



City of Santa Clara
PLANNING COMMISSION
MEETING AGENDA

HOUSING ELEMENT UPDATE OPEN HOUSE 6:00 P.M. to 7:00 P.M.

Wednesday, June 18, 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.

OPEN HOUSE – 6:00 P.M. TO 7:00 P.M.

The open house will provide an introduction to the City of Santa Clara Housing Element update. Staff and representatives from Environmental Science Associates (ESA) will be present to give information and answer questions related to the Housing Element update, process and timelines for completion.

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.B.** File No.(s):PLN2007-06715/CEQ2007-01051 Location: 4301 Great America Parkway
- **Item 8.C.** City of Santa Clara Park Impact Fee Nexus Study and Ordinance Enactment

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 May 28, 2014

7.B. File No.(s):	PLN2014-10352
Location:	2002 El Camino Real, a 2,332 square foot commercial tenant space located in the new Santa Clara Towne Centre (formerly Mervyn's Plaza) at the southwest corner of Scott Boulevard and El Camino Real, (APN: 290-10-066); property is zoned Community Commercial (CC)
Applicant/Owner:	Margaret Taylor for Chipotle Mexican Grill, Inc. / Byer Properties
Request:	Use Permit to allow full alcohol sales and service (Type 47 ABC License) in a new full service restaurant
CEQA Determination:	Not subject to CEQA review – does not qualify as a "project" under PRC § 21065
Project Planner:	Debby Fernandez, Associate Planner
Staff Recommendation:	Approve, subject to conditions

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s):	Housing Element Update
Address/APN:	City-wide
Applicant:	City of Santa Clara
Request:	Introduction for the City of Santa Clara Housing and General Plan Land Use Update for the 2015-2022 planning period. The City's consultant ESA will give an overview of the update process and review the existing Housing and Land Use Element and how it will reflect current conditions, City policies, and methods to meet the housing requirements mandated by the State of California Department of Housing and Community Development.
CEQA Determination:	Reuse of the previously adopted Environmental Impact Report for the 2010-2035 General Plan and Addendum
Project Planner:	Shaun Lacey, Assistant Planner II
Staff Recommendation:	Information only

- 8.B. 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.C. File No.(s):** **City of Santa Clara Park Impact Fee Nexus Study and Ordinance Enactment**
Address/APN: City-wide
Applicant/Owner: City of Santa Clara / Parks and Recreation Department
Request: **Adoption of Impact Fee Nexus Study**
Project Planner: James Texiera, Director of Parks and Recreation
CEQA Determination: Not applicable
Staff Recommendation: **Recommendation City Council Adoption**

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: Commissioners Chahal, Ikezi
 - Neighborhood Protection Ordinance Committee: Costa and Stattenfield
 - 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, August 6, 2014 at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

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