



City of Santa Clara

Meeting Minutes

Planning Commission

06/10/2026

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.

Agendas, Staff Reports and some associated documents for Planning Commission items may be viewed on the Internet at <https://santaclara.legistar.com/Calendar.aspx>

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6:00 PM REGULAR MEETING

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

Chair Crutchlow called the meeting to order at 6:09 p.m.

Roll Call

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

Absent 1 - Commissioner Yashraj Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to excuse Commissioner Bhatnagar's absence.

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

Absent: 1 - Commissioner Bhatnagar

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1. [26-612](#) Planning Commission Meeting Minutes of May 20, 2026

Recommendation: Approve the Planning Commission Meeting Minutes of the May 20, 2026 Meeting.

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to approve this item.

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

Excused: 1 - Commissioner Bhatnagar

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [26-457](#) Public Hearing: Recommendation On A Rezoning To Remove The Historic Combining District From 1341 Homestead Road (906 Monroe Street To Remain In Historic Combining District) In Connection With A Tentative Parcel Map Application To Subdivide The Property Into Two Parcels, Each Containing One Of The Existing Residences. CEQA Status: Determination of Consistency with the Downtown Precise Plan Final EIR

Recommendation: Staff recommends Planning Commission recommend approval to City Council for the rezoning and the tentative map as it is consistent with the General Plan and the Zoning Code

1) Recommend that the City Council determine the project to be consistent with the Environmental Impact Report (EIR) and Mitigation Monitoring and Reporting Program (MMRP) that the City Council adopted for the Downtown Precise Plan on December 5, 2023, in accordance with the California Environmental Quality Act (CEQA).

2) Recommend the City Council approve a Rezoning to remove the Historic Combining District from 1341 Homestead Road (906 Monroe Street to remain in Historic Combining District)

Due to technical difficulties, the meeting was paused at 6:32 p.m. and restarted at 6:35 p.m.

Associate Planner Daniel Sobczak provided the staff presentation.

Commissioners inquired on the Mills Act status of the property and the rezoning process.

Applicant Paul Tsai spoke.

Public Speakers:

Myron Von Rasfeld

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

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

Excused: 1 - Commissioner Bhatnagar

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

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Bouza, seconded by Commissioner Biagini, to approve staff recommendation 2.

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

Excused: 1 - Commissioner Bhatnagar

3. [26-310](#) Public Hearing: Recommendations related to the adoption of the Third Zoning Code Cleanup Ordinance and Rezoning of Properties Currently Designated TN (Transit Neighborhood) to R6 (Transit Neighborhood Residential)

Recommendation:

Staff recommends the Planning Commission recommend to the City Council updates to the Zoning Code to be consistent with the General Plan and State Law

1. Recommend that the City Council adopt the Zoning Code clean-up ordinance; and
2. Recommend that the City Council apply the R6 Transit Neighborhood District to the properties currently zoned TN on the Zoning Map, consistent with the General Plan.

Planning Manager Lesley Xavier provided the staff presentation.

Commissioners inquired upon the process for mailing physical project notice, as well as discussed smoke shop language.

Commissioners requested that staff agendize another meeting to discuss smoke shop radius and the proximity to schools.

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

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to approve staff recommendation 1 with requested changes to section 56.

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

Excused: 1 - Commissioner Bhatnagar

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

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to add a recommendation to Council regarding an alternative to posting notices on the website.

The Commission also requested that staff provide information as to the amount of users navigating to the notices posted on the website at an upcoming meeting.

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to have staff agendize a discussion on smoke shop regulations at an upcoming meeting.

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

Nay: 1 - Commissioner Huang

Excused: 1 - Commissioner Bhatnagar

4. [26-453](#) Election of Planning Commission Chair, Vice Chair and Secretary

Recommendation: There is no staff recommendation.

The meeting went into recess at 7:53 p.m. and reconvened at 8 p.m.

Commissioner Saleme nominated Commissioner Biagini for the position of Chair, Commissioner Huang nominated Commissioner Bouza as Chair, Commissioner Cherukuru nominated Commissioner Biagini for Chair.

Commissioner Bouza withdrew from the nomination. By acclamation, Commissioner Biagini was voted in as the incoming Chair.

Commissioner Huang thanked all Commissioners who have served in the role of Chair. Commissioner Cherukuru thanked Commissioner Crutchlow for serving the past year as Chair.

Commissioner Bouza was nominated as Vice Chair. The vote resulted in a tie with no action.

Aye: 3 - Commissioner Cherukuru, Commissioner Huang, and Vice Chair Bouza

Nay: 3 - Commissioner Biagini, Commissioner Saleme, and Chair Crutchlow

Excused: 1 - Commissioner Bhatnagar

Commissioner Crutchlow was nominated as Vice Chair. The motion passed.

Aye: 4 - Commissioner Biagini, Commissioner Cherukuru, Commissioner Saleme, and Chair Crutchlow

Nay: 2 - Commissioner Huang, and Vice Chair Bouza

Excused: 1 - Commissioner Bhatnagar

Commissioner Bouza was nominated for Secretary. The motion did not pass.

Aye: 2 - Commissioner Huang, and Chair Crutchlow

Nay: 4 - Commissioner Biagini, Commissioner Cherukuru, Vice Chair Bouza, and Commissioner Saleme

Excused: 1 - Commissioner Bhatnagar

Commissioner Cherukuru was nominated for Secretary. The motion passed.

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

Excused: 1 - Commissioner Bhatnagar

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

A motion was made by Commission Crutchlow, seconded by Commissioner Biagini to agendaize a discussion at the August 12, 2026 Planning Commission meeting to appoint two Commissioners for a period of time to attend Council Meetings as an official representative of the Planning Commission providing representation for items that were previously heard at a Planning Commission meeting.

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

Excused: 1 - Commissioner Bhatnagar

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 8:15 p.m. The next regular scheduled meeting is on August 12, 2026 at 6 p.m. at City Hall 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.

California Government Code Section 84308, most recently amended by SB 1243, commonly referred to as the "Levine Act," prohibits a local elected official or quasi-judicial appointed official from participating in any action related to a contributor's contract, license, permit, or use entitlement if he/she/it receives any campaign contributions totaling more than \$500 within the previous twelve months, and for twelve months following the date a final decision has been made, from the party, participants, or agents in the proceeding. Parties, Participants or Agents for a proceeding involving a license, permit, or other use entitlement pending before the City Council or a City quasi-judicial body must complete the California Levine Act Disclosure Statement prior to their proceeding.

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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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