



# City of Santa Clara



## Meeting Minutes of the Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board

---

10/07/2025

5:30 PM

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

---

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

• Via Zoom:

- o <https://santaclaraca.zoom.us/j/99706759306>  
Meeting ID: 997-0675-9306
- o Phone 1(669) 900-6833

### How to Submit Written Public Comment Before City Council Meeting:

1. Use the eComment tab located on the City Council Agenda page <https://santaclaraca.legistar.com/Calendar.aspx>. eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council 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.  
**NOTE:** Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

Agendas, Staff Reports and some associated documents for City Council items may be viewed on the Internet at <https://santaclaraca.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Council meeting may not be the final documents approved by the City Council. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or [Clerk@santaclaraca.gov](mailto:Clerk@santaclaraca.gov).

---

**Interviews and Committee Appointments - 5:30 PM | Regular Meeting - 7:00 PM**

**5:30 PM INTERVIEWS AND APPOINTMENTS FOR THE NEIGHBORHOOD UNIVERSITY  
RELATIONS COMMITTEE**

**Call to Order in the Council Chambers**

**Councilmember Hardy** called the meeting to order at 5:31 PM.

**Confirmation of Quorum**

**Assistant City Clerk Pimentel** confirmed a quorum.

1. [25-1069](#) Interviews and Appointments of Representatives to the Neighborhood University Relations Committee.

- Recommendation:**
1. Conduct Interviews and Appoint one Applicant to the Committee Member position of Old Quad Resident representative to the Neighborhood University Relations Committee to serve a four-year term beginning October 7, 2025 and ending October 7, 2029;
  2. Conduct Interviews and Appoint one Applicant to the Committee Member position of Property Owner/Landlord representative to the Neighborhood University Relations Committee to serve a four-year term beginning October 7, 2025 and ending October 7, 2029;
  3. Establish two Eligibility Lists for six months should a vacancy occur in the Committee Member position of the Old Quad Resident representative or Owner/Landlord representative Committee Member positions; and
  4. Appoint Sean Collins and Steve Ross as Santa Clara University staff representatives and Shea Mulqueeney as a Santa Clara University student representative to serve as Committee Members on the Neighborhood University Relations Committee - each to serve a four-year term beginning October 7, 2025 and ending October 7, 2029.

**Director of Economic Development Brilliot** provided a verbal report on the interview and appointment process.

**Council** conducted interviews to appoint one Committee Member (Old Quad Resident Representative) to the Neighborhood University Relations Committee to serve a four-year term ending October 7, 2029.

**A motion was made by Councilmember Chahal, seconded by Councilmember Gonzalez, to (1) appoint Shangfang "Jennifer" Zheng to the Neighborhood University Relations Committee (Old Quad Resident Representative) to serve a four-year term ending October 7, 2029; and (2) establish an eligibility list with Mark Kelsey for an automatic appointment should a vacancy occur within the next six months.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**Council** conducted interviews to appoint one Committee Member (Property Owner/Landlord Representative) to the Neighborhood University Relations Committee to serve a four-year term ending October 7, 2029.

**A motion was made by Councilmember Jain, seconded by Councilmember Chahal, to (1) appoint Collin Forgey to the Neighborhood University Relations Committee (Property Owner/Landlord Representative) to serve a four-year term ending October 7, 2029; and (2) establish an eligibility list with Berina Sejdic for an automatic appointment should a vacancy occur within the next six months.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to (1) appoint Sean Collins to the Neighborhood University Relations Committee (Santa Clara University Staff Representative) to serve a four-year term ending October 7, 2029; and (2) appoint Steve Ross to the Neighborhood University Relations Committee (Santa Clara University Staff Representative) to serve a four-year term ending October 7, 2029; and (3) appoint Shea Mulqueeney to the Neighborhood University Relations Committee (Santa Clara University Student Representative) to serve a four-year term ending October 7, 2029**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**Councilmember Hardy** called for a recess at 6:26 PM and reconvened the meeting at 7:05 PM.

**7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING**

## Call to Order in the Council Chambers

**Council/Boardmember Hardy** called the regular meeting to order at 7:05 PM.

## Pledge of Allegiance and Statement of Values

**Council/Board** recited the Pledge of Allegiance.

**Council/Boardmember Chahal** recited the Statement of Values.

## Roll Call

**Assistant City Clerk/Secretary Pimentel** recited the AB23 announcement and Statement of Behavioral Standards.

**Assistant City Clerk/Secretary Pimentel** also noted that any registered Lobbyist speaking during the Public Meeting will need to identify themselves and whom they represent.

**Present:** 5 - Council/Boardmember Albert Gonzalez, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, and Council/Boardmember Suds Jain

**Absent:** 2 - Vice Mayor/Chair Kelly Cox, and Mayor/Chair Lisa M. Gillmor

**A motion was made by Council/Boardmember Jain, seconded by Council/Boardmember Gonzalez, to excuse Mayor/Chair Gillmor and Vice Mayor/Chair Cox from today's meeting.**

**Present:** 5 - Council/Boardmember Albert Gonzalez, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, and Council/Boardmember Suds Jain

**Absent:** 2 - Vice Mayor/Chair Kelly Cox, and Mayor/Chair Lisa M. Gillmor

## REPORTS OF ACTION TAKEN IN CLOSED SESSION MATTERS

**City Attorney Googins** reported that there was no reportable action from Closed Session.

## CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

None.

## SPECIAL ORDER OF BUSINESS

- 2.A**     [25-1057](#)     Proclamation of October 2025 as Hindu American Awareness & Appreciation Month
- Councilmember Hardy**, on behalf of the **Council**, proclaimed October 2025 as Hindu American Awareness & Appreciation Month.
- Raj (Silicon Valley Gurdwara) and Kuku Das (Silicon Valley Gurdwara)** accepted the proclamation and provided some remarks.
- Council** comments followed.
- 2.B**     [25-1058](#)     Proclamation of October 2025 as Breast Cancer Awareness Month
- Councilmember Hardy**, on behalf of the **Council**, proclaimed October 2025 as Breast Cancer Awareness Month.
- Morrigan Bruce (Chief Operating Officer, Cancer CAREpoint)** accepted the proclamation and provided some remarks.
- 2.C**     [25-842](#)     Proclamation of October 2025 as Cybersecurity Awareness Month
- Councilmember Hardy**, on behalf of the **Council**, proclaimed October 2025 as Cybersecurity Awareness Month.
- New Director of Information Technology Kostrzak** and outgoing **Director of Information Technology Garg** accepted the proclamation and provided some remarks.
- Councilmember Hardy**, on behalf of the **Council**, took this opportunity to present a commendation to **Director of Information Technology Garg** for his service to the City of Santa Clara as he is retiring.
- Councilmember** comments followed.
- 2.D**     [25-935](#)     Proclamation of October 5, 2025, to October 11, 2025, as Public Power Week
- Councilmember Hardy**, on behalf of the **Council**, proclaimed October 5, 2025 to October 11, 2025 as Public Power Week.
- Chief Electric Utility Officer Procos** accepted the proclamation and provided some remarks.
- Council** comments followed.

## **CONSENT CALENDAR**

**Council/Boardmember Chahal** noted that he will recuse himself from Item 3.B due to a conflict of interest as he owns property near the subject property.

**Council/Boardmember Park** pulled Item 3.J.

**Council/Boardmember Hardy** pulled Item 3.E.

**A motion was made by Council/Boardmember Gonzalez, seconded by Council/Boardmember Jain, to approve the Consent Calendar (except Items 3.B, 3.E, and 3.J)**

**Present:** 5 - Council/Boardmember Albert Gonzalez, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, and Council/Boardmember Suds Jain

**Absent:** 2 - Vice Mayor/Chair Kelly Cox, and Mayor/Chair Lisa M. Gillmor

**3.A**     [25-19](#)     Board, Commissions and Committee Minutes

**Recommendation:** Note and file the Minutes of:  
Station Area Task Force - July 17, 2025  
Station Area Task Force - August 21, 2025  
Audit Committee - June 12, 2025  
Board of Library Trustees - August 18, 2025

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to note and file the minutes of Station Area Task Force - July 17, 2025, Station Area Task Force - August 21, 2025, Audit Committee - June 12, 2025, and Board of Library Trustees - August 18, 2025.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

- 3.B**     [25-972](#)     Action to Adopt a Billboard Relocation Agreement (PLN24-00424) with Outfront Media LLC to Install a Single-Sided Digital LED Billboard, Located at 1700 Duane Avenue

**Recommendation:** Based on the Planning Commission recommendation, consistency with the City policy and the Santa Clara City Code, staff recommends that the City Council approve the Billboard Relocation Agreement for the Single-Sided Digital LED Billboard Located at 1700 Duane Avenue on the terms and in substantially the form presented in a final form approved by the City Attorney.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to approve the Billboard Relocation Agreement for the Single-Sided Digital LED Billboard Located at 1700 Duane Avenue on the terms and in substantially the form presented in a final form approved by the City Attorney.**

**Aye:** 4 - Councilmember Gonzalez, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**Recused:** 1 - Councilmember Chahal

**3.C**      [25-936](#)      Action to Authorize the Use of City Electric Forces for Public Works at  
3025 Raymond Street and Various Locations Along Tasman Drive

- Recommendation:**
1. Determine that the proposed action is exempt from CEQA pursuant to Section 15302 (Class 2 - Replacement or Reconstruction) of Title 14 of the California Code of Regulations; and
  2. Declare and determine in accordance with Section 1310 of the City Charter that the public works located at 3025 Raymond Street and various locations along Tasman Drive with an estimated cost of \$144,773 are better performed by the City with its own employees based on the information set forth in this Report to Council and authorize the performance of these public works consistent with this authorization.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to (1) determine that the proposed action is exempt from CEQA pursuant to Section 15302 (Class 2 - Replacement or Reconstruction) of Title 14 of the California Code of Regulations; and (2) declare and determine in accordance with Section 1310 of the City Charter that the public works located at 3025 Raymond Street and various locations along Tasman Drive with an estimated cost of \$144,773 are better performed by the City with its own employees based on the information set forth in the Report to Council and authorize the performance of these public works consistent with this authorization.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor



- 3.D**      [25-939](#)      Action on Adoption of a Resolution Establishing the Necessary Findings of Fact for Modifications to the California Building Standards; Action on Introduction of an Ordinance Amending Title 15 ("Municipal Fire and Environmental Code") of "The Code of the City of Santa Clara, California" for the Adoption of the 2025 California Fire Code; and Setting October 21, 2025, for a Public Hearing on Adoption of such Ordinance

- Recommendation:**
1. Waive first reading and approve the introduction of an Ordinance amending Chapter 15.60 of the Santa Clara City Code ("Santa Clara Municipal Fire and Environmental Code") for the adoption of the 2025 California Fire Code;
  2. Adopt a Resolution Making Findings of Fact Necessary for the Specific Modification to 2025 California Fire Code Reflected in the Proposed Ordinance, and
  3. Set a public hearing on October 21, 2025, pursuant to the California Government Code Section 50022.3 for adoption of the Ordinance.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to (1) waive first reading and adopt the introduction of Ordinance No. 2079 amending Chapter 15.60 of the Santa Clara City Code ("Santa Clara Municipal Fire and Environmental Code") for the adoption of the 2025 California Fire Code; (2) adopt Resolution No. 25-9493 Making Findings of Fact Necessary for the Specific Modification to 2025 California Fire Code Reflected in the Proposed Ordinance, and (3) set a public hearing on October 21, 2025, pursuant to the California Government Code Section 50022.3 for adoption of the Ordinance.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

- 3.F**      [25-1043](#)      Action to Delegate Authority to the City Manager to Negotiate and Execute a Second Amendment to Lease with Gahrahmat Family Limited Partnership II, LP to Extend the Existing Lease for Office Space at 881 Martin Avenue, Santa Clara, with Total Costs Not to Exceed \$6 Million

- Recommendation:**
1. Determine that the proposed actions are exempt from CEQA pursuant to Section 15301 (Class 1 - Existing Facilities) of Title 14 of the California Code of Regulations;
  2. Authorize the City Manager to negotiate and execute the Second Amendment to Lease Agreement with Gahrahmat Family Limited Partnership I, LP, for the property at 881 Martin Avenue, to extend the term for up to five years, with total costs not to exceed \$6,000,000, subject to the review and approval as to form by the City Attorney; and
  3. Authorize the City Manager to (1) take any necessary actions to implement and administer the amended lease agreement for 881 Martin; and (2) execute amendments to the agreement, provided that such amendments do not include any additional compensation or lease term extensions, and are subject to review and approval as to form by the City Attorney.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to (1) determine that the proposed actions are exempt from CEQA pursuant to Section 15301 (Class 1 - Existing Facilities) of Title 14 of the California Code of Regulations; (2) authorize the City Manager to negotiate and execute the Second Amendment to Lease Agreement with Gahrahmat Family Limited Partnership I, LP, for the property at 881 Martin Avenue, to extend the term for up to five years, with total costs not to exceed \$6,000,000, subject to the review and approval as to form by the City Attorney; and (3) authorize the City Manager to (1) take any necessary actions to implement and administer the amended lease agreement for 881 Martin; and (2) execute amendments to the agreement, provided that such amendments do not include any additional compensation or lease term extensions, and are subject to review and approval as to form by the City Attorney.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**3.G**      [25-1028](#)

Action on a Resolution Adopting and Approving the Implementation of a Section 401(a) Deferred Compensation Plan and Authorizing Execution of Side Letter Agreements with Bargaining Units for City Contributions Towards Deferred Compensation Pursuant to the 401(a) Plan

**Recommendation:**

1. Adopt a Resolution adopting a Section 401(a) Deferred Compensation Plan,
2. Approve the implementation of a Section 401(a) Deferred Compensation Plan;
3. Authorize and delegate to the City Manager the execution of all documents necessary to implement the Section 401(a) Deferred Compensation Plan, and to execute future documents as necessary to continue administration of the Plan; and
4. Execution of Side Letter Agreements with bargaining units reflecting the use of a 401(a) Plan (rather than the 457(b) Plan) for City contributions towards deferred compensation.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to (1) adopt Resolution No. 25-9494 adopting a Section 401(a) Deferred Compensation Plan; (2) approve the implementation of a Section 401(a) Deferred Compensation Plan; (3) authorize and delegate to the City Manager the execution of all documents necessary to implement Section 401(a) Deferred Compensation Plan, and to execute future documents as necessary to continue administration of the Plan; and (4) execution of Side Letter Agreements with bargaining units reflecting the use of a 401(a) Plan (rather than the 457(b) Plan) for City contributions towards deferred compensation.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**3.H**      [25-1042](#)

Action on a Resolution Approving the 2026 Historical and Landmarks Commission Calendar of Meetings

**Recommendation:**

Adopt a Resolution approving the 2026 Historical and Landmarks Commission Calendar of Meetings.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to adopt Resolution No. 25-9495 approving the 2026 Historical and Landmarks Commission Calendar of Meetings.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

- 3.I [25-1091](#) Action on a Resolution Approving the 2026 Civil Service Commission Calendar of Meetings, and Setting the Number and Start Time of Regular Meetings of the Civil Service Commission

**Recommendation:** Adopt a Resolution approving the 2026 Civil Service Commission Calendar of Meetings and setting the number and start time of regular Civil Service Commission meetings.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to adopt Resolution No. 25-9496 approving the 2026 Civil Service Commission Calendar of Meetings and setting the number and start time of regular Civil Service Commission meetings.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

### **PUBLIC PRESENTATIONS**

**Maria** expressed concerns regarding hate against the Hindu community.

**Satish** expressed concerns regarding hate against the Hindu community.

**Manish** spoke regarding Diwali.

**Sarit** expressed concerns regarding hate against the Hindu community.

**Roger Kint** expressed concerns regarding Mayor Gillmor.

**Gillio Yahalom** expressed her support for the Hindu community.

**Allyson Rosen** expressed her support for the Hindu community.

**Jenny** expressed her support for the Hindu community.

### **CONSENT ITEMS PULLED FOR DISCUSSION**

Items pulled for discussion were deferred to a future meeting date uncertain.

- 3.E**      [25-983](#)      Action on Adoption of a Resolution Establishing the Necessary Findings of Fact for Modifications to the California Building Standards; Action on Introduction of an Ordinance Amending Title 15 ("Buildings and Construction") of "The Code of the City of Santa Clara, California" for the Adoption of the 2025 California Building Standards Code, Including Updates to the City's "Reach Code"; and Setting October 21, 2025 for a Public Hearing on Adoption of such Ordinance

- Recommendation:**
1. Waive first reading and Introduce an Ordinance amending Chapter 15.05 ("Administrative Code"), Chapter 15.15 ("Building Code"), Chapter 15.17 ("Residential Code"), Chapter 15.18 ("Property Maintenance Code"), Chapter 15.20 ("Electrical Code"), Chapter 15.30 ("Mechanical Code"), Chapter 15.35 ("Plumbing Code"), Chapter 15.36 ("Energy Code"), Chapter 15.37 ("Historical Building Code"), Chapter 15.38 ("Green Building Code"), and Chapter 15.75 ("Existing Building Code") of Title 15 ("Buildings and Construction") of "The Code of the City of Santa Clara, California" for the adoption of the 2025 California Building Standards Code;
  2. Adopt a Resolution Making Findings of Fact Necessary for the Specified Modifications to the 2025 California Building Code and 2025 California Residential Code Reflected in the Proposed Ordinance;
  3. Adopt a Resolution Making Findings of Fact Necessary for the Specified Modifications to the 2025 California Energy Code and 2025 California Green Building Standards Code Reflected in the Proposed Ordinance; and
  4. Set a public hearing on October 21, 2025, pursuant to California Government Code Section 50022.3 for adoption of the Ordinance.

- 3.J**      [25-1098](#)      Action on Resolution for an Exception to the 180 Day Waiting Period to Appoint Kathy Bunce, A Retired Annuitant To Serve as Temporary Extra Help (Government Code Sections 7522.56 and 21224) in the Community Development Department to Perform Work as a Management Analyst

- Recommendation:** Adopt a Resolution for an Exception to the 180 Day Waiting Period To Appoint, Kathy Bunce, A Retired Annuitant To Serve as Temporary Extra Help (Government Code Sections 7522.56 and 21224) in the Community Development Department to Perform Work as a Management Analyst.

## **PUBLIC HEARING/GENERAL BUSINESS**

4. [25-948](#) Update on the Santa Clara Valley Transportation Authority's Bart Silicon Valley Phase II Extension Project and Action on a Revision to the West Portal Early Works Construction Transportation Management Plan for the Project

- Recommendation:**
1. Approve the Revision to the West Portal Early Works Construction Transportation Management Plan for the VTA's BART Phase II Extension Project in the form presented; and
  2. Authorize the City Manager or designee to approve minor modifications, such as annual updates or supplemental plans, to the CTMP, if needed.

**Tom Maguire (Chief Megaprojects Officer, Santa Clara Valley Transportation Authority), Erica Roeck's (Interim Director of External Affairs, Santa Clara Valley Transportation Authority), and Sarah Wilson (Director of Construction, Santa Clara Valley Transportation Authority),** provided a Powerpoint presentation on the Santa Clara Valley Transportation Authority's BART Silicon Valley Phase II Extension Project.

**Council** questions followed.

**Tom Maguire (Chief Megaprojects Officer, Santa Clara Valley Transportation Authority), Erica Roeck's (Interim Director of External Affairs, Santa Clara Valley Transportation Authority), and Sarah Wilson (Director of Construction, Santa Clara Valley Transportation Authority),** addressed **Council** questions.

Public Comment: None.

**A motion was made by Councilmember Jain, seconded by Councilmember Gonzalez, to (1) approve the Revision to the West Portal Early Works Construction Transportation Management Plan for the VTA's BART Phase II Extension Project in the form presented; and (2) authorize the City Manager or designee to approve minor modifications, such as annual updates or supplemental plans, to the Construction Transportation Management Plan, if needed.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

5. [25-1096](#) Note and File the City Auditor's Office Report on the Audit of the City's Building Permitting Process (Deferred from September 23, 2025)

**Recommendation:** Note and file the City Auditor's Office Report on the Audit of the City's Building Permitting Process.

**City Manager Grogan** made some opening remarks and introduced **Audit Manager Noce** who provided a Powerpoint presentation on the audit report of the City's Building Permitting Process.

**Council** comments and questions followed.

**City Manager Grogan** addressed **Council** questions.

**Director of Community Development Hamid** provided a Powerpoint presentation on the audit of the City's Building Permitting Process.

**Council** comments and questions followed.

**Director of Community Development Hamid** and **City Manager Grogan** addressed **Council** questions.

Public Comment: None.

**Council** discussion followed.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to note and file the City Auditor's Office Report on the Audit of the City's Building Permitting Process.**

**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

6. [25-978](#) Public Hearing: Action on an Appeal (PLN25-00362) of the Planning Commission's Denial of a Modification to a Conditional Use Permit (PLN24-00392) to Change Existing Conditions of Approval for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

**Recommendation:** Sustain the Appeal and Adopt a Resolution approving the Modification to the Conditional Use Permit to change existing Conditions of Approval for the existing Subaru Dealership at 3225 Stevens Creek Boulevard to allow trash pick-up on Cecil Avenue, subject to Findings and Conditions of Approval.

**Councilmember Hardy** opened the Public Hearing.

**Councilmember Hardy** called for a recess at 10:00 PM and reconvened the meeting at 10:05 PM.

**City Manager Grogan** made some opening remarks and introduced **Director of Community Development Hamid** who provided a Powerpoint presentation on an Appeal of the Planning Commission's Denial of a Modification to a Conditional Use Permit for Stevens Creek Subaru Dealership at 3225 Stevens Creek Blvd

**Council** questions followed.

**Director of Community Development Hamid** and **City Manager Grogan** addressed **Council** questions.

**John Domingue (Applicant)** provided a Powerpoint presentation.

**Council** questions followed.

**City Attorney Googins** and **John Domingue (Applicant)** addressed **Council** questions.

Public Comment: Cliff More  
Mark Irving

**John Domingue (Applicant)** provided a rebuttal.

**Council** questions followed.

**John Domingue (Applicant)** addressed **Council** questions.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to close the Public Hearing.**



**Aye:** 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, and Councilmember Jain

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**A motion was made by Councilmember Gonzalez to sustain the appeal and adopt a Resolution approving the modification to the Conditional Use Permit to change existing Conditions of Approval for the existing Subaru Dealership at 3225 Stevens Creek Boulevard to allow trash pick-up on Cecil Avenue, subject to Findings and Conditions of Approval.**

**The motion failed due to a lack of a second.**

**A motion was made by Councilmember Jain, seconded by Councilmember Gonzalez, to sustain the appeal and adopt a Resolution approving the modification to the Conditional Use Permit to change existing Conditions of Approval for the existing Subaru Dealership at 3225 Stevens Creek Boulevard to allow trash pick-up on Cecil Avenue, subject to Findings and Conditions of Approval, with the following conditions: spillover trash will be picked up within 3 hours during business hours and instruct the operator to avoid honking horns.**

**The motion failed.**

**Aye:** 3 - Councilmember Gonzalez, Councilmember Hardy, and Councilmember Jain

**Nay:** 2 - Councilmember Chahal, and Councilmember Park

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**Council discussion followed.**

**A motion was made by Councilmember Jain, seconded by Councilmember Gonzalez, to reopen the Public Hearing and continue this Item to November 4, 2025 meeting with Mission Trail in attendance.**

**The motion failed.**

**Aye:** 3 - Councilmember Gonzalez, Councilmember Hardy, and Councilmember Jain

**Nay:** 2 - Councilmember Chahal, and Councilmember Park

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**Council discussion followed.**

**A motion was made by Councilmember Jain, seconded by Councilmember Gonzalez, to reopen the Public Hearing and continue this Item to November 4, 2025 meeting with Mission Trail in attendance.**

**The motion failed.**

**Aye:** 3 - Councilmember Gonzalez, Councilmember Hardy, and Councilmember Jain

**Nay:** 2 - Councilmember Chahal, and Councilmember Park

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**Council discussion followed.**

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Jain, to reopen the Public Hearing and continue this item to November 4, 2025 meeting with Mission Trail in attendance, and direct staff to look into the P19 Condition of Approval.**

**The motion failed.**

**Aye:** 3 - Councilmember Gonzalez, Councilmember Hardy, and Councilmember Jain

**Nay:** 2 - Councilmember Chahal, and Councilmember Park

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**Council discussion followed.**

**A motion was made by Councilmember Jain, seconded by Councilmember Gonzalez, to accept the Applicant's request for continuance of this Item.**

**The motion failed.**

**Aye:** 3 - Councilmember Gonzalez, Councilmember Hardy, and Councilmember Jain

**Nay:** 2 - Councilmember Chahal, and Councilmember Park

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**REPORTS OF MEMBERS, SPECIAL COMMITTEES AND COUNCILMEMBER 030**

**REQUESTS**

**Councilmember Jain** noted that he attended the NCPA Annual Conference in Monterey and expressed frustration over recent vandalism of the rainbow crosswalk.

**Councilmember Chahal** noted that he also attended the NCPA Annual Conference in Monterey.

**A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to agendize a Resolution in support of Measure A.**

**Aye:** 4 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Park, and Councilmember Jain

**Nay:** 1 - Councilmember Hardy

**Absent:** 2 - Vice Mayor Cox, and Mayor Gillmor

**CITY MANAGER/EXECUTIVE DIRECTOR REPORT**

None.

**ADJOURNMENT**

The meeting was adjourned at 12:51 AM.

## MEETING DISCLOSURES

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.

**STREAMING SERVICES:** As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

**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.

**AB23 ANNOUNCEMENT:** Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive \$30 for each attended meeting.

**Note:** The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

**LEGEND:** City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

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."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.

ATTEST:

  
Assistant City Clerk/Secretary

APPROVE:

  
Mayor/Chairperson