



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, May 20, 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.B.** File No. PLN2014-10615, Location: 820 Civic Center Drive, Rezone from Light Industrial (ML) to Planned Development (PD)

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 April 8, 2015

7.B. File No.(s): **PLN2014-10226**
Location: 3275 Stevens Creek Boulevard, a 0.61 acre parcel on the north side of Stevens Creek Boulevard approximately 75 feet east of Henry Avenue, APN: 303-18-022; property is zoned Thoroughfare Commercial (CT)
Applicant/Owner: Yeganeh Amirrazi / Abe Novin
Request: **12-month review** of an approved Use Permit allowing beer and wine service (Type 41 ABC License) in an existing restaurant with live entertainment (acoustic)
CEQA Determination: Not a project under CEQA
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Note and File**

7.C. File No.(s): **PLN2014-10631**
Location: 3970 Rivermark Plaza (Safeway) a 65,470 square foot building in an existing commercial center (Rivermark Plaza) on a 14.8 acre parcel, located at the southeast corner of Agnew Road and Harrigan Avenue, APN: 097-08-105; property is zoned PD-MC (Planned Development-Master Community)
Applicant: Natalie Mattei for Safeway Inc.
Owner: RMV Holdings, L.P.
Request: **Six-month review** of an approved Use Permit allowing the on-site tasting of alcoholic beverages (ABC type 86 license) in an existing grocery store
CEQA Determination: Categorical Exemption per Section 15301, Class 1 Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve, subject to conditions**

7.D. File No.(s): **PLN2013-09661**
Location: 3465 Homestead Road, an approximately 0.40 acre site located at the northeast corner of Homestead Road and Bing Drive, APN: 290-23-065
Applicant: Bill Hsia, Jack-in-the-Box Restaurant
Owner: George Ogino
Request: **12-month review** of Use Permit Amendment allowing extended operating hours from 6:00 a.m. to 3:00 a.m. daily at an existing drive-thru restaurant and continuation of the extended hours for the next six months
CEQA Determination: Not a project under CEQA
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Note and File**

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

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2014-10842**
Location: 1433 El Camino Real, a 0.67-acre parcel located north of El Camino Real, approximately 360 feet west of Monroe Street, APN: 224-48-004; project site is zoned Thoroughfare Commercial (CT)
Applicant/Owner: Nabi Zolyad/ Sevely Helen M. and Vincent C
Request: **Use Permit Amendment** to allow the display of eight vehicles outdoor for sale (previously approved for three spaces)
CEQA Determination: Categorical Exemption per Section 15301, Class 1 Existing Facilities
Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve, subject to conditions**
- 8.B. File No.(s):** **PLN2014-10615**
Location: 820 Civic Center Drive, a 0.36-acre parcel located at the southwest corner of Civic Center Drive and Alviso Street, APN: 224-29-022; project site is zoned ML (Light Industrial)
Applicant/Owner: Michael Fisher
Request: **Rezone** from Light Industrial (ML) to Planned Development (PD) to allow a four-unit Planned Development inclusive of preserving the existing house on site
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.C. File No.(s):** **PLN2014-10538 / PLN2015-10906**
Location: 3772 Carlisle Avenue, a 6,732 square foot lot located approximately 100 feet east from the intersection of Giannini Drive and Carlisle Avenue, APN: 316-11-026; property is zoned R1-6L-Single-Family
Applicant: Georgiy Novisky
Owner: Xiaojian Yang
Request: **Appeal** of Architectural Committee's approval to allow the demolition of the existing 1,248 square foot home and construction of a new two-story 3,324 square foot five bedroom residence.
CEQA Determination: Categorically Exempt per CEQA Section 15303, New Construction or Conversion of Small Structures
Project Planner: Yen Chen, Associate Planner
Recommendation: **Uphold the Architectural Committee's 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
- iv. Commission Activities**
 - Commissioner Travel and Training Reports; Requests to Attend Training
 - Report from Commissioners Champeny, Ikezi, and Kelly on the National APA Conference held April 18-21
 - Report from Commissioner Kelly on the Business of Real Estate Event held on April 30, 2015
- v. Upcoming agenda items**

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting will be held on Wednesday, June 10, 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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