



City of Santa Clara



Meeting Minutes of the Joint City Council and Authorities Concurrent & Santa Clara Stadium Authority Board

09/23/2025

5:30 PM

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

The City of Santa Clara is conducting City Council meetings in a hybrid manner (in-person and continues to have methods for the public to participate remotely).

• Via Zoom:

- o <https://santaclaraca.zoom.us/j/99706759306>
Meeting ID: 997-0675-9306
- o Phone 1(669) 900-6833

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1. Use the eComment tab located on the City Council Agenda page <https://santaclaraca.legistar.com/Calendar.aspx>. eComments are directly sent to the iLegislate application used by City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to clerk@santaclaraca.gov by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council 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.
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Closed Session - 5:30 PM | Study Session - 6:00 PM | Regular Meeting - 7:00 PM

5:30 PM CLOSED SESSION

[25-1127](#) eComments

Call to Order in the Council Chambers

Mayor Gillmor called the Closed Session to order 5:33 PM.

Confirmation of Quorum

Assistant City Clerk Pimentel confirmed a quorum.

1. [25-1015](#) Conference with Legal Counsel-Existing Litigation (CC)
Pursuant to Gov. Code § 54956.9(d)(1)
Mayela Parra-Tinajero v. City of Santa Clara, et al.
Santa Clara Superior Court Case No. 25CV464695

Public Comment

None.

Convene to Closed Session (Council Conference Room)

Mayor Gillmor adjourned into Closed Session at 5:34 PM.

6:00 PM STUDY SESSION

Call to Order in the Council Chambers

Mayor Gillmor called the Study Session to order at 6:09 PM.

Confirmation of Quorum

Assistant City Clerk Pimentel confirmed a quorum.

2. [25-461](#) City Council Study Session: Update on City's Anti-Displacement Work Plan

Recommendation: Note and file the report on the City's Anti-Displacement Work Plan.

City Manager Grogan made some opening remarks and introduced **Director of Community Development Hamid** who provided a Powerpoint presentation on the City's Anti-Displacement Work Plan with **Housing Division Manager Marcus** and **David Driskell (Principal, Community Planning Collaborative)**.

Council comments and questions followed.

Public Comment: None.

Mayor Gillmor called for a recess at 6:52 PM and reconvened the meeting at 7:04 PM.

7:00 PM JOINT CITY COUNCIL/STADIUM AUTHORITY BOARD MEETING

Call to Order in the Council Chambers

Mayor/Chair Gillmor called the regular meeting to order at 7:04 PM.

Pledge of Allegiance and Statement of Values

Council/Board recited the Pledge of Allegiance.

Council/Boardmember Hardy recited the Statement of Values.

Roll Call

Mayor/Chair Gillmor called for a moment of silence in remembrance of **Wilcox High School Student Isaiah Mendoza**.

Assistant City Clerk/Secretary Pimentel recited the AB23 announcement and Statement of Behavioral Standards.

Assistant City Clerk/Secretary Pimentel also noted that any registered Lobbyist speaking during the Public Meeting will need to identify themselves and whom they represent.

Present: 7 - Council/Boardmember Albert Gonzalez, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, Council/Boardmember Suds Jain, Vice Mayor/Chair Kelly Cox, and Mayor/Chair Lisa M. Gillmor

[25-1502](#)

Memorandum

REPORTS OF ACTION TAKEN IN CLOSED SESSION MATTERS

City Attorney Googins reported that there was no reportable action from Closed Session.

CONTINUANCES/EXCEPTIONS/RECONSIDERATIONS

None.

SPECIAL ORDER OF BUSINESS

- 3.A** [25-923](#) Proclamation of September 15 - October 15, 2025 as Hispanic Heritage Month
- Mayor Gillmor**, on behalf of the **Council**, proclaimed September 15, 2025 to October 15, 2025 as Hispanic Heritage Month.
- Ysidro Magana (Society of Hispanic Professional Engineers), Anixia Davila (Santa Clara University Hermanas Unidas), Karla Martinez (Santa Clara University Hermanas Unidas), and Donna Garcia Ramirez (Latine Student Union)** accepted the proclamation and provided some remarks.
- 3.B** [25-1033](#) Proclamation of September 2025 as Childhood Cancer Awareness Month
- Mayor Gillmor**, on behalf of the **Council**, proclaimed September 2025 as Childhood Cancer Awareness Month.
- Allyssa Gil-Ojeda (Outreach Coordinator, Jacob's Heart Children's Cancer Support Services)** accepted the proclamation and provided some remarks.

- 3.C [25-1034](#) Sister City Izumo, Japan Trip Student Presentation and Acceptance of Gift from Friendship City Icheon, Republic of Korea

Councilmember Park and Dr. Eun Hee Koo (Chairperson, Korean Language and Culture Foundation) provided a Powerpoint presentation on a trip to Sister City Icheon, South Korea and presented a gift to **Margaret Horoszko (President, Santa Clara Sister Cities Association)**.

Chigusa Katoku (Mission College, Director of International Programs) and student participants of the Santa Clara Sister Cities Association provided a Powerpoint presentation on a trip to Sister City Izumo, Japan.

Council comments followed.

- 3.D [25-1035](#) Impact of Federal Budget Cuts and the County's Response

Brian Darrow (Special Assistant to the County Executive, County of Santa Clara) provided a Powerpoint presentation on the Impact of Federal Budget Cuts and the County's Response.

CONSENT CALENDAR

Vice Mayor/Chair Cox pulled Item 4.B for discussion and noted that **City Attorney Googins** advised that she has no conflict of interest on Item 4.K and Item 4.J.

Council/Boardmember Jain also pulled Item 4.B for discussion.

A motion was made by Council/Boardmember Gonzalez, seconded by Council/Boardmember Chahal, to adopt the Consent Calendar except Item 4.B)

Aye: 7 - Council/Boardmember Albert Gonzalez, Council/Boardmember Raj Chahal, Council/Boardmember Karen Hardy, Council/Boardmember Kevin Park, Council/Boardmember Suds Jain, Vice Mayor/Chair Kelly Cox, and Mayor/Chair Lisa M. Gillmor

4.A [25-18](#) Board, Commissions and Committee Minutes

Recommendation: Note and file the Minutes of:
Historical and Landmarks Commission - June 5, 2025
Historical and Landmarks Commission - August 7, 2025
Planning Commission - August 13, 2025
Station Area Task Force - July 17, 2025

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to Note and file the Minutes of: Historical and Landmarks Commission - June 5, 2025, Historical and Landmarks Commission - August 7, 2025, Planning Commission - August 13, 2025, and Station Area Task Force - July 17, 2025.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

4.C [25-1044](#) Action on the FY 2024/25 Annual Report for the Santa Clara Tourism Improvement District (SCTID) as Presented by the SCTID Owner's Association (the DMO)

Recommendation: Approve the FY 2024/25 Annual Report for the Santa Clara Tourism Improvement District (SCTID) as presented by the SCTID Owner's Association (the DMO).

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to approve the Fiscal Year 2024/25 Annual Report for the Santa Clara Tourism Improvement District (SCTID) as presented by the SCTID Owner's Association (the DMO).

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

- 4.D [25-1021](#) Action on the Proposed Agreement with OUTFRONT Media LLC to Assist in the Sale of Advertising Space on City-Owned and City-Controlled Assets in Preparation for 2026 Major Events

Recommendation:

1. Approve and authorize the City Manager or their designee to execute the Agreement with OUTFRONT Media LLC to assist in the sale of advertising space on City-owned and City-controlled Assets in preparation for 2026 Events, with compensation based on a 50/50 split of net revenues and other terms as presented, in a final form approved by the City Attorney; and
2. Authorize the City Manager or their designee to negotiate and execute amendments as needed to (1) expand the scope of services to include additional activation types for the 2026 Events at no additional cost to the City, (2) extend the term as-needed to allow the completion of services, and (3) make de minimis changes, all subject to the same compensation terms and review and approval as to form by the City Attorney.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to (1) approve and authorize the City Manager or their designee to execute the Agreement with OUTFRONT Media LLC to assist in the sale of advertising space on City-owned and City-controlled Assets in preparation for 2026 Events, with compensation based on a 50/50 split of net revenues and other terms as presented, in a final form approved by the City Attorney; and (2) authorize the City Manager or their designee to negotiate and execute amendments as needed to (a) expand the scope of services to include additional activation types for the 2026 Events at no additional cost to the City, (b) extend the term as-needed to allow the completion of services, and (c) make de minimis changes, all subject to the same compensation terms and review and approval as to form by the City Attorney.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

- 4.E [25-169](#) Action on Proposed Agreement with WSP USA, Inc. for Operation, Maintenance, Monitoring, and Compliance Services for the Closed City All Purpose Landfill and Technical Support for the City Place Project

Recommendation:

1. Authorize the City Manager or designee to negotiate and execute an Agreement with WSP USA, Inc. to provide landfill operation, maintenance, monitoring, and compliance services for the All Purpose Landfill and technical services for the Related Santa Clara Development Project, for a five-year term beginning on October 1, 2025 through September 30, 2030, with a not-to-exceed maximum compensation of \$2,659,536, subject to the appropriation of funds and review and approval as to form by the City Attorney; and
2. Authorize the City Manager or designee to (a) take any actions as necessary to implement and administer the Agreement, and (b) negotiate and execute amendments to the Agreement to add, modify or delete services consistent with the Agreement's scope of services, provided that the maximum compensation is not exceeded, subject to review and approval as to form by the City Attorney and the appropriation of funds.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to (1) authorize the City Manager or designee to negotiate and execute an Agreement with WSP USA, Inc. to provide landfill operation, maintenance, monitoring, and compliance services for the All Purpose Landfill and technical services for the Related Santa Clara Development Project, for a five-year term beginning on October 1, 2025 through September 30, 2030, with a not-to-exceed maximum compensation of \$2,659,536, subject to the appropriation of funds and review and approval as to form by the City Attorney; and (2) authorize the City Manager or designee to (a) take any actions as necessary to implement and administer the Agreement, and (b) negotiate and execute amendments to the Agreement to add, modify or delete services consistent with the Agreement's scope of services, provided that the maximum compensation is not exceeded, subject to review and approval as to form by the City Attorney and the appropriation of funds.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

- 4.F [25-791](#) Action to Authorize the City Manager to Execute an Agreement with Westlake Ryder Square, LLC, for the Installation and Operation of Private Recreational Amenity Improvements to Satisfy a Portion of Developer's Parkland Obligations for the 328-unit Apartment Project Located at 3517 Ryder Street, such Improvements to be Funded at Developer's Sole Cost

Recommendation: Authorize the City Manager to negotiate and execute the Park Improvement Agreement and the Park Maintenance Agreement with Westlake Ryder Square, LLC for the installation of Private Recreational Amenity Improvements at the Developer's Sole Cost on substantially the terms and in the forms presented, with such minor, non-substantive changes and amendments that may be necessary to implement the parkland dedication requirements for this project, in final forms approved by the City Attorney.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to authorize the City Manager to negotiate and execute the Park Improvement Agreement and the Park Maintenance Agreement with Westlake Ryder Square, LLC for the installation of Private Recreational Amenity Improvements at the Developer's Sole Cost on substantially the terms and in the forms presented, with such minor, non-substantive changes and amendments that may be necessary to implement the parkland dedication requirements for this project, in final forms approved by the City Attorney.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

4.G [25-696](#)

Action on a Grant Agreement with the California Office of Traffic Safety, Amendment No. 4 to the Agreement with Safe Moves, Inc., for the Safe Routes to School Program, and Related Budget Amendments

Recommendation:

1. Authorize the City Manager or designee to execute and take all necessary steps to implement the Grant Agreement between the City of Santa Clara and the State of California Office of Traffic Safety in the amount of \$105,000 for the Safe Routes to School Program, subject to the review and approval as to form by the City Attorney;
2. Authorize the City Manager or designee to negotiate and execute Amendment No. 4 to the Agreement with Safe Moves, Inc. to increase the maximum compensation by \$105,000 for a revised not-to-exceed amount of \$819,250 and to revise the end date of Option 1 to July 31, 2027, subject to appropriation of funds and review and approval as to form by the City Attorney;
3. Authorize the City Manager or designee to make minor modifications to both agreements, if needed, subject to review and approval as to form by the City Attorney; and
4. Approve the FY 2025/26 budget amendment in the Streets and Highways Capital Fund to increase the Other Agencies Revenue estimate by \$105,000 to recognize grant funding for the OTS grant and establish the 2025 Santa Clara School Pedestrian and Bicycle Safety Project in the amount of \$105,000 **(five affirmative Council votes required to appropriate additional revenue)**.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to (1) authorize the City Manager or designee to execute and take all necessary steps to implement the Grant Agreement between the City of Santa Clara and the State of California Office of Traffic Safety in the amount of \$105,000 for the Safe Routes to School Program, subject to the review and approval as to form by the City Attorney; (2) authorize the City Manager or designee to negotiate and execute Amendment No. 4 to the Agreement with Safe Moves, Inc. to increase the maximum compensation by \$105,000 for a revised not-to-exceed amount of \$819,250 and to revise the end date of Option 1 to July 31, 2027, subject to appropriation of funds and review and approval as to form by the City Attorney; (3) authorize the City Manager or designee to make minor modifications to both agreements, if needed, subject to review and approval as to form by the City Attorney; and (4) approve the Fiscal Year 2025/26 budget amendment in the Streets and Highways Capital Fund to increase the Other Agencies Revenue estimate by \$105,000 to recognize grant funding for the California Office of Traffic Safety (OTS) grant

and establish the 2025 Santa Clara School Pedestrian and Bicycle Safety Project in the amount of \$105,000.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

- 4.H** [25-913](#) Action on the First Addendum to the Addendum to the Agreement Between the Santa Clara Unified School District and the City of Santa Clara Pertaining to the Operation, Maintenance and Improvement for Public Recreational Purposes of Buildings and Open Space Areas at School Sites Owned by Santa Clara Unified School District - Youth Activity Center, Teen Center and Skate Park

Recommendation: Authorize the City Manager to execute a First Addendum to the Addendum to the Agreement Between the Santa Clara Unified School District (SCUSD) and the City of Santa Clara Pertaining to the Operation, Maintenance and Improvement for Public Recreational Purposes of Buildings and Open Space Areas located at Cabrillo Middle School on the terms presented and to make minor amendments as needed, in final forms approved by the City Attorney.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to authorize the City Manager to execute a First Addendum to the Addendum to the Agreement Between the Santa Clara Unified School District (SCUSD) and the City of Santa Clara Pertaining to the Operation, Maintenance and Improvement for Public Recreational Purposes of Buildings and Open Space Areas located at Cabrillo Middle School on the terms presented and to make minor amendments as needed, in final forms approved by the City Attorney.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

- 4.I** [25-980](#) Action on the Water Supply Assessment Related to Preparation of a Specific Plan for the El Camino Real Focus Area

Recommendation: Adopt a resolution approving the El Camino Real Specific Plan Water Supply Assessment in the form presented.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to adopt Resolution No. 25-9487 approving the El Camino Real Specific Plan Water Supply Assessment in the form presented.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

- 4.J [25-955](#) Action to Update to the Downtown Community Task Force (DCTF) Roster

Recommendation: Take the following actions with respect to the Downtown Community Task Force (DCTF): Appoint Sean Collins as the SCU representative, designate Butch Coyne as a representative of someone employed in Santa Clara, designate Atisha Varshney as a representative of a Santa Clara property owner, and approve the Updated DCTF Roster with these changes.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to appoint Sean Collins as the Santa Clara University representative, designate Butch Coyne as a representative of someone employed in Santa Clara, designate Atisha Varshney as a representative of a Santa Clara property owner, and approve the Updated Downtown Community Task Force (DCTF) Roster with these changes.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

- 4.K [25-959](#) Appointment of a Santa Clara University Representative to the Santa Clara Station Area Plan Task Force (SATF)

Recommendation: Appoint Sean Collins to represent SCU on the SATF.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to Appoint Sean Collins to represent Santa Clara University on the Santa Clara Station Area Plan Task Force.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

SANTA CLARA STADIUM AUTHORITY BOARD CONSENT CALENDAR

5. [25-66](#) Informational Report on Stadium Authority and Stadium Manager Meetings for the Period of October 1 to December 31, 2024

Recommendation: Note and file the quarterly report on Stadium Authority and Stadium Manager staff meetings and corresponding summaries for the period of October 1 to December 31, 2024.

A motion was made by Boardmember Gonzalez, seconded by Boardmember Chahal, to Note and file the quarterly report on Stadium Authority and Stadium Manager staff meetings and corresponding summaries for the period of October 1 to December 31, 2024.

Aye: 7 - Boardmember Gonzalez, Boardmember Chahal, Boardmember Hardy, Boardmember Park, Boardmember Jain, Vice Chair Cox, and Chair Gillmor

PUBLIC PRESENTATIONS

Pieter Friedrich spoke of his concerns regarding the HSS and RSS.

Brian Darby spoke regarding ongoing political events.

Howard Gibbins spoke regarding City events.

Dan Ondrasek spoke in support of **Councilmember Jain**.

Kirk Vartan spoke regarding the Agrihood development.

Kathy Pedone spoke in support of **Councilmember Jain**.

Mary Grizzle spoke in support of **Councilmember Jain**.

Dominic Agutelo spoke in favor of Measure A.

Wendy Hui spoke in favor of Measure A.

Cristina Cunanan spoke in favor of Measure A.

Jennifer Hughes spoke in favor of Measure A.

Edward Strine spoke regarding corrupt politicians.

Public Speaker spoke in support of **Councilmember Jain**.

Louisiana Pham spoke of her concerns regarding a smoke shop.

[25-1503](#)

Public Presentations

CONSENT ITEMS PULLED FOR DISCUSSION

- 4.B [25-960](#) Note and File the City Auditor's Office Report on the Audit of the City's Building Permitting Process

Recommendation: Note and file the City Auditor's Office Report on the Audit of the City's Building Permitting Process.

City Manager Grogan noted that this item will be rescheduled to a future meeting date uncertain.

PUBLIC HEARING/GENERAL BUSINESS

6. [25-1012](#) Report on Community Engagement Major Events 2026, and Request for City Council Action on Logo and Slogan

Recommendation: Approve the recommended Slogan and Logo.

City Manager Grogan made some opening remarks and introduced **Assistant City Manager Morales** who provided a Powerpoint presentation on 2026 Major Events and Logo and Slogan with **Assistant to the City Manager Knight, Public Information Officer De La Vega, Justin Bronson (Consultant, zo Agency), and Sonja Anderson (Consultant, zo Agency).**

Council comments and questions followed.

City Manager Grogan addressed **Council** questions.

Public Comment: Wanda Buck
Linda
Christine Lawson

A motion was made by Councilmember Hardy, seconded by Councilmember Gonzalez, to approve the recommended Slogan and Logo.

Aye: 6 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

Abstained: 1 - Councilmember Park

Mayor/Chair Gillmor called for a recess at 10:00 PM and reconvened the meeting at 10:10 PM.

7. [25-966](#) Action on a Proposed League Event Agreement with the Bay Area Host Committee, Forty Niners SC Stadium Company, LLC, and Forty Niners Stadium Management Company LLC to Host Super Bowl LX at Levi's® Stadium

- Recommendation:**
1. Approve the proposed League Event Agreement with the Bay Area Host Committee, Forty Niners SC Stadium Company, LLC, and Forty Niners Stadium Management Company LLC on the terms, and substantially in the form presented, and authorize the City Manager/Executive Director to finalize all terms and execute the agreement in final form approved by the City Attorney/Stadium Authority Counsel; and
 2. Authorize and direct the City Manager/Executive Director to take such other actions as are necessary and appropriate to implement the terms of the League Event Agreement.

Executive Director Grogan and Stadium Authority Counsel Googins provided a Powerpoint presentation on a proposed league event agreement with the Bay Area Host Committee, Forty Niners SC Stadium Company, LLC, and Forty Niners Stadium Management Company LLC to Host Super bowl LX at Levi's stadium.

Board questions followed.

Executive Director Grogan, Stadium Authority Counsel Googins and Jihad Beauchman (Executive Vice President, San Francisco 49ers) addressed **Board** questions.

Board discussion followed.

Public Comment: Steve Kelly
Edward Strine

Board discussion followed.

A motion was made by Boardmember Gonzalez, seconded by Boardmember Hardy, to (1) approve the proposed League Event Agreement with the Bay Area Host Committee, Forty Niners SC Stadium Company, LLC, and Forty Niners Stadium Management Company LLC on the terms, and substantially in the form presented, and authorize the City Manager/Executive Director to finalize all terms and execute the agreement in final form approved by the City Attorney/Stadium Authority Counsel; and (2) authorize and direct the City Manager/Executive Director to take such other actions as are necessary and appropriate to implement the terms of the League Event Agreement.

Aye: 5 - Boardmember Gonzalez, Boardmember Chahal, Boardmember Hardy, Boardmember Park, and Boardmember Jain

Nay: 2 - Vice Chair Cox, and Chair Gillmor

8. [25-762](#) Public Hearing: Action on a Vesting Tentative Subdivision Map (PLN25-00225) for a One-Lot Subdivision for Condominium Purposes for 11 Townhouses Located at 1530 and 1540 Pomeroy Avenue.

- Recommendation:**
1. 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; and
 2. Adopt a resolution approving 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, making the required findings and subject to conditions of approval.

Mayor Gillmor opened the Public Hearing.

Director of Community Development Hamid provided a Powerpoint presentation on a vesting tentative subdivision map for a one-lot subdivision for condominium purposes for 1530 and 1540 Pomeroy Avenue (PLN24-00225).

A motion was made by Council/Boardmember Hardy, seconded by Vice Mayor/Chair Cox, to continue with the meeting past midnight to finish the two remaining Public Hearing agenda items.

Aye: 5 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Vice Mayor Cox, and Mayor Gillmor

Nay: 2 - Councilmember Park, and Councilmember Jain

Council comments and questions followed.

Director of Community Development Hamid and Omid Shakeri (Applicant) addressed **Council** questions.

Public Comment: None

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to close the Public Hearing.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

Council questions and comments followed.

City Manager Grogan, Director of Community Development Hamid and Omid Shakeri (Applicant) addressed **Council** questions.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to (1) find that the proposed subdivision falls within the scope of the adopted CEQA Addendum prepared for the project and no further analysis is required; and (2) adopt Resolution No. 25-9488 approving 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, making the required findings and subject to conditions of approval.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

9. [25-764](#) 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:**
1. Adopt a resolution approving the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the proposed residential townhouse project at 1400 Coleman Avenue;
 2. Adopt a resolution approving the General Plan amendment to change the land use designation from Regional Commercial to High Density Residential;
 3. Adopt a resolution approving a rezoning of the project site from Commercial Regional (CR) to High Density Residential (R4) subject to conditions of approval; and
 4. Adopt a resolution approving a Vesting Tentative Subdivision Map for condominium purposes, making the required findings and subject to conditions of approval.

Mayor Gillmor opened the Public Hearing.

Director of Community Development Hamid provided a Powerpoint presentation 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.

Council comments and questions followed.

Director of Community Development Hamid addressed **Council** questions.

Pamela Salas Nieting (Applicant) provided a Powerpoint presentation.

Council questions followed.

Pamela Salas Nieting (Applicant) addressed **Council** questions.

Public Comment: None.

A motion was made by Councilmember Park, seconded by Councilmember Chahal, to close the Public Hearing.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

Council questions and comments followed.

Pamela Salas Nieting (Applicant) addressed Council questions.

A motion was made by Councilmember Gonzalez, seconded by Councilmember Chahal, to (1) adopt Resolution No. 25-9489 approving the Mitigated Negative Declaration and the Mitigation Monitoring or Reporting Program for the proposed residential townhouse project at 1400 Coleman Avenue; (2) adopt Resolution No. 25-9490 approving the General Plan amendment to change the land use designation from Regional Commercial to High Density Residential; (3) adopt Resolution No. 25-9491 approving a rezoning of the project site from Commercial Regional (CR) to High Density Residential (R4) subject to conditions of approval; and (4) adopt Resolution No. 25-9492 approving a Vesting Tentative Subdivision Map for condominium purposes, making the required findings and subject to conditions of approval.

Aye: 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

REPORTS OF MEMBERS, SPECIAL COMMITTEES AND COUNCILMEMBER 030 REQUESTS

None.

CITY MANAGER/EXECUTIVE DIRECTOR REPORT

None.

ADJOURNMENT

The meeting was adjourned at 1:11 AM in memory of **Wilcox High School Student Isaiah Mendoza**.

The next scheduled special meeting is on Tuesday, September 30, 2025 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.

STREAMING SERVICES: As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15), or the livestream on the City's YouTube channel or Facebook page.

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.

AB23 ANNOUNCEMENT: Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive \$30 for each attended meeting.

Note: The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

LEGEND: City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

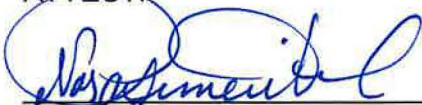
If a member of the public submits a speaker card for any agenda items, their name will appear in the Minutes. If no speaker card is submitted, the Minutes will reflect "Public Speaker."

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.

ATTEST:


Assistant City Clerk/Secretary

APPROVE:


Mayor/Chairperson