



City of Santa Clara

Meeting Agenda

Station Area Task Force

Thursday, November 20, 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 Station Area Task Force in a hybrid manner, in-person and a method for the public to participate remotely:

Via Zoom:

<https://santaclaraca.zoom.us/j/86001666538>

Meeting ID: 860 0166 6538

or

By Phone: 1(669) 900-6833

CALL TO ORDER AND ROLL CALL

CONSENT CALENDAR

- 1.A 25-1504** [Station Area Task Force Meeting Minutes of August 21, 2025 meeting continued from the September 18, 2025 Meeting](#)

Recommendation: Approve the Station Area Task Force Meeting Minutes of the August 21, 2025 Meeting

- 1.B 25-1505** [Station Area Task Force Meeting Minutes of September 18, 2025 Meeting](#)

Recommendation: Approve the Station Area Task Force Meeting Minutes of the September 18, 2025 Meeting

PUBLIC PRESENTATIONS

[This item is reserved for persons to address the body on any matter not on the agenda that is within the subject matter jurisdiction of the body. The law does not permit action on, or extended discussion of, any item not on the agenda except under special circumstances. The governing body, or staff, may briefly respond to statements made or questions posed, and appropriate body may request staff to report back at a subsequent meeting.]

GENERAL BUSINESS

2. 25-1623 [State Bill 79 \(SB 79\) Overview](#)

Recommendation: There is no staff recommendation.

3. Update on the October 8, 2025 Planning Commission Meeting on the Station Area Specific Plan

4. 25-1624 [BART Phase II Surface Parking Lot](#)

Recommendation: There is no staff recommendation.

STAFF REPORT**ADJOURNMENT**

The next regular scheduled meeting is December 18, 2025 at 6 p.m.

MEETING DISCLOSURES

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.

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."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

Agenda Report

25-1504

Agenda Date: 11/20/2025

REPORT TO STATION AREA TASK FORCE

SUBJECT

Station Area Task Force Meeting Minutes of August 21, 2025 meeting continued from the September 18, 2025 Meeting

RECOMMENDATION

Approve the Station Area Task Force Meeting Minutes of the August 21, 2025 Meeting



City of Santa Clara

Meeting Minutes

Station Area Task Force

08/21/2025

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 Station Area Task Force in a hybrid manner, in-person and a method for the public to participate remotely:

Via Zoom:

<https://santaclaraca.zoom.us/j/86001666538>

Meeting ID: 860 0166 6538

or

By Phone: 1(669) 900-6833

CALL TO ORDER AND ROLL CALL

Chair Leung called the meeting to order at 6:03 p.m.

Member Collins participated in the meeting remotely under AB 361 in Government Code § 54953(f) due to emergency circumstances.

Present 10 - Member Jonathon Evans, Member Dan Ondrasek, Chair Patricia Leung, Member Sean Collins, Member Jill Hough, Member Dylan Plane, Member Michael Stockwell, Member Daniel Huynh, Member Neetu Garg, and Member Vernon Shure

Absent 1 - Member Rob Mayer

A motion was made by Member Ondrasek, seconded by Member Huynh, to excuse Member Mayer.

Aye: 10 - Member Evans, Member Ondrasek, Chair Leung, Member Collins, Member Hough, Member Plane, Member Stockwell, Member Huynh, Member Garg, and Member Shure

Excused: 1 - Member Mayer

CONSENT CALENDAR

1. [25-857](#) Station Area Task Force Meeting Minutes of July 17, 2025

Recommendation: Approve the Station Area Task Force Meeting Minutes of the July 17, 2025 Meeting

A motion was made by Chair Leung to continue this item date certain to the September 18, 2025, Station Area Task Force Meeting due to the incorrect listing of Task Force members in the voting actions throughout the minutes document.

Aye: 10 - Member Evans, Member Ondrasek, Chair Leung, Member Collins, Member Hough, Member Plane, Member Stockwell, Member Huynh, Member Garg, and Member Shure

Excused: 1 - Member Mayer

PUBLIC PRESENTATIONS

Public Comments: **None.**

GENERAL BUSINESS

2. [25-919](#) Santa Clara Station Area Task Force Review of the Station Plaza with VTA and Design Guidelines/Standards Next Steps

Recommendation: There is no staff recommendation.

VTA Staff Melissa Cerezo, Rob Swierk, Cristina Nape, and Site Lab Consultant Hugo Errazuriz provided a presentation.

WRT Consultant Jim Stickley provided a presentation.

Arup Consultant Yunus Kovankaya provided a presentation.

Public Comment: **None.**

3. [25-918](#) Election of a Station Area Task Force Vice Chair

Recommendation: There is no staff recommendation.

Member Collins nominated **Member Evans** for Vice Chair. **Member Evans** declined the nomination.

Member Evans nominated **Member Plane** for Vice Chair. **Member Plane** accepted the nomination.

A motion was made by Chair Leung to approve Member Plane as Vice Chair.

Aye: 10 - Member Evans, Member Ondrasek, Chair Leung, Member Collins, Member Hough, Member Plane, Member Stockwell, Member Huynh, Member Garg, and Member Shure

Excused: 1 - Member Mayer

STAFF REPORT

Principal Planner Rebecca Bustos announced that the October 16, 2025, Station Area Task Force meeting will be canceled.

ADJOURNMENT

A motion was made by Member Huynh, seconded by Member Ondrasek, to adjourn the meeting at 8:45 p.m.

Aye: 10 - Member Evans, Member Ondrasek, Chair Leung, Member Collins, Member Hough, Member Plane, Member Stockwell, Member Huynh, Member Garg, and Member Shure

Excused: 1 - Member Mayer

The next regular scheduled meeting is on Thursday, September 18, 2025.

MEETING DISCLOSURES

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.

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."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
[@SantaClaraCity](https://twitter.com/SantaClaraCity)

Agenda Report

25-1505

Agenda Date: 11/20/2025

REPORT TO STATION AREA TASK FORCE

SUBJECT

Station Area Task Force Meeting Minutes of September 18, 2025 Meeting

RECOMMENDATION

Approve the Station Area Task Force Meeting Minutes of the September 18, 2025 Meeting



City of Santa Clara

Meeting Minutes

Station Area Task Force

09/18/2025

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 Station Area Task Force in a hybrid manner, in-person and a method for the public to participate remotely:

Via Zoom:

<https://santaclaraca.zoom.us/j/86001666538>

Meeting ID: 860 0166 6538

or

By Phone: 1(669) 900-6833

CALL TO ORDER AND ROLL CALL

Member Evans called the meeting to order at 6:15 p.m.

Present 6 - Member Jonathon Evans, Member Dan Ondrasek, Member Rob Mayer, Member Sean Collins, Member Michael Stockwell, and Member Vernon Shure

Absent 5 - Chair Patricia Leung, Member Jill Hough, Vice Chair Dylan Plane, Member Daniel Huynh, and Member Neetu Garg

A motion was made by Member Ondrasek, seconded by Member Collins, to excuse Chair Leung, Vice Chair Plane, and Member Garg, who had notified staff of their anticipated absence.

Aye: 6 - Member Evans, Member Ondrasek, Member Mayer, Member Collins, Member Stockwell, and Member Shure

Excused: 3 - Chair Leung, Vice Chair Plane, and Member Garg

Absent: 2 - Member Hough, and Member Huynh

A motion was made by Member Mayer, seconded by Member Stockwell, to excuse Member Hough, and Member Huynh.

Aye: 6 - Member Evans, Member Ondrasek, Member Mayer, Member Collins, Member Stockwell, and Member Shure

Excused: 5 - Chair Leung, Member Hough, Vice Chair Plane, Member Huynh, and Member Garg

CONSENT CALENDAR

- 1.A** [25-998](#) Station Area Task Force Meeting Minutes of July 17, 2025 Continued
From the August 21, 2025 Meeting

Recommendation: Approve the Station Area Task Force Meeting Minutes of the July 17, 2025 Meeting

A motion was made by Member Ondrasek, seconded by Member Stockwell, to approve staff recommendation.

Aye: 6 - Member Evans, Member Ondrasek, Member Mayer, Member Collins, Member Stockwell, and Member Shure

Excused: 5 - Chair Leung, Member Hough, Vice Chair Plane, Member Huynh, and Member Garg

- 1.B** [25-1000](#) Station Area Task Force Meeting Minutes of August 21, 2025 meeting

Recommendation: Approve the Station Area Task Force Meeting Minutes of the August 21, 2025 Meeting

A motion was made by Member Evans to continue this item date certain to the November 20, 2025, Station Area Task Force Meeting due to a lack of a quorum of members from the August 21, 2025 meeting.

Aye: 6 - Member Evans, Member Ondrasek, Member Mayer, Member Collins, Member Stockwell, and Member Shure

Excused: 5 - Chair Leung, Member Hough, Vice Chair Plane, Member Huynh, and Member Garg

PUBLIC PRESENTATIONS

None.

GENERAL BUSINESS

2. [25-1020](#) Santa Clara Station Area Task Force Review of Changes to the Preferred Plan

Recommendation: There is no staff recommendation.

WRT Consultant Deesksha Rawat provided a presentation.

Public Speakers:

James Viso

Edwin K.

Donna West

A motion was made by Member Ondrasek, seconded by Member Stockwell, to close the public hearing.

Aye: 6 - Member Evans, Member Ondrasek, Member Mayer, Member Collins, Member Stockwell, and Member Shure

Excused: 5 - Chair Leung, Member Hough, Vice Chair Plane, Member Huynh, and Member Garg

STAFF REPORT

None.

ADJOURNMENT

A motion was made by Member Ondrasek, seconded by Member Collins, to adjourn the meeting at 8:05 p.m.

Aye: 6 - Member Evans, Member Ondrasek, Member Mayer, Member Collins, Member Stockwell, and Member Shure

Excused: 5 - Chair Leung, Member Hough, Vice Chair Plane, Member Huynh, and Member Garg

The October 16, 2025 SATF Meeting is canceled, the next regular meeting will be on November 20, 2025 at 6 p.m. in the City Hall Council Chambers.

MEETING DISCLOSURES

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.

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."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.



Agenda Report

25-1623

Agenda Date: 11/20/2025

REPORT TO STATION AREA TASK FORCE

SUBJECT

State Bill 79 (SB 79) Overview

BACKGROUND

On October 10, 2025, Governor Gavin Newsom signed Senate Bill (SB) 79, the Abundant & Affordable Homes Near Transit Act, into law (See weblink to the Bill in Attachment 1). SB 79 is intended to promote higher-density housing near public transportation and address the state's housing shortage. The legislation overrides local density limits to allow high-density residential development within one-half mile of qualifying major transit stops, including Caltrain, BART, and VTA stations.

DISCUSSION

Staff will provide an overview of the key provisions of Senate Bill (SB) 79 and its potential implications for local land use and planning. The new law establishes minimum residential density standards for sites located within one-half mile of qualifying transit stops. At the same time, SB 79 includes provisions that allow for local flexibility in implementation.

Specifically, local jurisdictions may adopt alternative transit-oriented development (TOD) plans that provide for an equivalent or greater amount of housing near transit while reflecting local priorities and community goals. The Station Area Specific Plan would qualify as such an alternative TOD plan under SB 79, allowing the City to maintain consistency with state housing objectives while retaining local control over development standards and design.

RECOMMENDATION

There is no staff recommendation.

Prepared by: Rebecca Bustos, Principal Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

1. Web Link: SB 79

Web Links

SB 79:

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202520260SB79



Agenda Report

25-1624

Agenda Date: 11/20/2025

REPORT TO STATION AREA TASK FORCE

SUBJECT

BART Phase II Surface Parking Lot

BACKGROUND

Based on feedback received from the Station Area Task Force (SATF) and the Planning Commission, the Santa Clara Valley Transportation Authority (VTA) studied future development opportunities on the BART station surface parking lot.

DISCUSSION

VTA staff will present two potential development concepts for the BART surface parking lot. The presentation will illustrate potential land use configurations and how the site can be integrated into the broader Station Area land use plan to support a cohesive vision.

RECOMMENDATION

There is no staff recommendation.

Prepared by: Rebecca Bustos, Principal Planner, Community Development Department

Approved by: Lesley Xavier, Planning Manager, Community Development Department

ATTACHMENTS

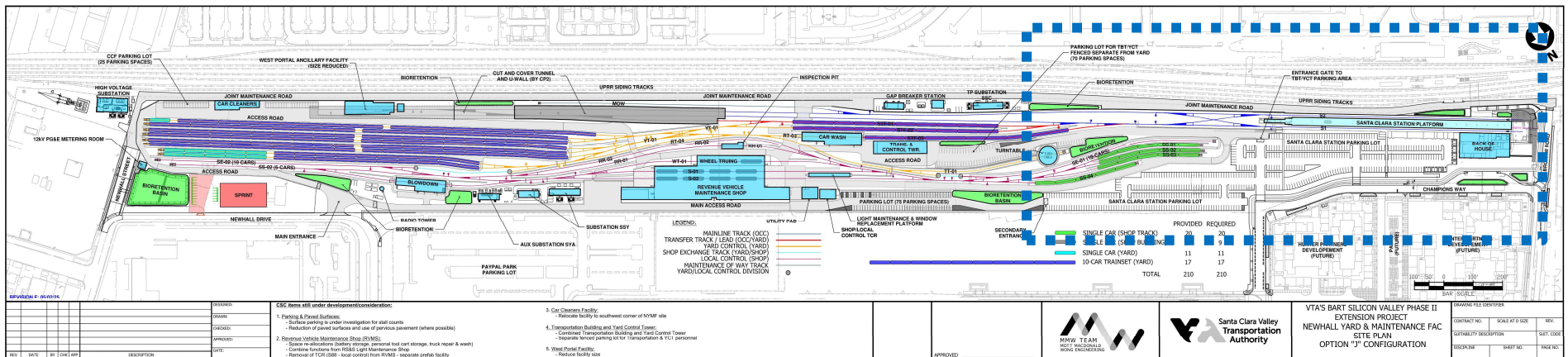
1. BART Silicon Valley Phase II Site Plan

Newhall Maintenance Facility & Santa Clara Parking Cost Savings



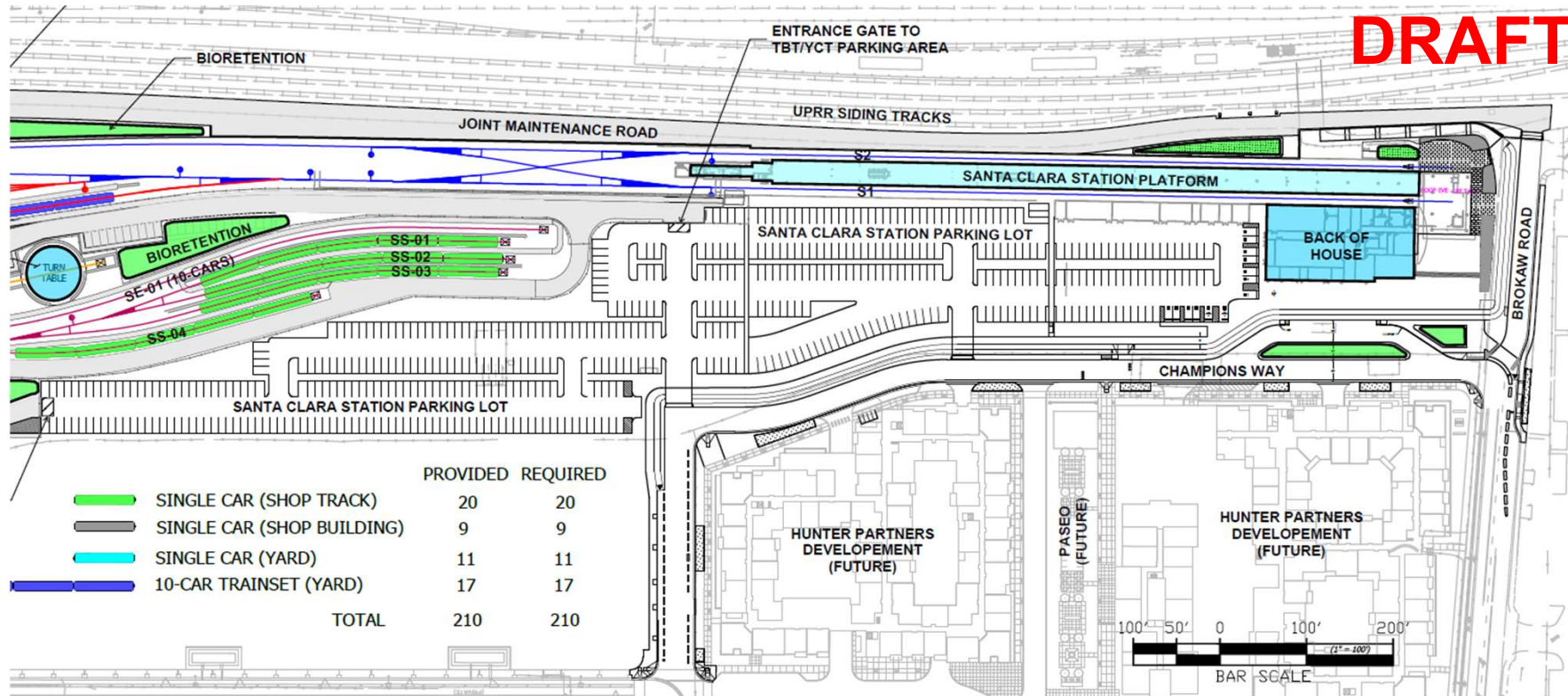
Santa Clara Station Surface Parking Lot

DRAFT



NOT FOR CIRCULATION

Newhall Maintenance Facility & Santa Clara Parking Cost Savings



NOT FOR CIRCULATION