



City of Santa Clara

Meeting Minutes

Planning Commission

10/08/2025

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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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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6:00 PM REGULAR MEETING

Call to Order**Pledge of Allegiance and Statement of Values****Roll Call**

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

Present 7 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Commissioner Lance Saleme, and Chair Eric Crutchlow

DECLARATION OF COMMISSION PROCEDURES

Secretary Cheurkuru read the Statement of Values.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1.A [25-1509](#) Planning Commission Meeting Minutes of September 10, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the September 10, 2025 Meeting.

1.B [25-1038](#) Planning Commission 2026 Calendar of Meetings

Recommendation: Approve the Planning Commission 2026 Calendar of Meetings.

A motion was made by Commissioner Bouza, seconded by Commission Bhatnagar to approve the consent calendar.

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

Abstained: 1 - Chair Crutchlow

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [25-943](#) PUBLIC HEARING: Action on the Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, and to Amend the Approved Planned Development (PD) Zoning for 22 All-Electric Detached Single-Family Residences (PLN22-00505) to Allow for the Installation of Natural Gas Stove Appliances (PLN25-00073) for the Property Located at 1957 Pruneridge Avenue

Recommendation: The proposed modification to the rezoning is a legislative act, and the Planning Commission and Council have a significant degree of discretion in making their decisions. Because the developer committed to not use methane in order to obtain the PD zoning in 2024, and the all-electric construction is one of the stated reasons for granting the PD zoning, there is no obligation to reverse course and allow methane just one year later. Nevertheless, the addition of natural gas stovetops will respond to market demand and add value to the residences. In addition, the inclusion of 22 natural gas stoves does not represent a significant policy shift, especially given that the City is drafting a revision to its Reach Code that may expressly allow for natural gas stovetops in the near future. Consequently, Staff recommends that the Planning Commission adopt Alternatives 1 and 2:

1. Adopt a resolution recommending the City Council adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project.
2. Adopt a resolution recommending the City Council to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences to allow for the installation of natural gas stove appliances for the Property located at 1957 Pruneridge Avenue, subject to conditions of approval.

Senior Planner Nimisha Agrawal provided the staff presentation.

Applicant Mathew Schott and Steve Schott, SCS Developers, provided a presentation.

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

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

A motion was made by Commissioner Cherukuru seconded by Commission Biagini to approve staff recommendation 1.

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

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

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

3. [25-937](#) Public Hearing: Vesting Tentative Map (PLN24-00044) for a Common Interest Development for the Proposed Development of Six Single-Family Housing Units to Accompany Architectural Review Application (PLN24-00034), Subject to Streamlining Under SB 330 (2019), Located at 4503 Cheeney Street.

Recommendation:

1. **Recommend** that the City Council determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects); and
2. **Adopt** a Resolution recommending the City Council approve the Vesting Tentative Map (PLN24-00044) for a common interest development for the proposed development of six single family housing units located at 4503 Cheeney Street to accompany the Architectural Review application (PLN 24-00034), subject to findings and conditions of approval

Assistant Planner Daniel Sobczak provided the staff presentation.

Applicant Jeff Aguilar was in attendance to answer questions.

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

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

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

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

A motion was made by Commissioner Biagini, seconded by Commissioner Saleme to approve staff recommendation 2 and to approve the updated Conditions of Approval provided by staff.

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

4. [25-1040](#) Study Session on the Santa Clara Station Area Specific Plan

Director of Community Development Afshan Hamid provided an introduction.

Planning Manager Lesley Xavier stated that early input and feedback is being requested from Commissioners and that the City is in partnership with VTA and the WRT Consultant team.

Jim Stickley, WRT, provided a presentation.

Robert Swierk, Planner at VTA and Melissa Cerezo, Planner at VTA spoke.

Commissioners inquired on several items including how their comments would be provided to Council, questions on the amount of housing proposed and the congestion on Coleman Avenue, how to connect Coleman to the Downtown area, concerns regarding wind and airport activity as it relates to building heights and high density near the airport.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Commissioner Travel and Training Reports, Requests to attend Trainings

Chair Crutchlow provided an update on his attendance at the California APA Conference September 28, - October 1, 2025 in Monterrey, California.

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Update

Staff Aide II Elizabeth Elliott provided 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 8:58 p.m. The next regular scheduled meeting is November 12, 2025 at 6 p-m.

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

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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Note: The public cannot participate in the meeting through these livestreaming methods; livestreaming capabilities may be disrupted at times, viewers may always view and participate in meetings in-person and via Zoom as noted on the agenda.

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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