



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, April 30, 2014 – 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 7.D.** Planning Commission Budget for Fiscal Year 2014-2015
- **Item 8.B.** File No.(s):PLN2013-11129 Location:1075 Pomeroy Avenue(Rezone)
- **Item 8.C.** File No.(s):PLN2007-06715/CEQ2007-01051 Location: 4301 Great America Parkway
- **Item 8.D.** Fiscal Year 2014-2015 Capital Improvement Program (CIP) Budget

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 March 12, 2014

7.B. File No.(s): **PLN2014-10226**
Location: 3275 Stevens Creek Boulevard, a 0.61 acre parcel on the north side of Stevens Creek Boulevard approximately 75 feet east of Henry Avenue, APN: 303-18-022; property is zoned Thoroughfare Commercial (CT)
Applicant/Owner: Yeganeh Amirrazi / Abe Novin
Request: **Use Permit** to allow restaurant beer and wine service (Type 41 ABC License) in an existing restaurant and live entertainment (acoustic)
CEQA Determination: Categorically Exempt per CEQA Guidelines 15301 (Class 1–Existing Facilities)
Project Planner: Steve Le, Planning Assistant
Staff Recommendation: **Approve, subject to conditions**

7.C. File No.(s): **PLN2014-10241**
Location: 2314 Talia Avenue, APN 303-05-009 a single parcel totaling 5,525 square feet.
Applicant/Owner: Joe Head / John & Kate Cunningham
Request: **Variance** to allow a rear yard setback of 14 feet, three inches for a 448 square-foot addition to an existing single-story house
CEQA Determination: Categorical Exemption per section 15301, Class 1 Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **Approve, subject to conditions**

7.D. Planning Commission Budget for Fiscal Year 2014-2015

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2014-10221**
Location: 1912 Bowers Avenue, a 38,768 square foot lot, located on the west side of Bowers Avenue, approximately 200 feet north of Barkley Avenue, APN: 220-30-012; property is zoned B (Public, Quasi Public, and Public Park or Recreation)
Applicant/Owner: Sean Snyder for AT&T / City of Santa Clara
Request: **Appeal of an Architectural Review** decision approving the replacement of an existing cellular antenna tower with a new 90 foot “monopine” for multi-carrier wireless service.
CEQA Determination: Categorical Exemption per Section 15311, Accessory Structures

- Project Planner: Steve Le, Planning Intern
Staff Recommendation: **Deny Appeal and uphold the Architectural Committee decision**
- 8.B. File No.(s):** **PLN2013-10129**
Location: 1075 Pomeroy Avenue, a single parcel totaling .17 acre located near the intersection of Benton Avenue and Pomeroy Avenue, (APN: 290-69-079)
Applicant/Owner: Dory Marhamat / Martha Polanco
Request: **Rezone** from R3-18D (Low Density Multiple Dwelling) to PD (Planned Development) to construct five dwelling units and **Tentative Map** creating five lots
CEQA Determination: Categorically Exempt per Section 15332, Infill Development
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **Continue Public Hearing**
- 8.C. File No.(s):** **PLN2007-06715/CEQ2007-01051**
Location: 4301 Great America Parkway and 2441 Mission College Boulevard, APNs 104-42-09 & 104-41-030)
Applicant/Owner: The Sobrato Organization
Request: **Rezone** from Planned Industrial (MP) and Planned Development/Planned Industrial (PD/MP) to Planned Development (PD) to construct up to 718,000 square feet of new office space in up to 1,018,000 square feet of office development; up to two, five-level parking structures with up to 3,360 total parking spaces; **Adoption of an Environmental Impact Report (EIR)** and Statement of Overriding Considerations; and a **Development Agreement** between the City of Santa Clara and SI 34
CEQA Determination: Environmental Impact Report
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Recommend City Council Approval**, subject to conditions
- 8.D. File No.(s):** **CEQ2014-01175**
Address/APN: City-wide
Applicant/Owner: City of Santa Clara
Request: **Fiscal Year 2014-2015 Capital Improvement Program (CIP) Budget** Environmental Determinations and General Plan Conformity Findings
CEQA Determination: Varies by CIP Project
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve** Environmental Determinations and **make findings** for General Plan Conformance

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 Actions

iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioners Stattenfield and Chahal
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and Ikezi
- Historic Preservation Ordinance Committee: Commissioner Chahal, Ikezi

iv. Commission Activities

- Commissioner Travel and Training Reports; Requests to Attend Training

v. Upcoming agenda items

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting that will be held on Wednesday, May 14, 2014 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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