



City of Santa Clara

Meeting Minutes

Planning Commission

05/21/2025

5:00 PM

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

The City of Santa Clara is conducting Planning Commission meetings in a hybrid manner (in-person and continues to have methods 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

Via the City's eComment

The public may view the meetings on SantaClaraCA.gov, or the livestream on the City's YouTube channel or Facebook page.

Public Comments prior to meeting may be submitted via email to PlanningPublicComment@SantaClaraCA.gov no later than noon on the day of the meeting; (Comments received after 12:00 PM on the day of the meeting will be made part of the public record but will not be read out loud during the meeting) and also before and during the meeting via eComment. Clearly indicate the project address, meeting body, and meeting date in the email.

Agendas, Staff Reports and associated documents for Planning Commission items may be viewed on the City's website at <https://santaclaraca.legistar.com/Calendar.aspx>

5:00 PM STUDY SESSION

Call to Order

Chair Saleme called the Study Session to order at 5:06 p.m.

Roll Call

Commissioner Huang arrived at the meeting at 5:35 p.m.

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

Absent 1 - Commissioner Yashraj Bhatnagar

1. [25-576](#) Study Session: Presenters from David J. Powers and Associates, Inc. (DJP) will provide information to the Commission on the California Environmental Quality Act (CEQA).

Recommendation:

There is no staff recommendation.

Vice President - Principal Project Manager Shannon George, David J. Powers and Associates provided the presentation.

6:00 PM REGULAR MEETING

Call to Order

Chair Saleme called the meeting to order at 6:17 p.m.

Pledge of Allegiance and Statement of Values

Secretary Crutchlow read the Declaration of Commission Procedures.

Roll Call

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

DECLARATION OF COMMISSION PROCEDURES

Secretary Crutchlow read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

CONSENT CALENDAR

1. [25-433](#) Planning Commission Meeting Minutes of April 16, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the April 16, 2025 Meeting.

A motion was made by Commissioner Bouza, seconded by Commissioner Cherukuru to approve the Consent Calendar.

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

PUBLIC PRESENTATIONS

Public Speaker
Jennifer Johnston

PUBLIC HEARING

2. [25-268](#) PUBLIC HEARING: Continuance of an 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.

Recommendation: Staff recommends that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to the August 13, 2025, Planning Commission meeting.

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

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

3. [25-372](#) PUBLIC HEARING: Action on Conditional Use Permit (PLN24-00392) to Modify Existing Conditions of Approval (Conditions P6, P8, P19, & P20) to Allow Solid Waste and Recycling Collection from Cecil Avenue for the Existing Subaru Dealership Located at 3225 Stevens Creek Boulevard.

Recommendation:

1. Determine the request is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15305 (Class 5 - Minor Alterations in Land Use Limitations);
2. Adopt a resolution approving a Conditional Use Permit to modify existing conditions of approval (Condition P6, P8, P19, & P20) to allow solid waste and recycling to be collected along Cecil Avenue for the existing Subaru dealership located at 3225 Stevens Creek Boulevard, subject to findings and the revised conditions of approval.

Assistant Planner Alex Tellez provided the staff presentation. **David Zamora, Architect representing the Applicant** provided a presentation. **Nathan Waxembaum, Architect Associate** spoke about the project.

Commissioners inquired upon the impact this would have on the surrounding neighborhood, if there was ample employee parking, safety concerns and the potential traffic that could be generated if the used oil is picked up more than once a week.

Public Speakers:
Tracie Johnson
Cliff Moore
Mark Irving
Perry

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

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

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to have staff bring back a resolution to the Planning Commission to deny staff recommendation 2.

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

Nay: 2 - Commissioner Cherukuru, and Commissioner Huang

4. [25-598](#) Confirmation of Planning Commission Workplan for Fiscal Year 2025/2026

Recommendation: There is no staff recommendation.

Meeting went into Recess at 8:00 p.m.

Meeting Reconvened at 8:12 p.m.

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

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

A motion was made by Commissioner Crutchlow, seconded by Commissioner Biagini to Allow the Planning Commission Chair to present the Workplan to Council with any changes as needed.

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

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

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

1. [25-596](#) American Planning Association California Chapter Conference 2025

Recommendation: There is no staff recommendation.

Commissioner Biagini left the meeting at 8:29 p.m.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to expend funds for Commissioners Huang and Crutchlow to attend the California APA Conference.

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

Absent: 1 - Commissioner Biagini

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 8:33 p.m. The next regular scheduled meeting is June 11, 2025 at 6 p.m.

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

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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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