City of Santa Clara
PLANNING COMMISSION
SPECIAL MEETING
Wednesday, November 19, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
AGENDA

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

REGULAR ITEMS – 7:00 p.m.

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. **ITEMS FOR COUNCIL ACTION**
The following items will be sent forward to the City Council following the conclusion of hearings and recommendations by the Planning Commission:
A. Agenda Item 9. File: PLN2008-07176 Location: 2600, 2800 San Tomas Expressway and 2400 Condensa Street

7. **ORAL PETITIONS/ ANNOUNCEMENTS/COMMUNICATIONS/SPECIAL ORDER OF BUSINESS**
A. Members of the public may briefly address the Commission on any item not on the agenda.

8. **CONSENT CALENDAR**
Consent Calendar items may be enacted, approved or adopted by one motion unless requested to be removed by anyone for discussion or explanation. Routine items require no public hearing but may be removed from the Consent Calendar for discussion. Items identified as a Public Hearing item have been placed on the Consent Calendar because they have not generated public interest or dissent and may be approved, based upon the findings prepared and provided in the written staff report. However, if any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Public Hearing 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.

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of November 12, 2008

Public Hearing Items/Consent Calendar

None

**********End of Consent Calendar**********

ZONING

9.	File:	**PLN2008-07176 (General Plan Amendment); PLN2008-07177 (Rezone ML to PD); PLN2008-07179 (Development Agreement); CEQ2008-01062 (EIR/ SCH#20080520111)**
	Location:	2600, 2800 San Tomas Expressway, and 2400 Condensa Street, three parcels on 35.6-acre site located on both sides of San Tomas Aquino Creek channel, south of Central Expressway (APNs 224-11-065, 224-11-066, 216-2-128). Property is zoned ML (Light Industrial).
	Applicant:	Harvest Properties
	Owner:	Harvest 2400, LLC & Harvest-Granite San Tomas, LLC
	Request:	**Certify Final Environmental Impact Report (EIR);** **General Plan Amendment #71** from Light Industrial to Office/Research and Development; **Rezone** from ML (Light Industrial) to PD (Planned Development); **Development Agreement** to vest development rights; **Architectural Review** of San Tomas Business Park Campus Project.
	Project Description:	San Tomas Business Park Campus Project – Project Application for Building A – 650,000 square feet with parking structure; Building B – 650,000 square feet with parking structure; Building C – 650,000 square feet with parking structure; and including a pedestrian bridge over the San Tomas Aquino Creek. The three parcels would accommodate up to 1,950,000 square feet of office and high-tech lab buildings. The development will replace existing office and industrial buildings on three parcels.

Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: Recommend approval, subject to conditions

10. OTHER BUSINESS

A. Commission Procedures and Staff Communications

Public comment on these items may be limited to one minute, at discretion of the Chair

i. Announcements/Other Items
ii. Report of the Director of Planning and Inspection

11. ADJOURNMENT

Approved: Gloria Sciara
Gloria Sciara, AICP
Development Review Officer

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