



City of Santa Clara

Meeting Minutes

Planning Commission

08/21/2024

6:00 PM

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

Commissioner Biagini will be participating remotely from the following location:
1215 Daisy Court
Holly Ridge, NC 28445

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:

- o <https://santaclaraca.zoom.us/j/91729202898> Webinar ID: 917 2920 2898 or
- o 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://santaclaralegistar.com/Calendar.aspx>

6:00 PM REGULAR MEETING

Call to Order

Chair Saleme called the meeting to order at 6:02 pm

Pledge of Allegiance and Statement of Values

Secretary Crutchlow read the Statement of Values.

Roll Call

Present 5 - Yashraj Bhatnagar, Priya Cherukuru, Commissioner Mario Bouza, Commissioner Lance Saleme, and Commissioner Eric Crutchlow

Absent 2 - Commissioner Nancy A. Biagini, and Commissioner Qian Huang

A motion was made by Commissioner Bouza, seconded by Commissioner Cherukuru to excuse Commissioners Biagini and Huang's absence.

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

DECLARATION OF COMMISSION PROCEDURES

Secretary Crutchlow read the Declaration of Procedures.

CONTINUANCES/EXCEPTIONS

1. [24-813](#) Continuance of an Appeal (PLN24-00356) of the Architectural Review Approval of Single-story Addition at 1485 Bellomy Street

Recommendation: Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the appeal hearing to September 11, 2024.

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

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Absent: 2 - Commissioner Biagini, and Commissioner Huang

CONSENT CALENDAR

A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza to approve all items on the consent calendar

Aye: 5 - V Bhatnagar, Cherukuru, Commissioner Bouza,
Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

1.A [24-802](#) Planning Commission Meeting Minutes of June 12, 2024

Recommendation: Approve the Planning Commission Meeting Minutes of the June 12, 2024 Meeting

1.B [24-812](#) Planning Commission Meeting Minutes of July 13, 2023

Recommendation: Approve the Planning Commission Meeting Minutes of the July 13, 2023 Meeting

1.C [24-615](#) Planning Commission 2025 Calendar of Meetings

Recommendation: Approve the Planning Commission 2025 Calendar of Meetings.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

5. [24-325](#) PUBLIC HEARING: Action on Conditional Use Permit (PLN23-00148) for a New Unmanned AT&T Telecommunication Facility with the Installation of a 60-Foot-Tall Monotree at 3111 Benton Street

Recommendation:

1. 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
2. Adopt a Resolution to approve a Conditional Use Permit for a new unmanned AT&T wireless telecommunication facility with the installation of a 60-foot-tall monotree at 3111 Benton Street, subject to findings and conditions of approval.

Chair Saleme moved Item 5 to be the first item heard under Public Hearings.

Associate Planner Tiffany Vien provided the staff presentation.

Commissioners inquired on health standards, radio frequency, the proposed location of the monotree, diesel emissions, a collapse impact report and other concerns. **Staff** notified the Commission that notices had been sent to all properties within 500 feet of the project.

Applicant Steve Proo provided a presentation.

Public Speakers:

Lee
Public Speaker
Dennis Demares

Applicant Steve Proo requested a continuance of the item to the September 11, 2024 meeting to allow time to conduct further research and more outreach to surrounding neighbors for input.

A motion was made by Commissioner Bouza, seconded by Commissioner Crutchlow to continue this item to the September 11, 2024 Planning Commission meeting.

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

2. [24-1205](#) Public Hearing: Action on a Conditional Use Permit (PLN2018-13109), Mitigated Declaration, and Mitigation Monitoring and Reporting Program for the Existing Muslim Community Association (MCA) School Expansion at 3080 Alfred Street and 3003 Scott Boulevard.

Recommendation:

1. Adopt a Resolution to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Muslim Community Association School Expansion; and
2. Adopt a Resolution approving the Conditional Use Permit to allow an expansion of the Muslim Community Association School at 3003 Scott Boulevard and 3080 Alfred Street, subject to conditions.

Senior Planner Steve Le provided the staff presentation.

Applicant Amin Adil Qazi provided a presentation.

Commissioners inquired upon parking and drop off requirements, seismic requirements and other items. **Assistant City Attorney Alexendar Abbe** provided clarification on off site parking agreements.

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

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

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

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza to approve Staff Recommendation 2

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

3. [24-744](#) Public Hearing: Action to Modify an Existing Conditional Use Permit (PLN24-00260) to Allow a Rhythmic Gymnastics Use in an Approved Personal Fitness Facility in the Light Industrial Zoning District at 2342 Walsh Ave.

Recommendation:

1. **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301(e)(1) (Class 1 - "Existing Facilities"); and
2. **Adopt** a Resolution to approve a modified Conditional Use Permit to allow rhythmic gymnastics in addition to an existing personal fitness facility at 2342 Walsh Avenue, subject to findings and conditions of approval.

Meeting went into Recess at 7:48 pm and reconvened at 7:56 pm.

Associate Planner Daniel Sobczak provided the staff presentation.

Applicant provided information on the project.

Applicant Olga Kofman spoke and thanked the Commission for approving the project.

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

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

A motion was made by Commissioner Crutchlow, seconded by Commissioner Saleme to approve Staff Recommendation 1

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

A motion was made by Commissioner Crutchlow, seconded by Chair Saleme to approve Staff Recommendation 2.

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

4. [24-747](#) Public Hearing: Action on a Variance (PLN24-00217) to Expand into the Front Setback by 6'-6" to Create Additional Living Space for a Residence Located at 1296 Chapel Drive

Recommendation:

1. Adopt a Resolution to deny a Variance to expand into the front setback by 6'-6" to create additional living space for a residence located at 1296 Chapel Drive

Associate Planner Daniel Sobczak provided the staff presentation.

Applicant Rohit George John provide a presentation.

Commissioners reviewed all aspects of the lot and possible alternatives to the proposed variance and found there were special circumstances to approve the variance.

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

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

A motion was made by Commissioner Crutchlow, seconded by Commissioner Cherukuru to approve the resolution to approve the variance and to direct staff to bring back the resolution at the next meeting with the findings discussed to support the approval.

Aye: 4 - Bhatnagar, Cherukuru, Commissioner Saleme, and Commissioner Crutchlow

Nay: 1 - Commissioner Bouza

Excused: 2 - Commissioner Biagini, and Commissioner Huang

A motion was made by Commissioner Crutchlow, seconded by Commissioner Cherukuru to determine the project is categorically exempt from CEQA 15301 Class 1 for Existing Facilities.

Aye: 4 - Bhatnagar, Cherukuru, Commissioner Saleme, and Commissioner Crutchlow

Nay: 1 - Commissioner Bouza

Excused: 2 - Commissioner Biagini, and Commissioner Huang

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 provided and presented a yearly calendar of upcoming conferences that the Planning Commission typically attends.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to retroactively approve funds be expended for registration fees and up to a total amount of \$2290 for Commissioner Huang to attend at the California APA Conference September 28 - October 1, 2024 in Riverside, CA.

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Absent: 2 - Commissioner Biagini, and Commissioner Huang

Retroactive Vote to Expend Funds for Commissioner Huang to Attend APA California Conference in Riverside, CA, September 28- October 1, 2024.

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

ADJOURNMENT:

Chair Saleme adjourned the meeting at 9:07 pm.

Aye: 5 - Bhatnagar, Cherukuru, Commissioner Bouza, Commissioner Saleme, and Commissioner Crutchlow

Excused: 2 - Commissioner Biagini, and Commissioner Huang

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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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