



# City of Santa Clara

## Meeting Minutes

### Planning Commission

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04/16/2025

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).

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

#### **Call to Order**

**Chair Saleme** called the meeting to order at 6:03 p.m.

**Pledge of Allegiance and Statement of Values**

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

**Roll Call**

**Present** 7 - Commissioner Yashraj Bhatnagar, Commissioner Nancy A. Biagini, Commissioner Priya Cherukuru, Commissioner Qian Huang, Vice Chair Mario Bouza, Chair Lance Saleme, and Commissioner Eric Crutchlow

**DECLARATION OF COMMISSION PROCEDURES**

**Secretary Crutchlow** read the Declaration of Commission Procedures.

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

**1.A**     [25-434](#)     Planning Commission Meeting Minutes of March 19, 2025

**Recommendation:** Approve the Planning Commission Meeting Minutes of the March 19, 2025 Meeting.

- 1.B [25-422](#) Action to Adopt Resolutions to Approve 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. **Determine** the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures)
2. **Adopt** a Resolution Approving 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.
3. **Adopt** a Resolution Approving 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.

**A motion was made by Commissioner Bouza, seconded by Commissioner Crutchlow to approve the consent calendar**

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**PUBLIC PRESENTATIONS**

None.

**PUBLIC HEARING**

2. [25-376](#) PUBLIC HEARING: Action on a Conditional Use Permit (PLN24-00424) to Construct a Single-Sided Digital LED Billboard as Part of a Billboard Relocation Agreement and a Minor Modification to Reduce the Required 1,500 Linear Feet Distance from Another Electronic Digital Display Message Sign, and Recommendation to the City Council to Approve Adoption of the Billboard Relocation Agreement, Located at 1700 Duane Avenue.

**Recommendation:**

- 1) Determine the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3 - "New Construction or Conversion of Small Structures").
- 2) Adopt a resolution approving a Conditional Use Permit to allow for construction a single-sided digital LED billboard as part of a Billboard Relocation Agreement, located at 1700 Duane Avenue, subject to findings and conditions of approval.
- 3) Adopt a resolution approving a minor modification to reduce the required 1,500 linear feet distance from another electronic digital display message sign, located at 1700 Duane Avenue, subject to findings and conditions of approval.
- 4) Recommend to the City Council approval of the Billboard Relocation Agreement.

**Associate Planner Meha Patel** provided the staff presentation.

**Commissioners** discussed several topics including the size of the billboard, how many billboards will be removed with the addition of the new billboard, safety studies, road/safety hazards due to billboards.

**Commissioners** requested that staff look at neighboring cities policies regarding billboards.

**Cameron Hall** provided the applicant presentation and **Jeff McCuen** answered additional questions.

**Public Speaker:**

Linda

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

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

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

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

**Nay:** 2 - Commissioner Huang, and Vice Chair Bouza

**A motion was made by Commissioner Crutchlow, seconded by Commissioner Crutchlow to continue this item date certain to June 11, 2025 and have staff do additional research on traffic safety impacts from billboards, billboard message hold time, and illumination.**

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

**Nay:** 2 - Commissioner Huang, and Vice Chair Bouza

3. [25-436](#) PUBLIC HEARING: Recommendation on a General Plan Text Amendment for the 2023-2031 Housing Element Sites Inventory List

**Recommendation:** Alternative 1: Adopt a Resolution to Recommend the City Council Amend the General Plan Housing Element with revisions associated with changes to the Housing Sites Inventory

Meeting went into Recess at 7:20 p.m. and reconvened at 7:27 p.m.

**Associate Planner John Baty** provided the staff presentation.

**Public Speaker:**

Daniel Alvarez - NorCal Carpenters  
Linda

**A motion was made by Commissioner Crutchlow, seconded by Commissioner Cherukuru, to approve Staff Recommendation 1.**

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Saleme to approve Staff Recommendation 2.**

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

4. [25-214](#) PUBLIC HEARING: Recommendation on a General Plan Amendment to Remove the Lawrence Station Phase II, Central Expressway, and De La Cruz Focus Areas

**Recommendation:** Alternative 1: Adopt a Resolution to Recommend the City Council Amend the General Plan to remove the Lawrence Station Phase II, Central Expressway and De La Cruz Focus Areas and make associated text edits.

**Senior Planner Steve Le** provided the staff presentation.

**Public Speaker:**

Linda

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

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

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

**The motion did not pass.**

**Aye:** 3 - Commissioner Huang, Chair Saleme, and Commissioner Crutchlow

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

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza that the Focus Area not be removed and that this item be forwarded to City Council with no recommendation.**

**Aye:** 4 - Commissioner Cherukuru, Vice Chair Bouza, Commissioner Bhatnagar, and Commissioner Biagini

**Nay:** 3 - Chair Saleme, Commissioner Huang, and Commissioner Crutchlow

5. [25-189](#) Public Hearing: Recommendations related to the adoption of the Second Zoning Code Cleanup Ordinance and Rezoning of Properties Currently Designated TN (Transit Neighborhood) to R6 (Transit Neighborhood Residential)

**Recommendation:** 1. Recommend that the City Council adopt the Zoning Code cleanup 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.

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

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

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

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

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

6. [25-67](#) STUDY SESSION: Mobile Food Vendors

**Planning Manager Lesley Xavier** provided the staff presentation.

Commissioner inquired on several items, including permits for mobile food vendors and the impact to local restaurants by having mobile food trucks.

7. [25-464](#) Planning Commission Workplan Fiscal Year 2025/2026

**Recommendation:** There is no staff recommendation.

**Planning Manager Lesley Xavier** provided a presentation with a compilation of items discussed at previous meetings for the Planning Commission Workplan.

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

1. Announcements/Other Items

**Chair Saleme** requested annual updates on projects that the Planning Commission has approved.

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

**Staff Aide II Elizabeth Elliott** provided information on the upcoming APA California Chapter Conference taking place in August 2025. Registration opens June 2, 2025.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Update

**Staff Aide II Elizabeth Elliott** provided budget updates.

2. Upcoming Agenda Items

**Commissioner Cherukuru** requested to be registered for the virtual National APA Conference.

**A motion was made by Commissioner Cherukuru, seconded by Commissioner Crutchlow to expend funds for Commissioner Cherukuru to attend the NPCA virtual conference**

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow

3. City Council Actions

**Planning Manager Lesley Xavier** provided updates.

**ADJOURNMENT:**

**The meeting adjourned at 10:06 p.m. The next meeting is a Joint Council/Planning Commission Study Session on May 20, 2025. The next regular Planning Commission Meeting is May 21, 2025.**

**Aye:** 7 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Cherukuru, Commissioner Huang, Vice Chair Bouza, Chair Saleme, and Commissioner Crutchlow



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