



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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02/19/2025	6:00 PM	Hybrid Meeting City Hall Council Chambers/Virtual 1500 Warburton Avenue Santa Clara, CA 95050
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#### **6:00 PM REGULAR MEETING**

#### **Call to Order**

**Chair Saleme** called the meeting to order at 6:03 p.m.

**Pledge of Allegiance and Statement of Values**

**Secretary Crutchlow** read the Statement of Values.

**Roll Call**

**Present** 6 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

**Absent** 1 - Commissioner Priya Cherukuru

**A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to approve Commissioner Cherukuru's absence.**

**Aye:** 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Cherukuru

**DECLARATION OF COMMISSION PROCEDURES**

**Commissioner Crutchlow** read the Declaration of Commission Procedures.

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

Commissioner Bhatnagar abstained from voting because he was not in attendance at the January 15, 2025 meeting.

**A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to approve the consent calendar.**

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

**Excused:** 1 - Commissioner Cherukuru

**Abstained:** 1 - Commissioner Bhatnagar

1.A [25-208](#) Planning Commission Meeting Minutes of January 15, 2025

**Recommendation:** Approve the Planning Commission Meeting Minutes of the January 15, 2025 Meeting.

**PUBLIC PRESENTATIONS**

None.

**PUBLIC HEARING**

2. [24-1188](#) PUBLIC HEARING: Action on an Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map for the Property Located at 2518 Mission College Boulevard to Allow the Development of 1,792 Residential Units and Associated On- and Off-Site Improvements

**Recommendation:** Alternatives: 1, 2, 3 and 4

1. Adopt a resolution recommending the City Council adopt the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022), and the Mitigation Monitoring and Reporting Program for Santa Clara Park Residential Project at 2518 Mission College Boulevard.
2. Adopt a resolution recommending the City Council approve the General Plan text amendment to add a new policy to the Freedom Circle Focus Area to clarify that a Planned Development rezone satisfies the requirement of a comprehensive plan for the project at 2518 Mission College Boulevard.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from High Intensity Office and R & D (HO-RD) to Planned Development (PD) to allow construction of residential development consisting of 1,792 units, 3,500 square feet of retail, a 4.225 acres of public parks, landscaping, and on- and off-site improvements at 2518 Mission College Boulevard, subject to conditions of approval.
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map to subdivide the land into six individual lots to serve the proposed development at 2518 Mission College Boulevard, subject to conditions of approval.

**Senior Planner Nimisha Agrawal** provided the staff presentation.

**Carlene Matchniff, The Irvine Company** provided the applicant presentation.

**John Jenkins, The Irvine Company** provided input on items including tree preservation and trail access.

**Chair Saleme** disclosed he had previously met with the applicant.

**Commissioners** inquired upon parking garage security, low income units and affordability, EV charging, stations, opportunities for retail spaces. There was a request that Santa Clara residents have first choice at affordable housing opportunities.

**Commissioners** commented that this project is an example of 'what to do right' when presenting a project to the City.

**Public Speakers:**

Betsy Megas  
Steve Kelly  
Mary Grizzle  
Ali Saperman  
Robert Fitch  
Jose Medeiros  
Jaime Vasquez  
Jake Wilde  
Wanda Buck  
Doug Bloch  
Jason Morrow  
Mike  
Emmy Moore

**A motion was made by Commissioner Bouza, seconded by Commissioner Crutchlow to close public hearing.**

**Aye:** 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Cherukuru

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

**Aye:** 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Cherukuru

**A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to approve Staff Recommendation 2.**

**Aye:** 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Cherukuru

**A motion was made by Commissioner Biagini, seconded by Chair Saleme to approve Staff Recommendation 3 and to include the following language: The City encourages the Owner and any contractors or subcontractors working on the project to evaluate hiring local labor, hiring from or contributing to approved, accredited apprenticeship programs, increasing resources for labor compliance, and providing living wages during the development of this Project.**

**Aye:** 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Cherukuru

**A motion was made by Commissioner Bouza, seconded by Commissioner Biagini to approve Staff Recommendation 4.**

**Aye:** 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Cherukuru

- 3. [24-1059](#) Action on an Update to City Council’s Public Notification, Outreach & Engagement Policy for Planning Applications

**Recommendation:** That the Planning Commission recommend the City Council adopt the updated Public Notification, Outreach & Engagement Policy for Planning Applications.

Meeting went into recess at 7:38 p.m. and reconvened at 7:48 p.m.

**Development Review Officer Sheldon Ah Sing** provided the staff presentation.

**Commissioners** requested the policy include a larger radius and commented that status updates on projects would be helpful.

**Public Speakers:**

Alex Shoor, Catalyze SV  
Betsy Megas

**A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to Approve Staff Recommendation and to include a review by the Planning Commission after 4 community meetings, or 6 months whichever comes first, and to also increase the noticing radius to a of 1/2 mile for on large projects and a 1/4 mile for on standard projects.**

**Aye:** 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Cherukuru

4. [25-96](#) Recommendation to City Council to Adopt a General Plan Amendment to Incorporate the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City of Santa Clara Local Annex into the City's General Plan

**Recommendation:** Recommend that the City Council adopt a General Plan Amendment to incorporate the Santa Clara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) and the City of Santa Clara Local Annex into the subsection "Emergency Preparedness" of Section 5.10.5, "Safety Goals and Policies" of the City of Santa Clara 2010-2035 General Plan.

**Planning Manager Lesley Xavier** provided the staff presentation and stated that a work plan will be submitted every year to Council. Ms. Xavier announced that the work plan will be presented to Council in June/July of this year

**A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to approve Staff Recommendation.**

**Aye:** 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Cherukuru

5. [25-253](#) Planning Commission Workplan Fiscal Year 2025/2026

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

**Planning Manager Lesley Xavier** provided the staff presentation and commented that a workplan will be submitted very year to Council. Ms. Xavier announced that the workplan will be presented to Council in June/July of this year.

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

1. Announcements/Other Items

**Chair Saleme** requested a Study Session on how to best respond to reporter outlining due process and what can be said at a Public Hearing. Chair Saleme also requested that Data Center Study Session Questions be agendaized for the March 19 Planning Commission meeting.

**Director of Community Development Afshan Hamid** provided information that there will be an Ethics Training/AB1234 on Monday, March 17 at City Hall and Commissioners are encouraged to attend.

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

**Staff Aide II Elizabeth Elliott** provided updates: Tickets were purchased for Joint Venture Silicon Valley Event, March 7 for Commissioners Cherukuru and Crutchlow.

Commissioners Saleme, Biagini and Bouza are registered to attend the March 5-7, 2025 Cal Cities Planning Commissioner Academy March 5-7, 2025 in Santa Rosa, CA

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided 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 9:24 p.m. The next regular scheduled meeting is on March 19, 2025.**

**Aye:** 6 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**Excused:** 1 - Commissioner Cherukuru

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