



City of Santa Clara

Meeting Minutes

Planning Commission

01/14/2026

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

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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.

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6:00 PM REGULAR MEETING

Call to Order

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

Pledge of Allegiance and Statement of Values

Secretary Cherukuru read the Statement of Values.

Roll Call

Present 5 - Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Commissioner Lance Saleme, and Chair Eric Crutchlow

Absent 2 - Commissioner Yashraj Bhatnagar, and Commissioner Nancy A. Biagini

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

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

Absent: 2 - Commissioner Bhatnagar, and Commissioner Biagini

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1. [25-1755](#) Planning Commission Meeting Minutes of November 12, 2025

Recommendation: Approve the Planning Commission Meeting Minutes of the November 12, 2025 Meeting.

A motion was made by Chair Cruichlow, seconded by Commissioner Saleme to approve the consent calendar.

Aye: 4 - Commissioner Huang, Vice Chair Bouza, Commissioner Saleme, and Chair Crutchlow

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

Abstained: 1 - Commissioner Cherukuru

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [25-1601](#) Public Hearing: Recommendation on a General Plan Amendment to Update the Historic Resource Inventory in Appendix 8.9 of the General Plan.

Recommendation: Staff recommends the Planning Commission provide a recommendation of approval to the City Council to:

- 1) Determine that the project falls within the scope of the 2010-2035 General Plan Environmental Impact Report pursuant to CEQA Guidelines Section 15168(c)(2).
- 2) Adopt a resolution recommending the City Council amend the General Plan to update the Historic Resource Inventory list in Appendix 8.9 of the General Plan.

Associate Planner Meha Patel provided the staff presentation.

Commissioners inquired upon the total number of historic properties listed on the City's Inventory, as well as how many of these properties are on the National Register.

Public Speaker:

Mary Grizzle

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

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

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

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

A motion was made by Commissioner Cherukuru, seconded by Chair Crutchlow to approve staff recommendation 2.

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

3. [25-1602](#) Public Hearing: Recommendation on The Adoption of The Citywide Objective Design Standards for Multi-Family and Residential Mixed-Use Projects into The Santa Clara Zoning Code. CEQA: Addendum to the 2010-2035 General Plan EIR

Recommendation:

1. Recommend that the City Council determine the project to be consistent with the January 31, 2023 Addendum for the 2023 Housing Element pursuant to CEQA; and
2. Recommend that the City Council adopt the Citywide Objective Design Standards ordinance.

Assistant Planner Alex Tellez provided the staff presentation.

It was announced that this item was presented to the Planning Commission as a Study Session at their October 2025 meeting.

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

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

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

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

A motion was made by Commissioner Cherukuru, seconded by Chair Crutchlow to approve staff recommendation 2.

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

4. [26-27](#) Study Session: 2025 State Housing Legislation Update

Meeting went into Recess at 7:05 p.m.

Meeting Reconvened at 7:10 p.m.

Assistant City Attorney Alexander Abbe provided the staff presentation.

Commissioners inquired upon several items including infill housing law and concerns of projects located close to highways and possible pollution concerns.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

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

Update on Silicon Valley Joint Venture State of the Valley Conference - February 27, 2026

Staff Aide II Elizabeth Elliott updated the Commission that 10 tickets had been purchased for the upcoming Joint Venture State of the Valley Conference taking place on February 27, 2026 per the Commission's direction to do so and stated that only two Commissioners have confirmed their attendance. Direction was then provided by the Commission to pursue a refund for the extra tickets that would not be used by the Commission.

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 8:58 p.m. The next regular scheduled meeting is on February 11, 2026 at 6 p.m. in the Council Chambers and via Zoom.

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

Excused: 2 - Commissioner Bhatnagar, and Commissioner Biagini

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.

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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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