



City of Santa Clara

Meeting Minutes

Planning Commission

11/12/2025

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

How to Submit Written Public Comment Before Planning Commission Meeting:

1. By email to planningpubliccomment@santaclaraca.gov by 12 p.m. the day of the meeting.

Those emails will be forwarded to the Planning Commission and will be uploaded to the Planning Commission Agenda as supplemental meeting material. Emails received after the 12 p.m. cutoff time up through the end of the meeting will form part of the meeting record.

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

2. Use the eComment tab located on the City Council Agenda page

<https://santaclara.legistar.com/Calendar.aspx>). eComments are directly sent to the iLegislate application used by staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting. NOTE: eComments and Emails received as public comment will not be read aloud during the meeting.

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All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Planning Commission meeting may not be the final documents approved by the Planning Commission. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

6:00 PM REGULAR MEETING

Call to Order

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

Pledge of Allegiance and Statement of Values

Vice Chair Bouza read the Statement of Values.

Roll Call

- Present** 5 - Commissioner Nancy A. Biagini, Commissioner Qian Huang, Vice Chair Mario Bouza, Commissioner Lance Saleme, and Chair Eric Crutchlow
- Absent** 2 - Commissioner Yashraj Bhatnagar, and Commissioner Priya Cherukuru

A motion was made by Commissioner Biagini, seconded by Commission Crutchlow to excuse Commissioners Bhatnagar and Cherukuru from the meeting.

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

Absent: 2 - Commissioner Bhatnagar, and Commissioner Cherukuru

DECLARATION OF COMMISSION PROCEDURES

Vice Chair Bouza read the Declaration of Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1. [25-1629](#) Planning Commission Meeting Minutes of October 8, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the October 8, 2025 Meeting.

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

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Cherukuru

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [25-1109](#) Public Hearing: Recommendation on a General Plan Amendment to the City's Open Space Element to Add Policies to Address Climate Resilience and Other Co-benefits of Open Space; to Help to Increase Access to Open Space for Everyone; and to Preserve, Enhance, and Expand a Network of Open Spaces.

Recommendation: Staff recommends based on Senate Bill 1425, that the Planning Commission recommend the City Council:

1. Find that the Addendum to the 2010-2035 General Plan Environmental Impact Report (EIR) prepared for the project complies with CEQA, and that the adoption of the Open Space Element Update would not result in environmental impacts beyond those described in the General Plan EIR and no further analysis is required.
2. Adopt the General Plan Text Amendment and find that it satisfies the SB 1425 requirements to update open space programs to include policies addressing climate resilience and other co-benefits of Open Space; and that the necessary text edits are consistent with the Parks, Open Space, and Recreation Goals and Policies in the General Plan.

Principal Planner John Davidson provided the staff presentation.

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

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Cherukuru

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to adopt a resolution approving staff recommendation 1.

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Cherukuru

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to adopt a resolution approving staff recommendation 2.

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Cherukuru

3. [25-996](#) Study Session on Draft Citywide Objective Design Standards

Assistant Planner Alex Tellez provided the staff presentation.

Commissioners provided input and comments including concerns regarding tall buildings next to one-story buildings and mentioned they would like guidelines on how privacy will be maintained in this type of scenario; and how quality architectural designs would be determined.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

2. Board and Commission Dinner Recognition Event Discussion - requested by Commissioner Saleme

Planning Manager Lesley Xavier provided on the new format for Board/Commission recognition events/dinner.

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

Staff Aide II Elizabeth Elliott provided Commissioners with a spreadsheet of upcoming conferences for FY 2025/26.

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 7:31 p.m. The next regular scheduled meeting is on December 17, 2025 at 6 p.m. in the Council Chambers and via Zoom.

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.

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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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