



City of Santa Clara

Meeting Minutes

Planning Commission

04/16/2025

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 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

None.

CONSENT CALENDAR

1.A [25-434](#) Planning Commission Meeting Minutes of March 19, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the March 19, 2025 Meeting.

- 1.B [25-422](#) Action to Adopt Resolutions to Approve a Conditional Use Permit and Variances (PLN23-00513) to Allow Expansion of an Existing Service Station by Removing a Portion of the Fuel Canopy and Two Fuel Dispensers, and by Adding a 1,605 square foot Convenience Store and Self-Service Carwash within the Rear Setback for the Store at 2455 Lawrence Expressway

Recommendation:

1. **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures)
2. **Adopt** a Resolution Approving a Conditional Use Permit to allow expansion of an existing service station for removing a portion of fuel canopy and two fuel dispensers and adding a 1,605 square foot convenience store and a self-service carwash within the rear setbacks at 2455 Lawrence Expressway.
3. **Adopt** a Resolution Approving a Variance to allow reduced rear setbacks, reduced landscaping planter depth along the street frontages, reduced required landscape screening depth, reduced required tree planter depth, and reduced required shrub planter depth in connection with a proposed expansion of an existing service station at 2455 Lawrence Expressway.

A motion was made by Commissioner Bouza, seconded by Commissioner Crutchlow to approve the consent calendar

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

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [25-376](#) PUBLIC HEARING: 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 the 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:

- 1) Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - "New Construction or Conversion of Small Structures").
- 2) Adopt a resolution approving a Conditional Use Permit to allow for construction a single-sided digital LED billboard as part of a Billboard Relocation Agreement, located at 1700 Duane Avenue, subject to findings and conditions of approval.
- 3) Adopt a resolution approving a minor modification to reduce the required 1,500 linear feet distance from another electronic digital display message sign, located at 1700 Duane Avenue, subject to findings and conditions of approval.
- 4) Recommend to the City Council approval of the Billboard Relocation Agreement.

Associate Planner Meha Patel provided the staff presentation.

Commissioners discussed several topics including the size of the billboard, how many billboards will be removed with the addition of the new billboard, safety studies, road/safety hazards due to billboards.

Commissioners requested that staff look at neighboring cities policies regarding billboards.

Cameron Hall provided the applicant presentation and **Jeff McCuen** answered additional questions.

Public Speaker:

Linda

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 Saleme, seconded by Commissioner Biagini to reopen public hearing.

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 Crutchlow, seconded by Commissioner Crutchlow to continue this item date certain to June 11, 2025 and have staff do additional research on traffic safety impacts from billboards, billboard message hold time, and illumination.

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

Nay: 2 - Commissioner Huang, and Vice Chair Bouza

3. [25-436](#) PUBLIC HEARING: Recommendation on a General Plan Text Amendment for the 2023-2031 Housing Element Sites Inventory List

Recommendation: Alternative 1: Adopt a Resolution to Recommend the City Council Amend the General Plan Housing Element with revisions associated with changes to the Housing Sites Inventory

Meeting went into Recess at 7:20 p.m. and reconvened at 7:27 p.m.

Associate Planner John Baty provided the staff presentation.

Public Speaker:

Daniel Alvarez - NorCal Carpenters
Linda

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

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

4. [25-214](#) PUBLIC HEARING: Recommendation on a General Plan Amendment to Remove the Lawrence Station Phase II, Central Expressway, and De La Cruz Focus Areas

Recommendation: Alternative 1: Adopt a Resolution to Recommend the City Council Amend the General Plan to remove the Lawrence Station Phase II, Central Expressway and De La Cruz Focus Areas and make associated text edits.

Senior Planner Steve Le provided the staff presentation.

Public Speaker:

Linda

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

The motion did not pass.

Aye: 3 - Commissioner Huang, Chair Saleme, and Commissioner Crutchlow

Nay: 4 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, and Vice Chair Bouza

A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza that the Focus Area not be removed and that this item be forwarded to City Council with no recommendation.

Aye: 4 - Commissioner Cherukuru, Vice Chair Bouza, Commissioner Bhatnagar, and Commissioner Biagini

Nay: 3 - Chair Saleme, Commissioner Huang, and Commissioner Crutchlow

5. [25-189](#) Public Hearing: Recommendations related to the adoption of the Second Zoning Code Cleanup Ordinance and Rezoning of Properties Currently Designated TN (Transit Neighborhood) to R6 (Transit Neighborhood Residential)

Recommendation: 1. Recommend that the City Council adopt the Zoning Code cleanup ordinance; and
2. Recommend that the City Council apply the R6 Transit Neighborhood District to the properties currently zoned TN on the Zoning Map, consistent with the General Plan.

Principal Planner John Davidson provided the staff presentation.

A motion was made by Commissioner Bouza, 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 Crutchlow, 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

6. [25-67](#) STUDY SESSION: Mobile Food Vendors

Planning Manager Lesley Xavier provided the staff presentation.

Commissioner inquired on several items, including permits for mobile food vendors and the impact to local restaurants by having mobile food trucks.

7. [25-464](#) Planning Commission Workplan Fiscal Year 2025/2026

Recommendation: There is no staff recommendation.

Planning Manager Lesley Xavier provided a presentation with a compilation of items discussed at previous meetings for the Planning Commission Workplan.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Chair Saleme requested annual updates on projects that the Planning Commission has approved.

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

Staff Aide II Elizabeth Elliott provided information on the upcoming APA California Chapter Conference taking place in August 2025. Registration opens June 2, 2025.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided budget updates.

2. Upcoming Agenda Items

Commissioner Cherukuru requested to be registered for the virtual National APA Conference.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to expend funds for Commissioner Cherukuru to attend the NPCA virtual conference

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

3. City Council Actions

Planning Manager Lesley Xavier provided updates.

ADJOURNMENT:

The meeting adjourned at 10:06 p.m. The next meeting is a Joint Council/Planning Commission Study Session on May 20, 2025. The next regular Planning Commission Meeting is May 21, 2025.

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

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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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