



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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09/11/2024

6:00 PM

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

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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:

o <https://santaclaraca.zoom.us/j/91729202898> Webinar ID: 917 2920 2898 or

o Phone: 1(669) 900-6833

• Via the City's eComment

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Public Comments prior to meeting may be submitted via email to [PlanningPublicComment@SantaClaraCA.gov](mailto: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://santaclarca.legistar.com/Calendar.aspx>

#### **6:00 PM REGULAR MEETING**

#### **Call to Order**

Chair Saleme called the meeting to order at 6:03 pm

## Pledge of Allegiance and Statement of Values

**Secretary Crutchlow** read the Statement of Values.

## Roll Call

**Present** 6 - Commissioner Yashraj Bhatnagar, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

**Absent** 1 - Commissioner Nancy A. Biagini

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Bhatnagar to excuse Commissioner Biagini.**

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

**Excused:** 1 - Commissioner Biagini

## DECLARATION OF COMMISSION PROCEDURES

## CONTINUANCES/EXCEPTIONS

**Planning Manager Lesley Xavier** announced that Item 3 on the Public Hearing Calendar was withdrawn by the Appellant.

[24-844](#)

Continuance from August 21, 2024, for Action on Conditional Use Permit (PLN23-00148) for a New Unmanned AT&T Telecommunication Facility with the Installation of a 60-Foot-Tall Monotree at 3111 Benton Street

**Recommendation:** Staff recommends that the Planning Commission continue the request to a date uncertain, for which will be noticed by mail to property owners within 500 feet of the project site.

**Assistant City Attorney Alexander Abbe** provided information that AT&T and the City signed a tolling agreement to extend this item until November 15, 2024.

**Applicant Steve Proo** spoke and requested a continuance on this item.

**A motion was made by Commissioner Crutchlow, seconded by Commissioner Bhatnagar to close public hearing and continue this item to date uncertain.**

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

**Excused:** 1 - Commissioner Biagini

**CONSENT CALENDAR**

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Saleme to approve the consent calendar**

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

**Excused:** 1 - Commissioner Biagini

**1.A**     [24-841](#)     Planning Commission Meeting Minutes of August 21, 2024

**Recommendation:** Approve the Planning Commission Meeting Minutes of the August 21, 2024 Meeting

**1.B**     [24-873](#)     Consent Item: Action to Approve a Resolution for a Variance (PLN24-00217) for 1296 Chapel Drive, Previously Heard at the August 21, 2024, Planning Commission Hearing.

**Recommendation:**

1. Adopt a Resolution to approve a Variance to expand into the front setback by 6'-6" to create additional living space for a residence located at 1296 Chapel Drive

**PUBLIC PRESENTATIONS**

**PUBLIC HEARING**

**2.**       [24-811](#)     Public Hearing: Recommendation on Four Corrective Amendments to the Zoning Map for Properties located at 3005 Democracy Way, 807 Washington Street; 1430, 1435, and 1448 Madison Street; and 2805 Bowers Avenue

**Recommendation:**

1. Adopt a Resolution Recommending that the City Council Adopt the revised Zoning Map, consistent with the City's General Plan land use diagram.

**Principal Planner John Davidson** provided the staff presentation.

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza to close public comment.**

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

**Excused:** 1 - Commissioner Biagini

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

**Aye:** 5 - Commissioner Bhatnagar, Commissioner Cherukuru, Commissioner Huang, Chair Saleme, and Commissioner Crutchlow

**Nay:** 1 - Vice Chair Bouza

**Excused:** 1 - Commissioner Biagini

3. [24-799](#) Public Hearing: Action on an Appeal (PLN24-00356) of the Architectural Review Approval of a 498 Square Feet Single-Story Addition Located at 1485 Bellomy Street

**Recommendation:**

1. Determine the project to be Categorically Exempt per CEQA Guidelines section 15301 (e)(2) (Class 1 - Existing Facilities); and
2. Adopt a resolution overruling the appeal and upholding the July 5, 2024, Architectural Review approval to allow the construction of 498 square feet single-story addition, interior remodel, and a new roof on a 674 square feet single-family residence at 1485 Bellomy Street, subject to findings and conditions of approval.

**Item 3 was withdrawn by the Applicant.**

4. [24-730](#) Public Hearing. Action on a Rezone (PLN23-00208) from PD - Planned Development to HI - Heavy Industrial and Variance for Parking for the Property Located at 2201 Lafayette Street

**Recommendation:**

1. Determine the project is consistent with a Class I Categorical Exemption per Section 15301, Existing Facilities of the CEQA Guidelines;
2. Adopt a resolution approving the Variance for parking, including the required findings; and
3. Adopt a resolution recommending City Council approve the Rezone from Planned Development (PD) to Heavy Industrial (HI) for the property located at 2201 Lafayette Street, subject to findings and conditions of approval.

**Senior Planner Nimisha Agrawal** provided the staff presentation.

**Commissioners** inquired upon ADA parking, egress and ingress into the parking lot and the parking agreement.

**John Ha from Innovative Design Architecture** spoke on behalf of the Applicant

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

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

**Excused:** 1 - Commissioner Biagini

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

**Aye:** 4 - Commissioner Cherukuru, Commissioner Huang, Chair Saleme, and Commissioner Crutchlow

**Nay:** 1 - Vice Chair Bouza

**Excused:** 1 - Commissioner Biagini

**Abstained:** 1 - Commissioner Bhatnagar

4. [24-730](#) Public Hearing. Action on a Rezone (PLN23-00208) from PD - Planned Development to HI - Heavy Industrial and Variance for Parking for the Property Located at 2201 Lafayette Street

**Recommendation:**

1. Determine the project is consistent with a Class I Categorical Exemption per Section 15301, Existing Facilities of the CEQA Guidelines;
2. Adopt a resolution approving the Variance for parking, including the required findings; and
3. Adopt a resolution recommending City Council approve the Rezone from Planned Development (PD) to Heavy Industrial (HI) for the property located at 2201 Lafayette Street, subject to findings and conditions of approval.

**A motion was made by Commissioner Cherukuru and seconded by Commissioner Crutchlow to approve staff recommendation 2 with the following conditions:**

- Applicant shall provide a plan detailing alternate commuting methods, which explores all options with surrounding properties for parking solutions, including shared parking agreements, shared transit agreements, parking passes, bicycle racks, transit options, and mechanical parking lifts, to the satisfaction of the Director of Community Development, in advance of the City Council Meeting
- Applicant shall further explore providing an additional 1 - 2 parking spaces for ADA parking or an additional parking stall at the front of the building

**Aye:** 5 - Commissioner Bhatnagar, Commissioner Cherukuru, Commissioner Huang, Chair Saleme, and Commissioner Crutchlow

**Nay:** 1 - Vice Chair Bouza

**Absent:** 1 - Commissioner Biagini

**A motion was made by Commissioner Cheurkuru, seconded by Commissioner Cruthclow to approve staff recommendation 3.**

**Aye:** 5 - Commissioner Bhatnagar, Commissioner Cherukuru, Commissioner Huang, Chair Saleme, and Commissioner Crutchlow

**Nay:** 1 - Vice Chair Bouza

**Absent:** 1 - Commissioner Biagini

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items

**Chair Saleme** commented he had an outstanding issue he is awaiting follow-up on from city staff.

**Commissioner Cherukuru** inquired if there is an estimated date for an upcoming data center study session.

**Planning Manager Lesley Xavier** requested that commissioners provide questions they may have for the study session to her ahead of time.

**Commissioner Bhatnagar** announced he is unable to attend the October 9, 2024 Planning Commission meeting.

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

**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 8:18 pm. The next regular scheduled meeting is October 9, 2024.**

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

**Excused:** 1 - Commissioner Biagini

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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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