



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, May 28, 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 8.A.** File No.(s): PLN2014-10256, PLN2014-10257, PLN2014-10258, PLN2014-10259, PLN2014-10260, PLN2014-10381, CEQ2014-01172 (*Santa Clara Square*)
Location: 2620-2790 Augustine Drive and 2455-2585 Augustine Drive (Rezone)

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 April 16, 2014

7.B. Planning Commission Minutes of April 30, 2014

7.C. **File No.(s):** **PLN2014-10226**
Location: 2333 El Camino Real, a 14,800 square-foot lot on the north side of El Camino Real, approximately 240 feet from the intersection of El Camino Real and Los Padres Boulevard. APN: 224-14-090; property is zoned Thoroughfare Commercial (CT)
Applicant/Owner: Jonghun Jeong / Chuck Hammers
Request: **Use Permit** to allow an expansion to an existing restaurant allowing seating from 25 seats to 40 seats and approval to allow beer and wine service (Type 41 ABC License)
CEQA Determination: Categorically Exempt per CEQA Guidelines 15301 (Class 1-Existing Facilities)
Project Planner: Shaun Lacey, Assistant Planner II
Staff Recommendation: **Approve, subject to conditions**

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

8. PUBLIC HEARING ITEMS

8.A. **File No.(s):** **PLN2014-10256, PLN2014-10257, PLN2014-10258, PLN2014-10259, PLN2014-10260, PLN2014-10381, CEQ2014-01172 (Santa Clara Square)**
Location: 2620-2790 Augustine Drive and 2455-2585 Augustine Drive, a 47.57-acre project site comprised of eight parcels located on the north and south sides of Augustine Drive, between Bowers Avenue and San Tomas Aquino Creek, Scott Boulevard and Highway 101 (APNs: 216-45-011, -014, -019, -027, -028, -036, -037, -006)
Applicant/Owner: The Irvine Company LLC
Request: **Adopt Addendum No.2** to previously certified EIR; **General Plan Amendment #80** from High Intensity Office/R&D to Community Commercial [Retail Center] and Light Industrial to High Intensity Office/R&D [Office Phase II & III]; **Rezone** from Planned Development (PD) to Planned Development (PD) [Retail Center], and from Light Industrial (ML) to Commercial Park (CP) [Office Phase II & III] to allow the construction of up to 1,243,300 square feet of office space and up to 125,000 square feet of retail space for a total (inclusive of Office Phase I) of up to 2,000,100 square feet of development; Approval of **Development Agreement Amendment No. 2** with The Irvine Company LLC and 2525 Augustine Drive LLC; **Architectural Review** Approval of project design and sign program.

CEQA Determination: Addendum to Certified Environmental Impact Report
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Recommend City Council Approval**, subject to conditions

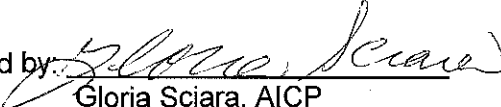
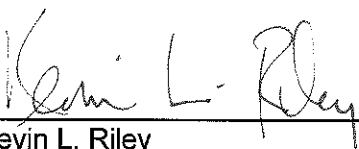
9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

- i. **Announcements/Other Items**
- 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, June 18, 2014 at 7:00 p.m.

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

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