



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, April 8, 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 7.B.** Planning Commission Budget for FY 2015-2016
- **Item 8.A. File No.:** PLN2014-10765, Location: 1480 Main Street (Rezone)
- **Item 8.B. File No.(s):** PLN2014-10384, PLN2014-10385, CEQ2014-01177, Location: 990 Wren Avenue (Rezone)
- **Item 8.C. File No.(s):** PLN2015-11051/CEQ2015-01190, CIP Budget for FY 2015-2016

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 March 4, 2015

7.B. Planning Commission Budget for Fiscal Year 2015-2016

7.C. File No.(s): **PLN2015-10923**
Location: 3240 El Camino Real, an approximately 13,300 square foot lot, located on the south side of El Camino Real, approximately 150 feet east of Pomeroy Avenue, APN: 290-03-084
Applicant/Owner: Tong Soon Gardens
Request: **Amendment of existing Use Permit** allowing the sale of beer, wine and distilled spirits (ABC License Type 47) in conjunction with full food service at Tong Soon Gardens Restaurant
CEQA Determination: Categorical Exemption per section 15301, Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

7.D. File No.(s): **PLN2015-10949**
Location: 2000 El Camino Real, Suite 15, a 1,983 square foot commercial tenant space in a 12,039 square foot building at the northeast corner of the 20.89 acre Santa Clara Town Centre site, located at the southwest corner of Scott Boulevard and El Camino Real, APN: 290-10-096
Applicant/Owner: Steve Rawlings / Byer Properties, L.P.
Request: **Use Permit** to allow on-site sale and service of beer and wine (ABC License Type 41) in a full-service restaurant with indoor and outdoor seating
CEQA Determination: Categorical Exemption per section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

7.E. File: **PLN2013-10183**
Location: 4300 Great America Parkway, 1.59 acre site, located at the northwest corner of Great America Parkway and Mission College Boulevard; APN: 104-16-092, property is zoned Thoroughfare Commercial
Applicant: Iguanas Restaurant
Owner: Landmark Equities LP
Subject: **Six-month review of Use Permit** allowing beer and wine service (Type 41 ABC License) in an existing restaurant
CEQA Determination: Review is not a project under CEQA
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Note and file report**

7.F. **File:** **PLN2015-10990**
Location: 2981 Mead Ave, 1.95 acre site, located at the northeast corner of Mead Avenue and Uranium Drive. The Property is zoned (ML) Light Industrial (APN: 216-28-091).
Applicant: Nan Li for World Champions Table Tennis Academy
Owner: Mead Associates
Subject: **Use Permit** to allow private training center.
CEQA Determination: Review is not a project under CEQA
Project Planner: Steve Le, Planning Intern
Staff Recommendation: **Note and file report**

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

8. PUBLIC HEARING ITEMS

8.A. **File No.:** **PLN2014-10765**
Location: 1480 Main Street, a 0.34 acre parcel, located at the southwest corner of Main Street and El Camino Real. APN: 269-05-107; property is zoned CT (Thoroughfare Commercial)
Applicant/Owner: Mehdi Shahmirza
Request: **Rezone** from CT (Thoroughfare Commercial) to PD (Planned Development) to allow the construction of a three-story mixed use development consisting of twelve residential apartment units and approximately 1,000 square feet of ground-floor commercial retail space
CEQA Determination: Categorically Exempt per CEQA Section 15332 – In-Fill Development Projects
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Recommend Approval, subject to conditions**

8.B. **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.C. **File No.(s):** PLN2015-11051/CEQ2015-01190
Address/APN: City-wide
Applicant/Owner: City of Santa Clara
Request: **Fiscal Year 2015-2016 Capital Improvement Program (CIP) Budget** Environmental Determinations and General Plan Conformity Findings
CEQA Determination: Varies by CIP Project
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve** Environmental Determinations and **make findings** for General Plan Conformance

9. OTHER BUSINESS

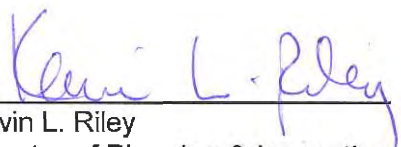
9.A. Commission Procedures and Staff Communications

- 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
 - Report from Commissioner Sweeney on the Planning Commissioners Academy (March 4-6)
 - National APA Conference: April 18-21 (Commissioners Champeny, Ikezi, and Kelly attending)
- v. Upcoming agenda items**

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting will be held on Wednesday, May 6, 2015 at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

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

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