



City of Santa Clara

Meeting Minutes

Planning Commission

02/19/2025

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

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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 6:03 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

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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