



City of Santa Clara

**PLANNING COMMISSION
MEETING MINUTES
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.
An audio recording of this meeting is available in the Planning Office for review or purchase the Friday following the meeting.

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

Chair Champeny initiated the Pledge of Allegiance, and the Statement of Values was read.

2. ROLL CALL

The following Commissioners responded to roll call: Chair Ian Champeny, Raj Chahal, Deborah Costa, Yuki Ikezi, Steve Kelly, Keith Stattenfield, and Joe Sweeney. Commissioner Sweeney was excused.

Staff present were Director of Planning and Inspection Kevin Riley, City Planner Steve Lynch, Associate Planner Yen Han Chen, Assistant City Attorney Julia Hill, and Office Specialist IV Megan Valenzuela.

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

Chair Champeny reviewed the Planning Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals - None
- B. Continuances without a hearing - None
- C. Exceptions (requests for agenda items to be taken out of order) - None

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

None.

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

Motion/Action: The Commission motioned to approve the Minutes of April 16, 2014 (6-0-1-0, Sweeney absent).

7.B. Planning Commission Minutes of April 30, 2014 Champeny not chair – (Champeny and Chahal abstain, Sweeney absent)

Motion/Action: The Commission motioned to the Minutes of April 30, 2014, with a minor correction (4-0-1-2, Sweeney absent, Chahal and Champeny abstaining).

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

Evan Chang, neighboring resident, inquired about operating hours, parking and type of alcohol service. Staff confirmed that the restaurant is not making a change to the operating hours and that the restaurant has sufficient parking. It was noted that only beer and wine will be served and that a full-service food menu will be available at all times the restaurant is open.

Motion/Action: The Commission motioned to approve the Use Permit for the property located at 2333 El Camino Real (6-0-1-0, Sweeney absent).

*****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

Notice: The notice of public hearing for Item 8.A. was posted and mailed to property owners within 500 feet of the project site.

Discussion: Yen Chen gave a brief presentation on the project.

Carlene Matchniff, Vice President of Apartment Development with The Irvine Company, gave a presentation on the project highlighting the architecture, landscaping, connectivity, varied retail, and sustainability of the project. It was also confirmed that the phase one office development has signed a lease with Ericsson. Ms. Matchniff introduced John Murphy, Senior Vice President of Retail Development, who presented examples of Irvine developments completed in southern California, highlighting the overall quality, design, and occupancy of those developments. Mr. Murphy highlighted the features specific to the Santa Clara Square project including wide sidewalks, lighting, signage, parking, architecture and landscaping.

The Commission inquired if shade studies had been completed. It was confirmed that shade studies are not part of a typical process for this type of development; however, given the concerns presented, the Irvine Company would be completing shade and line of sight studies.

The Commission confirmed that the grocery retail space would be 40,000 square feet and that Ericsson will occupy Phase I office space.

The Commission discussed the traffic improvement measures associated with the project. It was explained that each of the improvement projects are tied into the phasing of the project and would be completed concurrent with the development of said phases. It was noted that various

traffic demand management (TDM) measures would be evaluated for possible implementation, including shuttle and ride home programs.

The Public Hearing was opened.

Eric Foraker, PSAI Realty Partners representing UCSC, stated that the project is a good improvement to the area, noting the retail and high quality office space. Mr. Foraker requested that he be able to comment on the final plans before they are approved as UCSB has a long term lease at 2505 Augustine Drive and wants the sight lines from Highway 101 to be preserved and not lost to this project.

Linda Lezotte PSAI Realty Partners representing UCSC, stated that her company has had good communication with Irvine and wants to ensure that PSI Realty Partners will continue to remain part of the formal process to review all aspects of project. Ms. Lezotte requested that the project go through the Architectural Review Committee rather than be approved at the Planning Director level. Ms. Lezotte noted that the current location of the parking garage may impact line of sight for the UCSB building and requested that line of sight and shade studies be completed.

In a rebuttal statement Carlene Matchniff noted that Irvine will continue to work with PSAI Realty Partners and requested that the final plans be approved outside of the Architectural Review Committee. Ms. Matchniff confirmed that Irvine will complete line of sight and shadow studies, and stated that being required to go through the Architectural Review Committee would be excessive since the office buildings match the design of the approved phase one office buildings.

The Public Hearing was closed.

The Commission deliberated on the process by which the plans will be reviewed and approved. It was confirmed that the project being heard had not been reviewed by the Architectural Review Committee.

Motion/Action: The Commission motioned to adopt a resolution recommending that the City Council adopt the Environmental Impact Report (EIR) Addendum No. 2 to the Augustine-Bowers Office Park EIR (6-0-1-0, Sweeney absent).

Motion/Action: The Commission motioned to adopt a resolution recommending that the City Council approve General Plan Amendment #80 for the property located at 2620-2790 Augustine Drive and 2455-2585 Augustine Drive (6-0-1-0, Sweeney absent).

A motion to approve the rezone was discussed. It was noted that while Irvine had committed to complete line of sight and shade studies, it was not required in the conditions of approval. The Commission differentiated between the office and retail components of the project, noting that the office portion of the project is what has the neighboring property concerned.

Motion/Action: The Commission motioned to adopt a resolution recommending that the City Council approve the rezone from Planned Development (PD) to Planned Development (PD) [Retail Center], and from Light Industrial (ML) to Commercial Park (CP) [Office Phases II & III], for the property located at 2620-2790 Augustine Drive and 2455-2585 Augustine Drive (5-1-1-0, Stattenfield dissenting, Sweeney absent) with the following revision:

1. Condition P2 in the Conditions of Approval shall be revised to read: "Refer the project design, including the sign program, to the Director of Planning and Inspection for review and approval for Retail Center, and to the Architectural Committee for Office Phases II and III. Line of Sight and shadow studies shall be required for Office Phases II and III.

Motion/Action: The Commission motioned to adopt a resolution recommending that the City

Council adopt an Ordinance to approve the Amendment No. 2 to the Development Agreement for the property located at 2620-2790 Augustine Drive and 2455-2585 Augustine Drive (6-0-1-0, Sweeney absent).

Motion/Action: The Commission motioned to recommend that the City Council refer the project design to the Architectural Review Committee for the office development in phases two and three for the property located at 2620-2790 Augustine Drive and 2455-2585 Augustine Drive (6-0-1-0, Sweeney absent).

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: Commissioner Ikezi requested to attend the California APA Conference. The Commission approved attendance for any Commissioner interested.
- Commissioners Chahal and Champeny gave report on the National APA Conference.

v. Upcoming agenda items

10. ADJOURNMENT

The meeting adjourned at 8:57 p.m. The next regular Planning Commission meeting will be held on Wednesday, June 18, 2014, at 7:00 p.m.

Prepared by: 
Megan Valenzuela
Office Specialist IV

Approved: 
Kevin L. Riley
Director of Planning & Inspection

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