City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, May 29, 2013 – 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:

- **Item 8.F.: 555 Saratoga Avenue, PLN2012-09587/PLN2013-09627, Rezoning Application**

1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES

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 1, 2013

7.B.	**File No.(s)**:	**PLN2011-08944**
	Location:	2783 El Camino Real, located at the northeast corner of El Camino Real and Bowers Avenue, APN(s): 216-01-058, 059
	Applicant:	Paul Lee
	Owner:	Christopher S. Yi
	Request:	**One-year review** of Use Permit to allow beer and wine service in a new full service restaurant with 26 indoor seats
	CEQA Determination:	1-year review is not a project under CEQA
	Project Planner:	Yen Chen, Associate Planner
	Staff Recommendation:	**Note and File report**

7.C.	**File No.(s)**:	**PLN2011-08943**
	Location:	3378 El Camino Real, a 2,000 square foot tenant space within an existing 8,400 square foot commercial building on a 0.90 acre site approximately 500 feet west of Pomeroy Avenue, APN: 290-02-102
	Applicant:	Jung Joo Lee
	Owner:	An Shin
	Request:	**Six-month review** of Camino Noraebang Music Studio Use Permit to allow the sale and service of beer on-site
	CEQA Determination:	Six-month review is not a project under CEQA
	Project Planner:	Debby Fernandez, Associate Planner
	Staff Recommendation:	**Note and File report**

7.D.	**File No.(s):**	**PLN2013-09775**
	Location:	5025 Stevens Creek Boulevard, APN: 296-17-036
	Applicant/Owner:	Benjamin Richards / Ettare Family Trust
	Request:	**Use Permit** to allow the service of beer and wine at a proposed restaurant (ABC License Type 41) within an existing commercial building
	CEQA Determination:	Categorical Exemption per section 15301, Class 1 Existing Facilities
	Project Planner:	Gregory Qwan, Planning Intern
	Staff Recommendation:	**Approve, subject to conditions**

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

8. PUBLIC HEARING ITEMS

8.A.	**File No.(s)**:	**PLN2012-09365**
	Location:	City-wide
	Applicant/Owner:	City of Santa Clara
	Request:	Review of Draft **Climate Action Plan GHG Reduction Measures**
	Project Planner:	Payal Bhagat, Assistant Planner II
	CEQA Determination:	Negative Declaration
	Staff Recommendation:	**Review and Comment**

8.B.	**File No.(s):**	**PLN2013-09661**
	Location:	3465 Homestead Road, an approximately 0.40 acre site located at the northeast corner of Homestead Road and Bing Drive, APN: 290-23-065
	Applicant:	Shang Chun Hsia, Jack-in-the-Box Restaurant
	Owner:	George Ogino
	Request:	**Use Permit Amendment** to allow existing drive-thru restaurant to operate from 6:00 a.m. to 3:00 a.m. daily
	CEQA Determination:	Categorical Exemption per section 15301, Existing Facilities
	Project Planner:	Yen Chen, Associate Planner
	Staff Recommendation:	**Approve** Revised Resolution for project, subject to conditions

8.C.	**File No.(s):**	**PLN2012-09562**
	Location:	1793 Lafayette Street, a 1,880 square foot tenant space within an industrial office building located on the east side of Lafayette Street at Warburton Avenue APN: 224-29-021
	Applicant:	Paco and Lindsay Dietz, Graven Image Tattoo
	Owner:	Scott Cooley
	Request:	**Use Permit** to allow a tattoo studio in conjunction with an art gallery on a property zoned Light Industrial (ML)
	CEQA Determination:	Categorical Exemption per Section 15301, Existing Facilities
	Project Planner:	Debby Fernandez, Associate Planner
	Staff Recommendation:	**Approve**, subject to conditions

8.D.	**File No.(s):**	**PLN2012-09684**
	Location:	3250, 3260 and 3270 Jay Street, a 7.97 acre site located at the southeast corner of San Tomas Expressway and Highway 101, APN: 224-09-172
	Applicant:	Marc Filosa
	Owner:	Kristin Myhre for Jay Ridge LLC
	Request:	**Use Permit** to allow a double-faced digital pole sign with changeable messages
	CEQA Determination:	Categorical Exemption per section 15311, Accessory Structures
	Project Planner:	Steve Le, Planning Intern
	Staff Recommendation:	**Continue Public Hearing to June 26, 2013**

8.E.	**File No.(s)**:	**PLN2013-09785**
	Location:	1755 Catherine Street, APN 269-02-037
	Applicant/Owner:	Muslim Community Association
	Request:	**Use Permit** to allow mortuary services at the Muslim Community Association
	CEQA Determination:	Categorical Exemption per section 15301, Existing Facilities
	Project Planner:	Shaun Lacey, AICP, Assistant Planner II
	Staff Recommendation:	**Approve**, subject to conditions

8.F.	**File No.(s):**	**PLN2012-09587/PLN2013-09627**
	Location:	555 Saratoga Avenue, APN 269-39-101
	Applicant/Owner:	Silicon Sage Builders
	Request:	**Rezone** from Neighborhood Commercial (CN) to Planned Development (PD) and **Tentative Map** to construct 13 condominium units
	CEQA Determination:	Mitigated Negative Declaration
	Project Planner:	Shaun Lacey, AICP, Assistant Planner II
	Staff Recommendation:	**Recommend City Council approval**, subject to conditions

8.G.	**File No.(s):**	**PLN2013-09774**
	Location:	1030 Duane Avenue, APN: 224-08-122
	Applicant/Owner:	Jeff Brown / Caputo Family Properties
	Request:	**Use Permit** to allow a fitness and training facility in an existing 11,850 sq. ft. industrial building
	CEQA Determination:	Categorical Exemption per section 15301, Class 1 Existing Facilities
	Project Planner:	Gregory Qwan, Planning Intern
	Staff Recommendation:	**Approve**, subject to conditions

OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items
- CIP follow-up: Memo on CIP Budget figures

ii. Report of the Director of Planning and Inspection
- City Council Action

iii. Commission/Board Liaison and Committee Reports
- Architectural Committee: Commissioners Stattenfield and Costa
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and Ikezi

iv. Commission Activities
- Commissioner Travel and Training Reports

v. Upcoming agenda items

10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, June 26, 2013, at 7:00 p.m.

Prepared by: Gloria Sciara, AICP
Development Review Officer

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

I:\PLANNING\2013\PC 2013\05-29-13\PC Agenda 5.29.13.doc