



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, October 8, 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.C.:** File No: PLN2013-10129; Address: 1075 Pomeroy Avenue (Rezone)
- **Item 7.E.:** 2015 Planning Commission Meeting Calendar
- **Item 8.A.:** File No: PLN2014-10477 Zoning Code Amendments for 2015 Housing Element Update
- **Item 8.B.:** File No: PLN2013-09855 Proposed Single-Family Design Guidelines

1. PLEDGE OF ALLEGIANCE and INVOCATION

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 August 20, 2014

7.B. File No.(s): **PLN2012-09362**
Address: 2211 Tasman Drive a 1,104 square foot tenant space in an existing commercial center on a .98 acre parcel, located between Lafayette Street and Lick Mill Boulevard (APN: 097-46-030)
Applicant: Benjamas Junyarungraun
Owner: Pelio and Associates
Request: **One year review** of Use Permit allowing beer and wine service (ABC type 41 license), live entertainment (karaoke), and outdoor seating on a property in the Light Industrial (ML) Zoning District
CEQA Determination: Not a CEQA Project per Section 15378
Project Planner: Gregory Qwan, Planning Intern
Staff Recommendation: **Note and File**

7.C. File No.(s): **PLN2013-10129**
Address: 1075 Pomeroy Avenue, a 12,383 square foot lot located on the east side of Pomeroy Avenue APN: 290-69-079; property is zoned R3-18D (Low-Density Multiple- Dwelling)
Applicant: Dory Marhamat
Owner: Martha Polanco
Request: **Follow-up action from August 20, 2014** Adopting Resolutions Recommending Denial of a request for Rezone from R3-18D (Low-Density Multiple- Dwelling) to PD (Planned Development/R3-18D) to construct five single family homes
CEQA Determination: Categorical Exemption per Section 15332 (Infill Development)
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **Adopt Resolutions Recommending City Council Denial**

7.D. File No.(s): **PLN2014-10641**
Address: 1045 Memorex Drive, a .27 acre parcel, located north of the intersection of Memorex Drive and Ronald Street (APN: 224-63-007). Property is zoned ML (Light Industrial) Zoning District
Applicant: Paige Cano
Owner: Robert Ersepke
Request: **Use Permit** to allow an animal boarding facility that will offer day care, overnight boarding and grooming services
CEQA Determination: Categorical Exemption per Section 15301, Class 1 Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Approve, subject to conditions**

7.E.

Approval of the 2015 Planning Commission Meeting Calendar

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): PLN2013-09855
 Address: City-wide
 Applicant/Owner: City of Santa Clara
 Request: Review of Proposed Single-Family Design Guidelines
 CEQA Determination: Previously Adopted General Plan Environmental Impact Report
 Project Planner: Payal Bhagat, Assistant Planner II
 Staff Recommendation: Recommend City Council Approval

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
 - Report from Commissioner Ikezi on the CalAPA conference
- v. Upcoming agenda items

10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, October 22, 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

I:\PLANNING\2014\PC 2014\10.08.2014\PC Agenda 10.08.14.doc