



City of Santa Clara

Meeting Minutes

Planning Commission

06/11/2025

6:00 PM

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

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Via Zoom:

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

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6:00 PM REGULAR MEETING

Call to Order

Chair Saleme called the meeting to order at 8:01 p.m. and announced that **Commissioner Bhatnagar** would be attending remotely in accordance with AB361.

Pledge of Allegiance and Statement of Values

Secretary Crutchlow read the Statement of Values.

Roll Call

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

DECLARATION OF COMMISSION PROCEDURES

Secretary Crutchlow read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS**CONSENT CALENDAR**

1. [25-587](#) PUBLIC HEARING: Continuance to the August 13, 2025 Planning Commission Meeting, for an Action on a Conditional Use Permit (PLN24-00424) to Construct a Single-Sided Digital LED Billboard as Part of a Billboard Relocation Agreement and a Minor Modification to Reduce to Required 1,500 Linear Feet Distance from Another Electronic Digital Display Message Sign, and Recommendation to the City Council to Approve Adoption of the Billboard Relocation Agreement, Located at 1700 Duane Avenue.

Recommendation: Staff recommends that the Planning Commission reconvene the public hearing on this item and then immediately continue the proposed project to the August 13, 2025, Planning Commission meeting.

Commissioner Cherukuru pulled Item 1 from the Consent Calendar moved it to Public Hearing.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

1. [25-587](#) PUBLIC HEARING: Continuance to the August 13, 2025 Planning Commission Meeting, for an Action on a Conditional Use Permit (PLN24-00424) to Construct a Single-Sided Digital LED Billboard as Part of a Billboard Relocation Agreement and a Minor Modification to Reduce to Required 1,500 Linear Feet Distance from Another Electronic Digital Display Message Sign, and Recommendation to the City Council to Approve Adoption of the Billboard Relocation Agreement, Located at 1700 Duane Avenue.

Recommendation: Staff recommends that the Planning Commission reconvene the public hearing on this item and then immediately continue the proposed project to the August 13, 2025, Planning Commission meeting.

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

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

2. [25-254](#) PUBLIC HEARING: Recommendation on Cheeney Street Townhomes Project (PLN2019-13846 / PLN2019-12857) located at 4249 Cheeney Street, requiring an Initial Study and Mitigated Negative Declaration, General Plan Amendment, Rezone, and a Tentative Subdivision Map.

Recommendation: Alternatives: 1, 2, 3 and 4

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the Cheeney Street Townhomes Project.
2. Adopt a resolution to recommend the City Council approve a General Plan amendment to change the land use designation from Very Low Density Residential to Low Density Residential.
3. Adopt a resolution recommending the City Council approve a Rezoning from R1-6L, Single Family Residential to R2, Low Density Residential.
4. Adopt a resolution recommending the City Council approve a Tentative Subdivision Map for condominium purpose, subject to findings and conditions of approval.

Senior Planner Steve Le provided the staff presentation.

Applicant Saul Flores provided a presentation and spoke about the history of the project.

Commissioners discussed the need for additional housing in the area and across the City, affordable housing, setback, infrastructure impact, and proposed parking.

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

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 Biagini to approve Staff Recommendation 2.

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 Staff Recommendation 3.

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 Biagini to approve Staff Recommendation 4.

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

3. [25-428](#)

PUBLIC HEARING: Action on a property located at 2303 Gianera Street (PLN23-00577/PLN23-00262) for a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Rezone, and Vesting Tentative Subdivision Map (PLN23-00577/PLN23-00262) to Allow the Development of Eight Semi-Attached Single-Family Residences and Associated On- and Off-Site Improvements.

Recommendation:

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 2303 Gianera Street Project.
2. Adopt a resolution recommending the City Council approve a Rezoning from R2 - Low Density Residential to PD - Planned Development, subject to findings and conditions of approval.
3. Adopt a resolution recommending the City Council approve a Tentative Subdivision Map, subject to findings and conditions of approval.

Associate Planner Daniel Sobczak provided the staff presentation.
Kelly Arardi, Director of Entitlements for VCI provided the applicant presentation.

Commissioners inquired upon several aspects of the project including parking, stamped cobblestone entrance and the suggestion of using double pane windows for sound insulation.

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

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 Biagini to approve Staff Recommendation 2.

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 staff recommendation 3.

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

4. [25-402](#) PUBLIC HEARING: Action on an Addendum to the City Place Santa Clara Environmental Impact Report and Mitigation Monitoring and Reporting Program, General Plan Amendment, Zoning Code Amendments to revise the permitted uses within the Planned Development Master Community (PD-MC) land use designation and to amend the Master Community Plan (MCP) for the Related Santa Clara Project (PLN24-00060) Located at 5155 Stars and Stripes Drive to Introduce a new Scheme C Land Use Scenario, and Amendment of the Development Agreement between the City of Santa Clara and Related Santa Clara, LLC for the Related Santa Clara Project.

Recommendation: Based on consistency with the adopted 2016 City Place Santa Clara Environmental Impact Report and Mitigation Monitoring and Reporting Program, 2010 General Plan, Zoning Code, Planned Development Master Community (PD-MC), Master Community Plan (MCP), Development Agreements, staff recommends the Planning Commission recommend approval of the amendments to the City Council as follows:

1. Adopt a resolution recommending City Council adopt an Addendum to the City Place Santa Clara Environmental Impact Report (EIR) (2016) for the Related Santa Clara project at 5155 Stars and Stripes Drive.
2. Adopt a resolution recommending the City Council approve the General Plan Amendment to revise the permitted uses under the Urban Center/Entertainment District land use classification to include the proposed light industrial uses on Parcels 1 and 2 for the Related Santa Clara project at 5155 Stars and Stripes Drive.
3. Adopt a resolution recommending City Council approve a Rezone to amend the approved Planned Development Master Community (PD-MC) to add a new Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.
4. Recommend approval to the Council to Amend the Development Agreement to implement aspects of Scheme C for the Related Santa Clara project at 5155 Stars and Stripes Drive.

Director of Community Development Afshan Hamid spoke regarding the project and provided an overview of the history of the project.

Senior Planner Nimisha Agrawal provided the Staff Presentation.

Commissioners inquired upon the inclusion of a data center at the site. **Assistant City Attorney Alexander Abbe** provided input. **Eric Philips, Burke IWilliams & Sorensen**, provided input on the CEQA analysis. **Steve Eimer, Executive Vice President of the The Related Company** provided the Applicant Presentation.

Commissioners inquired upon what other land uses were considered for the site and commented on the drastic change in the project.

Nicholas Vanderboom, The Related Company answered questions and spoke about the project.

Public Speaker
David Ebrahimi

The meeting went into recess at 8:49 p.m. and reconvened at 9:02 p.m.

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

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

A motion was made by Commissioner Crutchlow, seconded by Commissioner Huang to approve Staff recommendation 2.

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

Nay: 2 - Commissioner Bhatnagar, and Vice Chair Bouza

A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini, to approve Staff Recommendation 3, the rezone to amend the approved Planned Development Master Community Plan, to add a new "Scheme C" for the Related Santa Clara Project at 5155 Stars and Stripes Drive, with a modification to page 21 of the Master Community Plan to delete "SPPE Data Centers" from the list entitled "Light Industrial Parcels – Parcels 1 & 2 Light Industrial Campus Development" under the heading "Permitted Uses"; and to revise Paragraph 4 under "Conditional Uses" so that it applies to all data centers, and use permits receive Planning Commission Review with a conditional use permit rather than a minor use permit.

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

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

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

6. [25-654](#) Election of Planning Commission Chair, Vice Chair and Secretary

Recommendation: There is no staff recommendation.

By consensus, Item 6 was moved to be heard before Item 5.

A motion was made by Commissioner Huang to nominate Commissioner Bouza as Chair.

The motion failed.

Aye: 3 - Commissioner Biagini, Commissioner Huang, and Vice Chair Bouza

Nay: 4 - Commissioner Bhatnagar, Commissioner Cherukuru, Chair Saleme, and Commissioner Crutchlow

A motion was made by Commissioner Saleme to nominate Commissioner Crutchlow as Chair.

Aye: 5 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Chair Saleme, and Commissioner Crutchlow

Nay: 2 - Commissioner Huang, and Vice Chair Bouza

A motion was made by Commissioner Saleme to nominate Commissioner Bouza as Vice Chair.

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

Abstained: 1 - Vice Chair Bouza

A motion was made by Commissioner Crutchlow to nominate Commissioner Cherukuru as Secretary.

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

5. [25-697](#) Study Session: El Camino Real Specific Plan Revisions

Recommendation: There is no staff recommendation.

Commissioner Bhatnager left the meeting at 10 p.m.

Alessandra Lundin, Raimi & Associates, provided the Study Session Presentation.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Commissioner Cherukuru thanked Chair Saleme for good year of leadership as Chair.

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

Staff Aide II Elizabeth Elliott provided information on the upcoming APA California Conference.

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 10:20 p.m. The next regular scheduled meeting is August 13, 2025.

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

Absent: 1 - Commissioner Bhatnagar

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