



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, February 11, 2015 – 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. PLN2014-10384/85: 990 Wren Avenue - 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 January 14, 2015

7.B. **File No.(s):** **PLN2013-09935**
Location: 1460 Halford Avenue, a 2,667 square foot tenant space in an existing shopping center located on 1.18 acre parcel located at the intersection of Burnley Way and Halford Avenue; the project site is zoned as CC-Community Commercial (APN: 313-05-012)
Applicant/Owner: Tye-Tazy Lin/Nicholas G Kadjevich Jr.
Request: **12 Month review** of previously approved Use Permit to allow service of beer and wine (ABC License Type 41) in conjunction with a new full service restaurant.
CEQA Determination: Not a project under CEQA
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Note and File**

7.C. **File No.:** **PLN2014-10771**
Location: 3590 Homestead Road, a 5,300 square foot building located at the southeast intersection of Lawrence Expressway and Homestead Road (APN: 293-02-029); property is zoned CC (Community Commercial)
Applicant/Owner: Specialty's Café & Bakery / Marchese Family Property
Request: **Use Permit to allow** up to 60 outdoor seats in conjunction with a major renovation of an existing building to establish a new restaurant and café.
CEQA Determination: Categorical Exemption per section 15301, Existing Facilities
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **Approve, subject to conditions**

7.D. **File No.:** **PLN2015-10919**
Location: 2163 Martin Avenue, 2.28 acre parcel, a 5,465 square foot tenant space in an existing 33,540 square foot industrial building located on the north side of Martin Avenue, approximately 600 feet west of Scott Boulevard (APN: 224-10-057,-123); property is zoned ML (Light Industrial) and MH (Heavy Industrial)
Applicant: Joe Grasso Elite Training
Owner: Manny DeOliveira
Request: **Use Permit** to allow a personal fitness facility.
CEQA Determination: Categorical Exemption per section 15301, Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve, subject to conditions**

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

8. PUBLIC HEARING ITEMS

8.A. File No.: **PLN2014-10384, PLN2014-10385, CEQ2014-01177**
Location: 990 Wren Avenue, a 31,305 square-foot project site to the north of the intersection of Wren Avenue and Vireo Avenue, (APN: 313-31-003); property is zoned R1-6L (Single-Family Residential)
Applicant/Owner: Ben Engelman
Request: **Rezone** from R1-6L (Single-Family Residential) to PD (Planned Development) and a **Tentative Subdivision Map** to create five lots
CEQA Determination: Initial Study/Mitigated Negative Declaration
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **Continue for redesign**

8.B. File No.: **PLN2014-10850**
Location: 5302 Betsy Ross Drive, a 3.5 acre parcel, located on the west side of Betsy Ross Drive approximately 500 feet north of Bunker Hill Drive, (APN: 104-50-020); property is zoned ML (Light Industrial)
Applicant: Cogswell Polytechnical College
Owner: Balzer-Family Investments
Request: **Use Permit** to allow approximately 85,000 square foot private education institution (post-secondary school)
CEQA Determination: Categorical Exemption per section 15301, Existing Facilities
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Approve, subject to conditions**

8.C. File No.: **Smoking Lounge Ordinance**
Location: City-Wide
Applicant: City of Santa Clara
Request: **Ordinance** to establish new regulations for smoking lounges
CEQA Determination: Categorical Exemption per section 15061(b)(3), Not a project under CEQA
Project Planner: Kevin Riley, Director of Planning and Inspection
Staff Recommendation: **Recommend City Council Adoption**

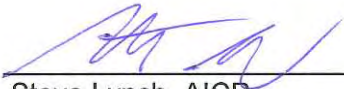
9. OTHER BUSINESS

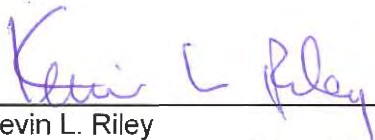
- 9.A. Commission Procedures and Staff Communications**
- i. Announcements/Other Items**
 - ii. Report of the Director of Planning and Inspection**
 - City Council Actions
 - iii. Commission/Board Liaison and Committee Reports**
 - Architectural Committee: Commissioners Stattenfield and Chahal
 - Station Area Plan: Commissioner Champeny
 - iv. Commission Activities**
 - Commissioner Travel and Training Reports; Requests to Attend Training

- Planning Commissioners Academy: March 4-6
 - National APA Conference: April 18-21
- v. **Upcoming agenda items**

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting that will be held on Wednesday, March 4, 2015 at 7:00 p.m.

Prepared by: 
Steve Lynch, AICP
City Planner

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

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