City of Santa Clara

PLANNING COMMISSION MEETING AGENDA
Wednesday, May 30, 2012 – 7:00 P.M.

CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items:
Agenda Item #8.A. 1647 Santa Clara Street (Rezoning)
Agenda Item #8.B. 980 El Camino Real (Amendment to CT-HT Zoning)
Agenda Item #8.C. 3499 The Alameda (Rezoning)

1. PLEDGE OF ALLEGIANCE and INVOCATION

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS
Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES
A. Withdrawals
B. Continuances without a hearing
C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS
Members of the public may briefly address the Commission on any item not on the agenda.

7. CONSENT CALENDAR
Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file

numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of May 2, 2012

**********END OF CONSENT CALENDAR**********

8. PUBLIC HEARING ITEMS

8.A.	**File No.(s):**	**PLN2011-08949**
	Address/APN:	1647 Santa Clara Street, a 7,500 square foot parcel, located mid-block between Lincoln Avenue and Winchester Boulevard (APN: 269-25-057). Property is zoned Single Family Residential (R1-6L)
	Applicant/Owner:	Dwight Hinds/Salley Lowery
	Request:	**Rezoning from R1-6L (Single Family) to PD (Planned Development)** to allow a new two story structure featuring a secondary dwelling unit above a new two car garage; and Architectural Review of the project
	CEQA Determination:	Categorical Exemption per Section 15303(a), New Construction
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Recommend City Council Approval**, subject to conditions
8.B.	**File No.(s)**:	**PLN2012-09200**
	Address/APN:	980 El Camino Real, a 0.34-acre site located at the southeast corner of Washington Street and El Camino Real (APN: 269-05-093)
	Applicant/Owner:	Salvatore Caruso
	Request:	**Amendment to previously approved CT-HT Zoning** to allow additional retail uses of approximately 949 square feet in the ground floor of an existing building currently permitted for office uses
	CEQA Determination:	Categorical Exemption per Section 15301, Minor Alteration to Existing Facilities
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Recommend City Council Approval**, subject to conditions
8.C.	**File No.(s):**	**PLN2010-08488/CEQ2012-01144**
	Address/APN:	3499 The Alameda, a 0.40 acre parcel located at the southwest intersection of The Alameda and Harrison Street (APN: 269-16-069). Property is zoned Light Industrial (ML)
	Applicant/Owner:	Gabriel Cervantez, Barry Swenson Builder
	Request:	**Rezoning from Light Industrial (ML) to Planned Development (PD)** to facilitate the development of nine attached three-story condominium units in the Santa Clara Station Focus Area
	CEQA Determination:	Mitigated Negative Declaration
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Recommend City Council approval** of the Rezoning and adoption of the Mitigated Negative Declaration, subject to conditions

8.D.	**File No.(s):**	**PLN2012-09065**
	Address/APN:	52 Harold Avenue, a 13,703 square foot lot on the east side of Harold Avenue approximately 350 feet north of Stevens Creek Boulevard (APN: 303-21-052); property is zoned Professional Office (OA)
	Applicant:	Cosmos Drafting Services
	Owner:	Nishiyamato Educational Inc.
	Request:	**Appeal of Architectural Committee Approval of two outdoor play areas** associated with the conversion of an existing office building into a preschool for up to 66 children *(preschool is a permitted use under the OA Zoning District)*
	CEQA Determination:	Categorically Exempt per CEQA Section 15303
	Project Planner:	Yen Han Chen, Associate Planner
	Staff Recommendation:	**Approve**, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

ii. Report of the Director of Planning and Inspection

- City Council Action

iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioners Stattenfield and Mayer
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and O'Neill

iv. Commission Activities

- Commissioner Travel and Training Reports

v. Upcoming agenda items

- Planning Commission Procedures

10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, June 27, 2012, at 7:00 p.m.

Prepared by: for
Gloria Sciara, AICP
Development Review Officer

Approved by:
Kevin L. Riley
Director of Planning & Inspection

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