



# City of Santa Clara

## Meeting Minutes

### Planning Commission

---

04/17/2024

6:00 PM

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

---

#### Special Meeting

**REVISED AGENDA - Item 2 on Public Hearing was added**

**TO WHOM IT MAY CONCERN:**

**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 undersigned calls for a Special Meeting of the Planning Commission of the City of Santa Clara, to commence and convene on April 17, 2024, at 6:00 pm for a Special Meeting in the City Hall Council Chambers located in the East Wing of City Hall at 1500 Warburton Avenue, Santa Clara, California, and via Zoom to consider the following matter(s) and to potentially take action with respect to them.

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:**

- o <https://santaclaraca.zoom.us/j/91729202898> Webinar ID: 917 2920 2898 or

- o Phone: 1(669) 900-6833

- **Via the City's eComment**

The public may view the meetings on [SantaClaraCA.gov](https://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.

Public Comments prior to meeting may be submitted via email to [PlanningPublicComment@SantaClaraCA.gov](mailto: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://santaclarca.legistar.com/Calendar.aspx>

## **6:00 PM SPECIAL MEETING**

### **Call to Order**

**Chair Cherukuru** called the meeting to order at 6:00 pm

### **Pledge of Allegiance and Statement of Values**

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

### **Roll Call**

**Chair Cherukuru** announced that after posting of the agenda Commissioner Crutchlow requested to attend remotely in accordance with Government Code Section 54953F2 due to a medical condition.

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

**A motion was made by Commissioner Biagini, seconded by Commissioner Bhatnagar to approve Commissioner Crutchlow's remote attendance.**

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

**DECLARATION OF COMMISSION PROCEDURES**

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

**CONTINUANCES/EXCEPTIONS**

None.

**CONSENT CALENDAR**

There are no consent items

**PUBLIC PRESENTATIONS**

**PUBLIC HEARING**

1. [24-285](#) Re-Adoption of the 2023-2031 Housing Element with Revisions

**Recommendation:** Alternative : 1. Adopt a Resolution to Recommend the City Council Amend the General Plan by Re-Adopting the 2023-2031 Housing Element with revisions incorporated to address HCD comments

**Consultant Principal Planner John Baty** provided the staff presentation.

**Commissioners** had various inquiries such as the timeline for next steps, if the City was planning for infrastructure for additional housing, if the housing numbers reflect the current population for the City, low income affordability requirements and concerns of losing businesses and how this affects the City's tax basis. **Assistant City Attorney Alexander Abbe, Planning Manager Lesley Xavier** and **Consultant Principal Planner John Baty** provided responses..

**Assistant City Attorney Alexander Abbe** notified Commissioners that staff received one letter urging denial of this item from Housing Action Coalition.

**Commissioners** inquired on what their purview is to understand the City budget when providing recommendations to City Council on items.

**A motion was made by Commissioner Bouza, seconded by Commissioner Biagini to close public comments.**

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

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

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

2. [24-317](#) Rezoning of 17 sites along El Camino Real totaling 27.7 acres to MU-RC Mixed Use Regional Commercial, consistent with the City’s General Plan Land Use Diagram, for the purpose of adding additional sites to the City’s Housing Element (CEQA: Use of a previously adopted addendum to the General Plan 2010-2035 EIR for the Zoning Code Update)

**Recommendation:** 1. Adopt a Resolution recommending that the City Council approve the proposed El Camino rezonings consistent with the City’s General Plan land use diagram, for the purpose of adding 17 additional sites to the City’s Housing Element sites inventory.

**Assistant City Attorney Alexander Abbe** announced the vote will bifurcated into two separate actions, the first action is for 16 of the sites, the second action is solely for one site located at 2789 El Camino Real.

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

**A motion was made by Commissioner Biagini, seconded by Commissioner Saleme to close public comment.**

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

**A motion was made by Commissioner Biagini, seconded by Commissioner Bhatnagar to adopt staff recommendation 1 to adopt 16 sites with the exclusion of the address located at 2789 El Camino Real.**

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

**A motion was made by Commissioner Bouza, seconded by Commissioner Biagini to close public comment.**

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

**Recused:** 1 - Vice Chair Bhatnagar

**Commissioner Bhatnagar** recused himself from voting due to the proximity of his residence to the site located at 2789 El Camino Real.

**A motion was made by Commissioner Biagini, seconded by Commissioner Huang to approve staff recommendation for the address located at 2789 El Camino Real.**

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

**Recused:** 1 - Vice Chair Bhatnagar

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

1. Announcements/Other Items

**Commissioner Bhatnagar** announced he will be unable to attend the April 24, 2024 Planning Commission meeting.

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

Commissioner Updates on APA NPC 2024

**Chair Cherukuru** stated that she attended the APA National American Planning Association Conference that took place in Minneapolis and provided update on sessions she attended and overall it was a great experience.

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

**Planning Manager Lesley Xavier** provided information on the City's Annual Progress Report that was provided to HCD.

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

**Chair Cherukuru** announced she attended the Council Goal Setting Session.

**ADJOURNMENT:**

**The meeting adjourned at 7:45 pm. The next regular scheduled meeting is Wednesday, April 24, 2024 at 6 pm.**

---

**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.

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.

Agendas and other written materials distributed during a public meeting that are public record will be made available by the City in an appropriate alternative format. Contact the City Clerk's Office at 1 408-615-2220 with your request for an alternative format copy of the agenda or other written materials.

Individuals who require an auxiliary aid or service for effective communication, or any other disability-related modification of policies or procedures, or other accommodation, in order to participate in a program, service, or activity of the City of Santa Clara, should contact the City's ADA Coordinator at 408-615-3000 as soon as possible but no later than 48 hours before the scheduled event.