



City of Santa Clara

Meeting Minutes

Planning Commission

09/10/2025

6:00 PM

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

The City of Santa Clara is conducting the Planning Commission Hearing meeting in a hybrid manner (in-person and method for the public to participate remotely)

Via Zoom:

- <https://santaclaraca.zoom.us/j/91729202898>

- Webinar ID: 917 2920 2898 or

Phone: 1(669) 900-6833

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1. By email to planningpubliccomment@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Planning Commission and will be uploaded to the Planning Commission Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record. Please identify the Agenda Item Number in the subject line of your email.

2. Use the eComment tab located on the City Council Agenda page <https://santaclara.legistar.com/Calendar.aspx>. eComments are directly sent to the iLegislate application used by staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting. NOTE: eComments and Emails received as public comment will not be read aloud during the meeting.

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6:00 PM REGULAR MEETING

Call to Order

Vice Chair Bouza called the meeting to order at 6:02 p.m.

Pledge of Allegiance and Statement of Values

Secretary Cherukuru read the Statement of Values.

Roll Call

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

Absent 1 - Chair Eric Crutchlow

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1.A [25-987](#) Planning Commission Meeting Minutes of August 13, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the August 13, 2025 Meeting.

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

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

Absent: 1 - Chair Crutchlow

Abstained: 1 - Commissioner Bhatnagar

It was announced at 6:11 p.m. that Chair Crutchlow would not be attending the meeting.

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to excuse Chair Cruthclow from the meeting.

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

Excused: 1 - Chair Crutchlow

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

- 2. [25-867](#) Public Hearing: Action on Conditional Use Permit (PLN25-00131) for a New Unmanned AT&T Telecommunication Facility with the Installation of Rooftop Mounted Antennas and Ground Equipment Located at 2600 Great America Way

Recommendation: **Determine** that the project is categorically exempt from formal environmental review per Section 15303(d), New Construction of Utility Extensions, of the CEQA Guidelines; and **Adopt** a Resolution to approve the Conditional Use Permit for a new unmanned AT&T telecommunication facility with the installation of rooftop mounted antennas and ground equipment, subject to findings and conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation.

Applicant Ashley Smith, EPIC Wireless Group spoke regarding the project.

Commissioners inquired upon several aspects of the project.

A motion was made by Commissioner Biagini, seconded by Commissioner Bhatnagar to close public hearing.

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

Excused: 1 - Chair Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve staff recommendation 1.

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

Excused: 1 - Chair Crutchlow

A motion was made by Commissioner Biagini, seconded by Commissioner Saleme to approve staff recommendation 2.

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

Excused: 1 - Chair Crutchlow

3. [25-986](#) STUDY SESSION: Due Process and Meeting Procedures.

Recommendation: There is no Staff Recommendation

Assistant City Attorney Alexander Abbe provided a presentation.

Commissioners inquired on several items for clarification.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

Staff Aide II Elizabeth Elliott reminded Commissioners Huang and Crutchlow they are registered to attend the upcoming APA California Conference taking place September 28 - October 1, 2025 in Monterey.

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 8:40 p.m. The next regular scheduled meeting is October 8, 2025 at 6 p.m.

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

Excused: 1 - Chair Crutchlow

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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