



City of Santa Clara

Meeting Minutes

Planning Commission

01/15/2025

6:00 PM

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

Revised Agenda: Public Hearing Item has been moved to Continuances

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

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Via the City's eComment

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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.gov/legistar.com/Calendar.aspx>

6:00 PM REGULAR MEETING

Call to Order

Chair Saleme called the meeting to order at 6:00 p.m.

Pledge of Allegiance and Statement of Values

Secretary Crutchlow read the Statement of Values.

Roll Call

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

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

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

Excused: 1 - Commissioner Bhatnagar

DECLARATION OF COMMISSION PROCEDURES

Secretary Crutchlow read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

1. [24-1118](#) Public Hearing: Continuance for 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 continue the request to a date uncertain, for which will be noticed by mail to property owners within 300 feet of the project site.

A motion was made by Commissioner Crutchlow, seconded by Commissioner Bouza to approve the continuance to date to be determined and renote the item at that time.

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

Excused: 1 - Commissioner Bhatnagar

CONSENT CALENDAR

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

Commissioner Cherukuru abstained from voting on Item 1.B due to her absence at that meeting.

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

Excused: 1 - Commissioner Bhatnagar

1.A [25-008](#) Planning Commission Meeting Minutes of November 6, 2024

Recommendation: Approve the Planning Commission Meeting Minutes of the November 6, 2024 Meeting.

1.B [25-68](#) Planning Commission Meeting Minutes of December 4, 2024

Recommendation: Approve the Planning Commission Meeting Minutes of the December 4, 2024 Meeting.

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [24-1256](#) Public Hearing Continuance: Action on Conditional Use Permit (PLN23-00148) for a New Unmanned AT&T Telecommunication Facility with the Installation of a 60-Foot-Tall Monotree or an Alternative Design with Three 42'-6" Monopoles Located in the Parking Lot at 3111 Benton Street

Recommendation:

1. **Determine** that the project is categorically exempt from formal environmental review per Section 15303(d), New Construction of Utility Extensions, of the CEQA Guidelines; and
2. **Adopt** a Resolution to approve a Conditional Use Permit for a new unmanned AT&T wireless telecommunication facility with the installation of a 60-foot-tall monotree at 3111 Benton Street, subject to findings and conditions of approval.

Planning Manager Lesley Xavier provided the staff presentation and stated this was the fourth time this item has been heard by the Planning Commission due to several continuance and that this project is being reviewed under the "classic code".

Commissioners inquired upon several items including why the City was recommending the monotree design; impact to neighboring properties and the impact to the value of the neighboring properties.

Steve Proo, representing AT&T provided the Applicant presentation. **Radio Frequency Engineer Enrico Cornejo** was in attendance.

Mr. Proo stated the applicant had done a thorough search for the location of the monopine and done their due diligence.

Public Speakers:

Yongli Wen
Ken Kratz
Lee Benton
Nicholas Rossi
Alexandra
Vignesh
Sherry
Linda
Diane Harrison
Public Speaker

Commissioner Crutchlow requested that the City have a master plan for cell towers.

Assistant City Attorney Alexander Abbe provided clarification on the parameters of the Shot Clock.

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, Chair Saleme, and Commissioner Crutchlow

Excused: 1 - Commissioner Bhatnagar

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

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

Nay: 1 - Commissioner Crutchlow

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Cherukuru to adopt Staff Alternative 2.

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

Nay: 2 - Vice Chair Bouza, and Commissioner Crutchlow

Excused: 1 - Commissioner Bhatnagar

3. [24-1216](#) Public Hearing: Action on a Conditional Use Permit and Variances (PLN23-00513) to Allow Expansion of an Existing Service Station by Removing a Portion of the Fuel Canopy and Two Fuel Dispensers, and by Adding a 1,605 square foot Convenience Store and Self-Service Carwash within the Rear Setback for the Store at 2455 Lawrence Expressway

Recommendation:

1. **Adopt** a Resolution Denying a Conditional Use Permit to allow expansion of an existing service station for removing a portion of fuel canopy and two fuel dispensers, and adding a 1,605 square foot convenience store and a self-service carwash within the rear setbacks at 2455 Lawrence Expressway.
2. **Adopt** a Resolution Denying a Variance to allow reduced rear setbacks, reduced landscaping planter depth along the street frontages, reduced required landscape screening depth, reduced required tree planter depth, and reduced required shrub planter depth in connection with a proposed expansion of an existing service station at 2455 Lawrence Expressway.

Associate Planner Daniel Sobczak provided the staff presentation.

Chair Saleme announced he had an email correspondence with the Applicant.

Architect Muthana Ibrahim provided a sketch to Planners of an alternate plan for the project.

Applicant/Owner Surjait Baines stated he had a traffic report and had met with a traffic engineer for the project.

Commissioners inquired upon several items including noise mitigation for the proposed car wash and design aspects.

Public Speakers:

Nick
Bhopinder Singh
Fateh Sing
Avee Patel
Iknor Singh
Jaspreet Singh
Jesse Singh
Linda
Dil
Sunny

Assistant City Attorney Alexander Abbe stated that the project does not comply with city code.

The meeting went into recess at 9:50 p.m. and reconvened at 10:04 p.m.

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

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

Excused: 1 - Commissioner Bhatnagar

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

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

Excused: 1 - Commissioner Bhatnagar

A motion was made by Commissioner Biagini, seconded by Commissioner Crutchlow to continue this item date certain to March 19, 2025.

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

Excused: 1 - Commissioner Bhatnagar

4. [24-1240](#) Study Session: 2024 State Housing Legislation Update

A motion was made by Chair Saleme to extend the meeting past 10 pm

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

Excused: 1 - Commissioner Bhatnagar

Study Session: 2024 State Housing Legislation Update

Assistant City Attorney Alexander Abbe provided the staff presentation.

Commissioners inquired on several aspects of the presentation.
Director of Community Development Afshan Hamid provided additional input on the presentation.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

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

A motion was made by Commissioner Cherukuru, seconded by Commissioner Huang to expend funds for Commissioners Cherukuru, Huang and Crutchlow to attend the Joint Venture Silicon Valley (JVSV) State of the Valley event taking place on March 7, 2025.

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

Excused: 1 - Commissioner Bhatnagar

Joint Venture State of the Valley Conference - March 7, 2025

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 staff updates.

ADJOURNMENT:

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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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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