



City of Santa Clara

PLANNING COMMISSION MEETING MINUTES

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.
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 7.C.:** File No: PLN2013-10129; Address: 1075 Pomeroy Avenue (Rezone)
- **Item 7.E.:** 2015 Planning Commission Meeting Calendar
- **Item 8.A.:** File No: PLN2013-09855 Proposed Single-Family Design Guidelines

1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES

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

2. ROLL CALL

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

Staff present were City Planner Steve Lynch, Assistant Planner II Payal Bhagat, Assistant City Attorney Alexander Abbe, 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 Stattenfield 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 August 20, 2014

Motion/Action: The Commission motioned to approve the Minutes from the August 20, 2014, Planning Commission meeting (6-0-0-1, Champeny abstained).

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**

Motion/Action: The Commission motioned to note and file the report for the Use Permit review for the property located at 2211 Tasman Drive (7-0-0-0).

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**

Motion/Action: The Commission motioned to adopt the resolution recommending that the Council deny the rezone for the project located at 1075 Pomeroy Avenue (6-0-0-1, Champeny abstained).

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

Motion/Action: The Commission motioned to approve the remainder of the consent calendar (7-0-0-0).

*******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**

Notice: Noticing for this item was distributed to the interested parties list and posted on the City's calendar and meeting board.

Discussion: Steve Lynch and Payal Bhagat gave a brief presentation on the project.

The Commission inquired about the Floor Area Ratio (FAR) requirement for two-story homes. Staff noted that the previous set of design guidelines did not include a FAR requirement and that the new FAR of 66% is a guideline for overall design of second stories.

The Commission inquired about the restrictions for solar panel use. Staff noted that State guidelines limit a city's ability to regulate the use of solar panels; however the design guidelines regulate the aesthetic placement of the solar panels to keep them from being unsightly.

The Commission inquired about discouraging the use of artificial turf given the current drought situation throughout California. Staff responded that artificial turf does not allow water to seep back into the ground and is therefore less preferable to natural landscaping. It was noted that

many agencies offer rebates for drought resistant landscape.

The Commission clarified with staff that should an ordinance for historic preservation be adopted, the design guidelines would be updated to reflect that change.

The Public Hearing was opened and closed with no public comments received.

Motion/Action: The Commission motioned to adopt a resolution recommending that the City Council approve the Single-Family Design Guidelines (7-0-0-0).

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
- Neighborhood Protection Ordinance Committee: Costa and Stattenfield

iv. Commission Activities

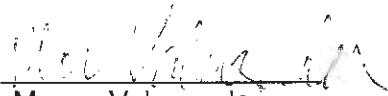
- Commissioner Travel and Training Reports; Requests to Attend Training: Commissioner Ikezi gave a report on her attendance at the California APA Conference.

v. Upcoming agenda items

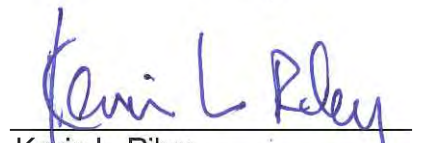
10. ADJOURNMENT

The meeting adjourned at 7:45 p.m. The next regular Planning Commission meeting will be held on Wednesday, October 22, 2014, at 7:00 p.m.

Prepared by:


Megan Valenzuela
Office Specialist IV

Approved:


Kevin L. Riley
Director of Planning & Inspection