



City of Santa Clara

Meeting Minutes

Planning Commission

08/13/2025

6:00 PM

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

The City of Santa Clara is conducting the Planning Commission Hearing meeting in a hybrid manner (in-person and method 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

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Please identify the Agenda Item Number in the subject line of your email.

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6:00 PM REGULAR MEETING

Call to Order

Chair Crutchlow called the meeting to order at 6:04 p.m.

Pledge of Allegiance and Statement of Values

Secretary Cherukuru read the Statement of Values.

Roll Call

- Present** 6 - Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Commissioner Lance Saleme, and Chair Eric Crutchlow
- Absent** 1 - Commissioner Yashraj Bhatnagar

A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza to excuse Commissioner Bhatnagar.

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

Excused: 1 - Commissioner Bhatnagar

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Commission Procedures..

CONTINUANCES/EXCEPTIONS**CONSENT CALENDAR**

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve items 1A and 1B.

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

Excused: 1 - Commissioner Bhatnagar

1.A [25-655](#) Planning Commission Meeting Minutes of May 21, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the May 21, 2025 Meeting.

1.B [25-839](#) Planning Commission Meeting Minutes of June 11, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the June 11, 2025 Meeting.

1.C [25-717](#) Action to Adopt a Resolution to Deny the Modification to an Existing Conditional Use Permit (PLN24-00392) that Would Have Changed Existing Conditions of Approval (Conditions P6, P8, P19, P20) Concerning Solid Waste and Recycling Collection at the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

Recommendation: 1. **Adopt** a Resolution Denying the Modification of an Existing Conditional Use Permit that would have allowed solid waste and recycling to be collected from Cecil Avenue for the existing Subaru dealership.

Commissioner Huang asked to discuss this item and stated he felt denying the application was not right.

A motion was made by Commissioner Biagini, seconded by Commission Bouza to approve Item 1C.

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

Nay: 1 - Commissioner Huang

Excused: 1 - Commissioner Bhatnagar

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [25-690](#) Public Hearing: Action on a Vesting Tentative Subdivision Map (PLN25-00225) for 11 Townhouses Located at 1530 and 1540 Pomeroy.

Recommendation:

1. Recommend that the City Council find that the proposed subdivision falls within the scope of the adopted CEQA Addendum prepared for the project and no further analysis is required.
2. Adopt a resolution recommending the City Council approve the Vesting Tentative Subdivision Map to merge the two parcels and create a one-lot subdivision for condominium purposes for 11 townhouses and common area at 1530/1540 Pomeroy Avenue, subject to findings and conditions of approval.

Senior Planner Nimisha Agrawal provided the staff presentation.

Commissioners inquired upon many aspects fo the project including tandem parking, input from neighbors, if there was an affordable housing component, state mandate for housing.

Applicant Omid Shakeri, Ridgecrest Group provided a presentation and outlined the history of the project.

Public Speakers

Manuel Vierra

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

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to approve staff recommendation 1.

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve staff recommendation 2.

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

Excused: 1 - Commissioner Bhatnagar

3. [25-763](#) Public Hearing: Action on the Initial Study and Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, General Plan Amendment, Rezone, and Vesting Tentative Subdivision Map (PLN24-00267 and PLN24-00332) for the Property Located at 1400 Coleman Avenue to Allow the Development of 142 Townhouse 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 adopt the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the proposed residential townhome project at 1400 Coleman Avenue.
2. Adopt a resolution recommending the City Council approve the General Plan amendment to change the land use designation from Regional Commercial to High Density Residential.
3. Adopt a resolution recommending the City Council approve a rezoning of the project site from Commercial Regional (CR) to High Density Residential (R4) subject to conditions of approval.
4. Adopt a resolution recommending City Council approve a Vesting Tentative Subdivision Map for condominium purposes, subject to conditions of approval.

Senior Planner Nimisha Agrawal provided the staff presentation.

Tyler Rogers, David J. Powers answered questions from Commissioners. **Commissioners** inquired upon air quality at the site of the project, tribal consultations, if the project had been presented at a Station Area Task Force meeting, proximity to mass transit, aging in place features, etc.

Applicant Pamela Nieting, City Ventures provided a presentation and spoke regarding the project.

Public Speaker
Dylan Plane

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to close public hearing.

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

Absent: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to approve staff recommendation 1.

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to approve staff recommendation 2.

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve staff recommendation 3.

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve staff recommendation 4.

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

Excused: 1 - Commissioner Bhatnagar

4. [25-784](#) Public Hearing: 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 Proposed at 572 Woodhams Road (Continued from the May 21, 2025, Planning Commission Meeting)

Recommendation: Adopt a resolution denying the variance to locate a six-foot wrought iron fence within the required 10-foot street side setback and 20-foot front setback proposed at 572 Woodhams Road, subject to findings.

Meeting went into Recess at 8:04 p.m. and reconvened at 8:13 p.m.

Associate Planner Meha Patel provided the staff presentation.

Commissioners Huang and Crutchlow disclosed they had met with the property owners. **Commissioners** had questions regarding the old zoning code, and new zoning code and how it related to this item.

Applicants Thuyloan Nguyen and Aniraban Sengupta spoke.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to close public comment.

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

Excused: 1 - Commissioner Bhatnagar

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

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

Nay: 1 - Commissioner Huang

Excused: 1 - Commissioner Bhatnagar

5. [25-826](#) 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 (Continued from June 11, 2025, Planning Commission Meeting).

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.

Applicant Steve Abrams, Abrams Associates and Cameron Hall, Outfront Media spoke.

Commissioners inquired on various aspects of the traffic accident data study reports provided.

Chair Crutchlow requested that his comments be provided in the minutes as follows: The safety case is reasonably strong but not definitive. The available research does not support claims that properly regulated digital billboards significantly increase crash risk. The studies most often cited by opponents have acknowledged limitation and inconclusive results. However, the absence of proof of harm is not the same as proof of safety.

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

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Bouza, seconded by Commissioner Biagini to approve staff recommendation 1.

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Bouza, seconded by Commissioner Biagini to approve staff recommendation 2.

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

Excused: 1 - Commissioner Bhatnagar

Abstained: 1 - Chair Crutchlow

A motion was made by Commissioner Bouza, seconded by Commissioner Biagini to approve staff recommendation 3.

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

Excused: 1 - Commissioner Bhatnagar

Abstained: 1 - Chair Crutchlow

A motion was made by Commissioner Bouza, seconded by Commissioner Biagini to approve staff recommendation 4.

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

Excused: 1 - Commissioner Bhatnagar

Abstained: 1 - Chair Crutchlow

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Planning Manager Lesley Xavier provided updates.

Commissioner Cherukuru requested that the Planning Commission purchase a table at the 2026 Joint Venture Silicon Valley State of the Valley Event when ticket sales are available in early 2026..

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

Staff Aide II Elizabeth Elliott provided updates on the upcoming California APA Conference taking place in Monterey September 29 to October 1, 2025. **Commissioners Huang and Crutchlow** have been registered to attend.

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 meeting is September 10, 2025/

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

Excused: 1 - Commissioner Bhatnagar

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