean, Winders
5. Approve minutes of the October 23, 2019 Regular Meeting.

<table>
<thead>
<tr>
<th>RESULT:</th>
<th>APPROVED [5 TO 0]</th>
</tr>
</thead>
<tbody>
<tr>
<td>MOVER:</td>
<td>Diane Dean, Member</td>
</tr>
<tr>
<td>SECONDER:</td>
<td>Monica Winders, Member</td>
</tr>
<tr>
<td>AYES:</td>
<td>Hineser, Poore, Brookman, Dean, Winders</td>
</tr>
</tbody>
</table>

6. Consider and make advisory recommendations to the Planning Commission relating to an Ordinance amending various sections of County of Santa Clara Ordinance Code Appendix I (Zoning) for the purpose of regulating Accessory Dwelling Units (ADUs) in accordance with State law, including Junior Accessory Dwelling Units (JADUs) and Movable Tiny Homes. California Environmental Quality Act (CEQA): Statutorily exempt pursuant to California Public Resources Code Section 21080.17 and Section 15282(h) of the CEQA Guidelines. Location: Countywide. Supervisorial District: All. File No.: PLN20-001. (ID# 100116)

Possible action:

a. Forward a favorable or unfavorable advisory recommendation to the Planning Commission to find the Ordinance is statutorily exempt from CEQA pursuant to Public Resource Code Section 21080.17, which exempts the adoption of an ordinance by a city or county to implement the provision of Section 65852.2 of the Government Code relating to ADUs.

b. Forward a favorable or unfavorable advisory recommendation to the Planning Commission to amend the County of Santa Clara Ordinance Code Appendix I (Zoning) for the purpose of regulating ADUs in accordance with State law, including JADUs and Movable Tiny Homes.

Joanna Wilk, Associate Planner, Department of Planning and Development, provided an overview of the proposed regulations, including information relating to nomenclature; JADUs, parking, owner occupancy, and procedural requirements; new development standards; inclusion of Movable Tiny Homes not required by State law; requisite findings; and, public outreach. Ms. Wilk stated that staff recommends forwarding favorable advisory recommendations to the Planning Commission to find the project is exempt from CEQA and to approve the proposed amendments.

Discussion ensued relating to the differences between ADUs and JADUs; definition of and requirements for Movable Tiny Homes, including distinction from recreational vehicles; notice of permit applications; occupancy requirements; height restrictions; water services and billing; postal service; parking; relationship of Amendments to agricultural housing; code enforcement, including staffing to support increase in applications and tenants; tenant rights; potential restriction on rents; permitting; and, taxes.

Three individuals addressed the Committee.
On motion of Chairperson Hineser, seconded by Member Poore, the Committee voted 4-1, with Member Dean voting no, to forward a favorable advisory recommendation to the Planning Commission to find the proposed Ordinance is statutorily exempt from CEQA pursuant to Public Resource Code Section 21080.17, which exempts the adoption of an ordinance by a city or county to implement the provision of Section 65852.2 of the Government Code relating to ADUs.

On motion of Vice Chairperson Poore, seconded by Member Brookman, the Committee voted unanimously to forward a favorable advisory recommendation to the Planning Commission to amend County of Santa Clara Ordinance Code Appendix I (Zoning) for the purpose of regulating ADUs in accordance with State law, including JADUs and excluding Movable Tiny Homes.

On motion of Chairperson Hineser, seconded by Member Dean, the Committee voted unanimously to advise the Planning Commission and Board of Supervisors that it is not rejecting the potential for Movable Tiny Homes, but is instead requesting additional research and analysis of various issues, including, but not limited to, other ordinances relating to San Martin, architectural design, compatibility, taxes, registration with the Department of Motor Vehicles, no on-street parking, a clear definition of Movable Tiny Homes, no holding tanks, additional public outreach, and water assessment fees.

| 6 RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | James Poore, Vice Chairperson |
| SECONDER: | Michael Brookman, Member |
| AYES: | Hineser, Poore, Brookman, Dean, Winders |

7. Receive report from the Department of Planning and Development relating to the development of Building Electrification Reach Codes for potential adoption by the Board of Supervisors. (ID# 100201)

Michael Alvarez, Acting Building Official, Department of Planning and Development, and John Supp, Silicon Valley Clean Energy, provided information relating to guiding principles and key elements of the proposed County Reach Codes intended to establish energy efficiency standards beyond the State-mandated Building Standards Code set forth in Title 24 of the California Code of Regulations.

| 7 RESULT: | RECEIVED |

8. Receive report from Chairperson.

No report was received.
9. Receive reports from Committee members.

Member Dean reported that residents of San Martin are no longer receiving information from the Perchlorate Citizens Advisory Committee following the departure of Bob Cerutti, although residents do occasionally receive updates from Central California.

**9 RESULT: RECEIVED**

10. Receive report relating to activities of the Department of Planning and Development, Planning Commission, and Board of Supervisors.

No report was received.

11. Propose future agenda items.

Chairperson Hineser requested that staff compare the Committee's governing documents for alignment with those of other advisory bodies. Chairperson Hineser also requested a report relating to the status of applications to serve on the Committee and why they have not been approved, including, but not limited to, applications from San Martin residents Stephen McHenry, Joe Cambareri, and Cathy Easley. Chairperson Hineser further requested that the Director of County Airports, Roads and Airports Department, provide a report in First Quarter 2020 relating to recent information exchanged with the Federal Aviation Administration regarding the San Martin Airport. Member Brookman commented that three individuals who expressed interest to him in serving on the Committee ultimately stated they would not due to perceived ineffectiveness with Committee meetings the night before Planning Commission meetings.

**Announcements**

12. Announcements and correspondence:

a. There are currently two vacancies on the Committee. For internet access to the vacancies list and applications, visit http://www.sccgov.org/sites/cob/bnc.

b. The County of Santa Clara provides reimbursement to appointed Commissioners for family care expenses incurred during the time spent performing their official County duties. For additional information, please contact the Office of the Clerk of the Board at (408) 299-5001.

c. Receive correspondence.

No correspondence was received.
13. Adjourn to the next regular meeting on Wednesday, February 26, 2020, at 7:00 p.m. at the South County Office Building, 80 West Highland Avenue, San Martin.

Chairperson Hineser adjourned the meeting at 9:37 p.m.

Respectfully submitted,

Peggy Doyle
Deputy Clerk