



# City of Santa Clara

## Meeting Minutes

### Call and Notice of Special Meeting of the City Council

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02/13/2025

5:30 PM

Santa Clara Convention Center Theater  
5001 Great America Parkway  
Santa Clara, CA 95054

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1. 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 City Council and staff, and become part of the public record. eComment closes 15 minutes before the start of a meeting.
2. By email to [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) by 12 p.m. the day of the meeting. Those emails will be forwarded to the Council and will be uploaded to the City Council 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.

**NOTE:** Please note eComments and Emails received as public comment **will not** be read aloud during the meeting.

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NOTICE IS HEREBY GIVEN that, pursuant to the provisions of California Government Code §54956 ("The Brown Act") and Section 708 of the Santa Clara City Charter, the Mayor calls for a Special Meeting of the City Council of the City of Santa Clara, to commence and convene on February 13, 2025, at 5:30 pm for a Special Meeting to be held at the Santa Clara Convention Center located at 5001 Great America Parkway, Santa Clara, California, to consider the following matter(s) and to potentially take action with respect to them.

## **5:30 PM SPECIAL CITY COUNCIL MEETING**

### **Call to Order**

**Mayor Gillmor** called the special meeting to order at 5:30 PM.

**Council** recited the Pledge of Allegiance.

**Councilmember Hardy** recited the Statement of Values.

### **Roll Call**

**Deputy City Clerk Nguyen** recited the AB23 announcement and Statement of Behavioral Standards.

**Deputy City Clerk Nguyen** also noted that any registered Lobbyist speaking during the Public Meeting will need to identify themselves and whom they represent.

**Present:** 7 - Councilmember Albert Gonzalez, Councilmember Raj Chahal, Councilmember Karen Hardy, Councilmember Kevin Park, Councilmember Suds Jain, Vice Mayor Kelly Cox, and Mayor Lisa M. Gillmor

## **STUDY SESSION**

**Mayor Gillmor** made some opening remarks and introduced **City Manager Grogan** who provided a Powerpoint presentation on this evening's agenda.

**Chief of Police Morgan** provided some remarks.

### **Public Comment**

**Alex Shoor** asked about the benefits of mass timber.

**Steve Edwards** spoke about the lengthy approval process for development.

**Scott Pearson** spoke about the vacant land on Warburton Avenue that is owned by the City.

**Mayor Gillmor** called for a recess at 6:00 PM and reconvened the meeting at 6:15 PM.

1. [25-187](#) State of Santa Clara Real Estate and Development Market Presented by Urban Land Institute

**Recommendation:** Note and file the Study Session report

**Eric Tao (Managing Partner, L37 Development), Andrew Hudacek (Chief Investment Officer, Sares Regis), and Libby Seifel (Founder, Seifel Consulting)** provided a Powerpoint presentation on the State of Santa Clara Real Estate and Development Market.

A recess was called at 7:30 PM and the meeting was reconvened at 7:45 PM.

**Council** comments and questions followed.

**Eric Tao (Managing Partner, L37 Development), Andrew Hudacek (Chief Investment Officer, Sares Regis), and Libby Seifel (Founder, Seifel Consulting)** addressed **Council** questions.

**Eric Tao (Managing Partner, L37 Development), Andrew Hudacek (Chief Investment Officer, Sares Regis), and Libby Seifel (Founder, Seifel Consulting)** addressed questions from members of the public.

**City Manager Grogan** provided some closing remarks.

### **ADJOURNMENT**

The meeting was adjourned at 8:45 PM.

**A motion was made by Vice Mayor Cox, seconded by Councilmember Gonzalez, to adjourn the meeting.**

**Aye:** 7 - Councilmember Gonzalez, Councilmember Chahal, Councilmember Hardy, Councilmember Park, Councilmember Jain, Vice Mayor Cox, and Mayor Gillmor

**The next regular scheduled meeting is on Tuesday, February 25, 2025 in the City Hall Council Chambers.**

## **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.

**STREAMING SERVICES:** As always, the public may view the meetings on SantaClaraCA.gov, Santa Clara City Television (Comcast cable channel 15 or AT&T U-verse channel 99), or the livestream on the City's YouTube channel or Facebook page.

**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.

**AB23 ANNOUNCEMENT:** Members of the Santa Clara Stadium Authority, Sports and Open Space Authority and Housing Authority are entitled to receive \$30 for each attended meeting.

**Note:** The City Council and its associated Authorities meet as separate agencies but in a concurrent manner. Actions taken should be considered actions of only the identified policy body.

**LEGEND:** City Council (CC); Stadium Authority (SA); Sports and Open Space Authority (SOSA); Housing Authority (HA); Successor Agency to the City of Santa Clara Redevelopment Agency (SARDA); Bayshore North Project Enhancement Authority (BNPEA); Public Facilities Financing Corporation (PFFC)

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email [clerk@santaclaraca.gov](mailto:clerk@santaclaraca.gov) <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

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."

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the City of Santa Clara will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities, and will ensure that all existing facilities will be made accessible to the maximum extent feasible. The City of Santa Clara will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities including those with speech, hearing, or vision impairments so they can participate equally in the City's programs, services, and activities. The City of Santa Clara will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

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