



City of Santa Clara

Meeting Minutes

Planning Commission

02/11/2026

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

How to Submit Written Public Comment Before Planning Commission Meeting:

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.

Agendas, Staff Reports and some associated documents for Planning Commission items may be viewed on the Internet at <https://santaclara.legistar.com/Calendar.aspx>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk at Santa Clara City Hall, 1500 Warburton Avenue, Santa Clara, CA 95050 at the same time that the public records are distributed or made available to the legislative body. Any draft contracts, ordinances and resolutions posted on the Internet site or distributed in advance of the Planning Commission meeting may not be the final documents approved by the Planning Commission. For the final document, you may contact the Office of the City Clerk at (408) 615-2220 or Clerk@santaclaraca.gov.

6:00 PM REGULAR MEETING

Call to Order

Chair Crutchlow called the meeting order at 6:04 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 Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

Chair Crutchlow announced translation services would be used for the Appellant for Public Hearing Item 2.

1. [26-114](#) Planning Commission Meeting Minutes of January 14, 2026

Recommendation: Approve the Planning Commission Meeting Minutes of the January 14, 2026 Meeting.

A motion was made by Commissioner Cherukuru, seconded by Commissioner Bouza to approve this item.

Commissioners Bhatnagar and Biagini were not in attendance at the January 14, 2026 meeting and abstained from voting.

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

Abstained: 2 - Commissioner Bhatnagar, and Commissioner Biagini

PUBLIC PRESENTATIONS

None.

Meeting went into recess at 6:10 p.m. and reconvened at 6:21 p.m.

PUBLIC HEARING

2. [26-35](#) Action on an Appeal (PLN25-00562) of the Community Development Director's Denial of a Zoning Clearance (PZC25-00381) for a Smoke Shop Located at 770 Kiely Boulevard.

Recommendation: Overrule the appeal and affirm the Community Development Director's decision to deny the Zoning Clearance for a smoke shop to operate at 770 Kiely Boulevard.

Chair Crutchlow and Commissioner Bouza both disclosed they had visited the site of the Smoke Shop but had not had conversations with the Appellant.

Associate Planner Tracy Tam provided the staff presentation and announced a correction to the staff report that smoke shops are not allowed in the R6 Zoning District.

Appellant Xiangqiong Wu provided details on the Appeal.

Commissioners inquired upon several items including ordinances related to smoke shops and proximity to schools, details of the appeal letter sent to the Appellant; if there was a business license for the site; and the zoning clearance process.

The meeting went into recess at 7:37 p.m. and reconvened at 7:42 p.m.

Assistant City Attorney Jennifer Beyers provided clarification on the business permit and the role of the City to review and provide permits.

Public Comments

Public Speaker.

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

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

3. [26-52](#) Public Hearing: Action on Appeal (PLN25-00561) of Development Review Officer's Approval at 2892 Mesquite Drive for an Architectural Review (PLN25-00295) for a 621 Square Foot First Floor Addition and a 397 Square Foot Second Floor Addition to an Existing Two-Story 2,081 Square Foot Single-Family Residence with a 500 Square Foot Attached Garage on a 7,351 Square Foot Lot. CEQA Status: Exempt from CEQA per Section 15332.

Recommendation: The project is consistent with the General Plan, Zoning Code and Design Guidelines and therefore staff recommends the Planning Commission deny the appeal application and:

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. Affirm the decision of the Development Review Officer to approve the Architectural Review for the construction of a 621 square foot first floor addition and a 397 square foot second floor addition to an existing two-story 2,081 square foot single-family residence with a 500 square foot attached garage on a 7,351 square foot lot at 2892 Mesquite Drive, subject to findings and conditions of approval.

The meeting went into recess at 8:26 p.m. and reconvened at 8:34 p.m.

Assistant Planner Alex Tellez provided the staff presentation.

Appellant Sorin Spanoche provided a presentation.

Applicant/Homeowner Ling ("Annie") Zhou provided comments.

Applicant's Architect Michael Hyde provided details on the proposed project.

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

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 Huang to Adopt a Resolution to affirm the decision of the Development Review Officer.

Aye: 4 - Commissioner Bhatnagar, Commissioner Biagini, Commissioner Huang, and Commissioner Saleme

Nay: 3 - Commissioner Cherukuru, Vice Chair Bouza, and Chair Crutchlow

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

- 1. Announcements/Other Items

None.

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

Staff Aide II Elizabeth Elliott provided updates.

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 9:48 p.m. The next regular schedule meeting is on March 11, 2026 at 6 p.m.

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 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.