



City of Santa Clara

Meeting Minutes

Planning Commission

04/08/2026

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

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6:00 PM REGULAR MEETING

Call to Order

Chair Crutchlow called the meeting to order at 6:02 p.m.

Pledge of Allegiance and Statement of Values

Secretary Cherukuru 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, Commissioner Lance Saleme, and Chair Eric Crutchlow

DECLARATION OF COMMISSION PROCEDURES

Secretary Cherukuru read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1. [26-384](#) Planning Commission Meeting Minutes of March 11, 2026

Recommendation: Approve the Planning Commission Meeting Minutes of the March 11, 2026 Meeting.

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

Commissioners Bhatnagar and Biagini abstained from voting as they were not in attendance at the meeting.

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

Abstained: 2 - Commissioner Bhatnagar, and Commissioner Biagini

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [26-415](#) Continuance of the Third Zoning Code Cleanup Ordinance and Rezoning of Properties Currently Designated TN (Transit Neighborhood) to R6 (Transit Neighborhood Residential)

Recommendation: Staff recommend that the Planning Commission open the public hearing on this item and then immediately continue the proposed project to May 20, 2026.

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

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

3. [26-246](#) Action on the Revised El Camino Real Specific Plan, General Plan Amendment for the creation of five new General Plan land use designations, creation of the El Camino Real Zoning Districts, and an Environmental Impact Report and Mitigation Monitoring and Reporting Program

Recommendation:

1. Adopt a resolution recommending that the City Council certify the EIR and related CEQA documents.
2. Adopt a resolution recommending that the City Council approve the El Camino Real Specific Plan, a specific plan consistent with CA Government Code Sections 65450-65457.
3. Adopt a resolution recommending that the City Council approve General Plan text amendment creating the Regional Corridor Mixed Use (55-100 DU/AC; 0.2 Commercial FAR); Corridor Mixed Use (45-65 DU/AC); Corridor Residential (26-45 DU/AC); Corridor Residential - Low (12-25 DU/AC); and Ground Floor Commercial Overlay land use designations, and amending the General Plan Land Use diagrams for Phases II and III to reflect the land use designations in the El Camino Real Specific Plan and remove the El Camino Real Focus Area.
4. Recommend that the City Council approve the ordinance amending the zoning code to create the El Camino Real Zoning districts.

Planning Manager Lesley Xavier provided the staff presentation.

Simran Malhotra (Consultant, Rami and Associates) and **Libby Seifel (Consultant, Seifel Consulting)** provided a presentation. **Shannon George (CEQA Consultant, David J. Powers & Associates)** was in attendance.

Commissioner Q&A followed on several topics:

Cell Coverage
Infrastructure Capacity
Provision of Adequate Parking
Community Vibrancy
Allowance of Entertainment Venues
Flexibility of the Plan
Building Height

Public Comment:

Sabrina Ciucci

Community Development Director Afshan Hamid provided input on the project.

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

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

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

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

Nay: 1 - Vice Chair Bouza

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

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

Nay: 1 - Vice Chair Bouza

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve staff recommendation 3.

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

Nay: 1 - Vice Chair Bouza

A motion was made by Commissioner Cherukuru, seconded by Commissioner Biagini to approve staff recommendation 4.

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

Nay: 1 - Vice Chair Bouza

4. [26-173](#) Action on an Ordinance of the City of Santa Clara, California, Authorizing the Installation of Supergraphic Signs on Building Surfaces in the Vicinity of Levi's Stadium During a Limited Time Period Surrounding FIFA World Cup 2026 Special Events

Recommendation:

1. Determine the project to be exempt from the California Environmental Quality Act (CEQA) formal pursuant to CEQA Guidelines Section 15301 (Class 1 - Existing Facilities); and
2. Recommend that the City Council approve an Ordinance in substantially the form presented Authorizing the Installation of Supergraphic Signs on Building Surfaces in the Vicinity of Levi's Stadium During a Limited Time Period Surrounding FIFA World Cup 2026 Special Events.

Meeting went into recess at 7:54 p.m. and reconvened at 8:04 p.m.

Planning Manager Lesley Xavier provided the staff presentation.

Assistant City Attorney Alexander Abbe provided input regarding potential legal issues in the future if the item is approved.

Community Development Director Afshan Hamid provided history on the item, referencing the recent SuperBowl in January 2026 in Santa Clara and the presence of unpermitted Supergraphic signs.

Chair Crutchlow requested that the Planning Commission minutes specifically reflect the main concern of the Planning Commission on this item is the setting of a precedent by approving the sign ordinance and possible legal challenges in the future.

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

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

A motion was made by Commissioner Biagini, seconded by Commissioner Bouza to recommend that the City Council not approve an Ordinance Authorizing the Installation of Supergraphic Signs on Building Surfaces in the Vicinity of Levi's Stadium During a Limited Time Period Surrounding FIFA World Cup 2026 Special Events.

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

Nay: 1 - Commissioner Huang

5. [26-370](#) Planning Commission Input on the Charter Revision Process

Recommendation: Provide consolidated comments to staff on Planning Commission relevant charter revisions for the Charter Review Committee and City Council to consider as a part of the “Charter Project” Charter Review Process. The Commission also has the option of appointing a representative to present these comments to the Subcommittee on Boards and Commissions.

Assistant City Attorney Alexander Abbe provided the staff presentation and the discussion centered on:
Structure of the Commission
Powers and Duties

Community Development Director Afshan Hamid stated that the Planning Commission is a quasijudicial body

Commissioners appointed **Commissioner Cherukuru** to represent the Planning Commission at the upcoming Charter Review Subcommittee meeting providing the Planning Commission comments to the subcommittee.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
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 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 9:20 p.m. and the next regular scheduled meeting is on May 20, 2026.

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

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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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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