# City of Santa Clara

# PLANNING COMMISSION MEETING AGENDA

**Wednesday, August 7, 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.A. File No.(s): PLN2012-09352, PLN2013-09805, PLN2013-09655, and CEQ2013-01158, Location: 2585 El Camino Real**

## 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 June 26, 2013

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

## 8. PUBLIC HEARING ITEMS

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| **8.A.** | **File No.(s):** | **PLN2012-09352, PLN2013-09805, PLN2013-09655, and CEQ2013-01158** |
| | Location: | 2585 El Camino Real, APN: 216-01-008 |
| | Applicant/Owner: | Sanjeev Acharya, Silicon Sage Builders, LLC |
| | Owner: | Gregory T. Malley |
| | Request: | **General Plan Amendment** from Community Mixed Use to High Density Residential, **Rezoning** from CT-Thoroughfare Commercial to PD-Planned Development, and **Tentative Subdivision Map** to allow the development of a four story, 60-unit condominium building |
| | CEQA Determination: | Mitigated Negative Declaration |
| | Project Planner: | Payal Bhagat, Assistant Planner II |
| | **Staff Recommendation:** | **Recommend City Council Approval**, subject to conditions |

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| **8.B.** | **File No.(s):** | **PLN2012-09527** |
| | Location: | 805 Jackson Street, APN: 269-28-008 |
| | Applicant/Owner: | Charles Brown / Michael and Amy Gibson |
| | Request: | **Variance** to Section 18.12.030(d) to allow no covered parking space on site in conjunction with a full basement addition to a historically significant property |
| | CEQA Determination: | Categorical Exemption per Section 15331, Historical Resources Restoration/Rehabilitation |
| | Project Planner: | Steve Le, Planning Assistant |
| | **Staff Recommendation:** | **Approve**, subject to conditions |

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| **8.C.** | **File No.(s):** | **PLN2013-09835** |
| | Location: | 746 Malarin Avenue, APN 294-17-016 |
| | Applicant/Owner: | Jamal Boudi |
| | Request: | **Variance** to Section 18.12.030(d) to allow a reduction in the required two covered parking space to one covered parking space in conjunction with a 789 square foot addition |
| | CEQA Determination: | Categorical Exemption per section 15301, Class 1 Existing Facilities |
| | Project Planner: | Payal Bhagat, Assistant Planner II |
| | **Staff Recommendation:** | **Approve**, subject to conditions |

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| **8.D.** | **File No.(s):** | **PLN2013-09769** |
| | Location: | 2563 Amethyst Drive, APN: 216-22-043 |
| | Applicant/Owner: | Peter Araujo |
| | Request: | **Variance** to allow a reduction in the required two covered parking space to one covered parking space in conjunction with an 800 square foot single story addition |
| | CEQA Determination: | Categorical Exemption per section 15301, Class 1 Existing Facilities |
| | Project Planner: | Steve Le, Planning Assistant |
| | **Staff Recommendation:** | **Deny** |

## 9. OTHER BUSINESS

### 9.A. Commission Procedures and Staff Communications

**i. Announcements/Other Items**

- Nomination/Election of Officers
- Appointment of Board Liaisons
- Capital Improvement Program Budget for FY2013-2014

**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
- Preservation Ordinance Committee: Commissioners Chahal and Costa

**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, August 28, 2013, at 7:00 p.m.

Prepared by: Gloria Sciara, AICP
Development Review Officer

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

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