



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday,
December 11, 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) PLN2013-09973, PLN2013-09977, PLN2013-09986, Location: 3051 Homestead Avenue, Rezone from Agricultural (A) to Planned Development (PD)
- **Item 8.B.:** File No. PLN2013-10051, Location: 554 Mansion Park Drive, Rezone a Historic Combining Zoning District (HT)

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.

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

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2013-09973, PLN2013-09977, PLN2013-09986**
Location: 3051 Homestead Avenue, a 0.69 acre parcel located on the north side of Homestead Road, approximately 175 feet west of Pepper Tree Lane, APN: 290-24-001; property is zoned Agricultural (A)
Applicant/Owner: Justin Mozart, Peninsula Communities, Inc.
Request: **Rezone** from Agricultural (A) to Planned Development (PD); Architectural Review in conjunction with a proposal to demolish an existing single family residential structure; and subdivide the site to develop up to (9) new two-story single family homes
CEQA Determination: Categorically Exempt per section 15332 - In-Fill Development Projects
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Recommend City Council Approval**, subject to conditions
- 8.B. File No.(s):** **PLN2013-10051**
Location: 554 Mansion Park Drive [4750 Lick Mill Boulevard], APN: 097-08-100; property is zoned Planned Development-Historical Combining District (PD-HT)
Applicant/Owner: Gilbert Sanchez, FAIA / Jenny Wang Agent for Wei Bai
Request: **Rezone** a Historic Combining Zoning District (HT) to allow a pre-school and after school facility at the Lick Mansion; and to allow a film production and art studio at the Granary. The project includes a minor addition to the rear of the mansion, outdoor interpretative panel, outdoor play areas, and security fencing. This project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating the Mansion and Granary buildings.
CEQA Determination: Categorical Exemption per CEQA Section 15331, Historical Resource Restoration/Rehabilitation
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Recommend City Council Approval**, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Nomination/Election for vacancies on Architectural Review Committee and Historic Preservation Ordinance Committee

ii. Report of the Director of Planning and Inspection

- City Council Action

iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioner Stattenfield, 1 vacancy
- Station Area Plan: Commissioner Champeny

- General Plan sub-Committee: Commissioners Champeny and Ikezi
 - Historic Preservation Ordinance Committee: Commissioner Chahal, 1 vacancy
- iv. **Commission Activities**
- Commissioner Travel and Training Reports; Requests to Attend Training
- v. **Upcoming agenda items**

10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, January 15, 2014, at 7:00 p.m.

Prepared by: Gloria Sciara Approved by: Kevin L. Riley
Gloria Sciara, AICP Kevin L. Riley
Development Review Officer Director of Planning & Inspection

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