FINAL

City of Santa Clara

Meeting Minutes

Planning Commission

03/19/2025	**6:00 PM**	**Hybrid Meeting** **City Hall Council** **Chambers/Virtual** **1500 Warburton Avenue** **Santa Clara, CA 95050**

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

Via the City's eComment

The public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

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

Chair Saleme called the meeting to order at 6:01 p.m.

Pledge of Allegiance and Statement of Values

Secretary Crutchlow read the Statement of Values.

Roll Call

Assistant City Attorney Alexander Abbe announced that Commissioner Biagini would be attending the meeting remotely.

Present 7 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

A motion was made by Chair Saleme, seconded by Commissioner Cherukuru to approve Commissioner Biagini's remote attendance.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

DECLARATION OF COMMISSION PROCEDURES

Secretary Crutchlow read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

Planning Manager Lesley Xavier announced that Item 2 on Public Hearing Calendar will be pulled and moved to the April 16, 2025 Planning Commission Meeting.

CONSENT CALENDAR

1.A 25-347 Planning Commission Meeting Minutes of February 19, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the February 19, 2025 Meeting.

A motion was made by Commissioner Bouza, seconded by Commissioner Biagini to approve this item. Commissioner Cherukuru was not in attendance at the meeting and recused herself from voting.

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

Recused: 1 - Commissioner Cherukuru

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. 25-202 PUBLIC HEARING: Recommendation on a General Plan Text Amendment for the 2023-2031 Housing Element Sites Inventory List

Recommendation: Alternative 1: Adopt a Resolution to Recommend the City Council Amend the General Plan Housing Element with revisions associated with changes to the Housing Sites Inventory

Public Speaker:
Jaime Vasquez

A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to continue this item date certain to April 16, 2025.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

3. 25-223 PUBLIC HEARING: Action on a Conditional Use Permit and Variances (PLN23-00513) to Allow Expansion of an Existing Service Station by Removing a Portion of the Fuel Canopy and Two Fuel Dispensers, and by Adding a 1,605 square foot Convenience Store and Self-Service Carwash within the Rear Setback for the Store at 2455 Lawrence Expressway

Recommendation:

1. **Adopt** a Resolution denying a Conditional Use Permit to allow expansion of an existing service station for removing a portion of fuel canopy and two fuel dispensers and adding a 1,605 square foot convenience store and a self-service carwash within the rear setbacks at 2455 Lawrence Expressway.

2. **Adopt** a Resolution denying a Variance to allow reduced rear setbacks, reduced landscaping planter depth along the street frontages, reduced required landscape screening depth at rear property line, and reduced required landscaping density of screening, in connection with a proposed expansion of an existing service station at 2455 Lawrence Expressway.

Associate Planner Daniel Sobczak provided the staff presentation

Mr. Surjain Bains, Owner and Mr. Muthan Ibrahim, Architect provided the Applicant Presentation.

Commissioners inquired upon the noise level of the proposed carwash and about the feasibility of the location to accommodate the carwash.

Public Speakers:
Linda

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

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza to find the project to be exempt from CEQA regulations.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Huang, seconded by Commissioner Bouza to approve a variance and to note that the Conditions of Approval (COA) and approval resolutions will be brought back to the April 16, 2025 Planning Commission meeting for approval.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to approve the Conditional Use Permit with an additional condition of no detail services permitted, and approval resolutions will be brought back to the April 16, 2025 Planning Commission meeting for approval.

Aye: 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

4. 25-346 Planning Commission Discussion on Questions for a Future Study Session on Data Centers

Recommendation: There is no staff recommendation.

Planning Manager Lesley Xavier provided an overview of comments previously received from Commissioners regarding a Study Session on Data Centers.

Commissioner Biagini left the meeting at 7:56 p.m.

Commissioners provided input on various aspects of Data Centers including:
- Electric Resources bandwith
- Does the City need addtional Data Centers
- Affect of Data Centers on emissions and noise
- Data Center Land Banking
- Having the City provide limits on the number of data centers
- Water Consumption

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

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

Commissioners Bouza and Saleme provided updates on the Planning Commissioners Academy they attended March 5-7, 2025.

Commissioner Cherukuru provide updates on the Joint Venture Silicon Valley State of the Valley Event she attended on March 7, 2025.

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 8:23 p.m. The next regular scheduled meeting is April 16, 2025.

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

Absent: 1 - Commissioner Biagini

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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