



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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12/04/2024

6:00 PM

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

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#### **6:00 PM REGULAR MEETING**

#### **Call to Order**

**Chair Saleme** called the meeting to order at 6:07 p.m.

## Pledge of Allegiance and Statement of Values

**Commissioner Cherukuru** read the Statement of Values.

**Commissioner Crutchlow** notified staff that would be arriving late to the meeting. Commissioner Crutchlow arrived at 6:15 p.m.

## 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

**Commissioner Cherukuru** read the Declaration of Commission Procedures.

## CONTINUANCES/EXCEPTIONS

**Planning Manager Lesley Xavier** announced that staff had received one comment letter on this item, which was at the dais for Commissioners review, and that the letter would be attached to the staff report when the item comes forward to a future Planning Commission meeting.

1. [24-1203](#) CONTINUANCE of an action on a Variance (PLN24-00514) to Locate a Six-Foot Wrought Iron Fence Within the 10-Foot Street Side Setback and Within the 20-Foot Front Setback for a Single-Family Residence at 572 Woodhams Road

**Recommendation:** Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to the January 15, 2025 Planning Commission meeting.

Public Hearing was opened.

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Bhatnagar to approve this item.**

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

**Absent:** 1 - Commissioner Crutchlow

## CONSENT CALENDAR

There are no consent items.

**PUBLIC PRESENTATIONS**

None.

**PUBLIC HEARING**

2. [24-1194](#) 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 or an Alternative Design with Three 42'-6" Monopoles Located in the Parking Lot 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.

**Planning Manager Lesley Xavier** provided the staff presentation and commented the Commission has heard this item 3 times previously and this hearing is to present the alternative three monopole design.

**Steve Proo, representing AT&T** provided the applicant presentation. During his presentation, Mr. Proo stated that the noise level at the nearest residences would be between 47 and 49 decibels, which is equivalent to a quiet conversation or a floor fan. He also stated that the proposed installation would comply with FCC Guidelines for radio frequency emissions. A third party engineering firm prepared a report demonstrating that emissions would be approximately 36% of the FCC limit.

**Commissioners** inquired upon:

- why the monotree would not be moved to the front of the property. **Steve Proo** replied that the property owner expressed they do not want the monotree at the front of the property.
- the height of the proposed monotrees and where else this design has been used.
- expressed concerns regarding the color of the poles (quite dark).
- inquired if Central Park had been considered for the cell tower location.

**Steve Proo** stated that he received no response from Parks and Recreation on his inquiry after numerous attempts.

**Commissioner Saleme** stated that the Commission has no purview over health concerns of the monotree and that the public is welcome to speak on other input they have on this item.

**Public Speakers:**

Lee Benton  
Nicholas Rossi  
Ken Kratz  
Alexandra - provided list of 12 alternate locations  
Dino  
Diane Harrison

Vignesh

**Steve Proo** provided applicant rebuttal at 7:01 reviewing the process AT&T undergoes for proposing a cell tower location and that the process started in 2021 and that they have done their due diligence.

**Commissioners** expressed concerns that Parks and Recreation had not replied to the request. Commissioners inquired if AT&T would be willing to come back to another meeting if Parks and Recreation could provide a reply before the next meeting on the inquiry, **Mr. Proo** replied yes. **Commissioner Bouza** expressed concerns that Parks and Recreation may not be able to provide an easement for this project. **Assistant City Attorney Alexander Abbe** commented that for the City to provide a lease or easement of parkland would be a significant challenge, because the Charter would require voter approval.

**Commissioner Huang** volunteered to assist with contacting Parks and Recreation on this issue.

**Assistant City Attorney Alexander Abbe** asked Mr. Proo if he was in agreement to extend the existing shot clock tolling agreement between Cingular Wireless PCS and the City until February 15, 2025, and have this item continued to the January 2025 Planning Commission meeting, and the applicant agreed to the extension of the tolling agreement and the continuance.

**Chair Saleme** thanked the public for their input on this item.

**A motion was made by Commissioner Crutchlow, seconded by Commissioner Cherukuru to continue this item to the January 15, 2025 Planning Commission Meeting.**

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

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

Meeting went into Recess at 7:40 p.m.

Meeting Reconvened at 7:45 p.m.

1. Announcements/Other Items

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Huang to expend funds for 4 Commissioners to attend LCC Planning Commissioners Academy taking place in Santa Rosa March 5-7, 2025.**

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

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

**Staff Aide II Elizabeth Elliott** provided details on the upcoming League of California Cities Planning Commissioner Academy.

**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.

**Commissioner Cherukuru** inquired as to what the process is for Mobile Food Trucks to operate in the City.

**Planning Manager Lesley Xavier** commented she will provide a presentation on this topic.

**Commissioner Bhatnagar** mentioned that Council approved an increase to utility rates and that at the meeting it was mentioned that 90% of power is utilized by businesses.

**Chair Saleme** commented that Council did mention at the most recent Council Meeting that Councilmembers mentioned they did not understand why Planning Commissioners had voted against an upcoming data center item recently approved by Council and that he would like better communication with Council on this item and Commissioners commented some of the Planning Commissioner comments on data centers were taken out of context at the Council meeting..

**Planning Manager Lesley Xavier** reminded Commissioners to send their questions and comments to her in advance of a Data Center Study Session.

**Commissioner Crutchlow** requested a Study Session on cellular towers and a possible master plan for these projects.

## 3. City Council Actions

**Planning Manager Lesley Xavier** provided updates.

### **ADJOURNMENT:**

**The meeting adjourned at 8:02 p.m. The next regular scheduled meeting is January 15, 2025 at 6 p.m.**

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

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