



AGENDA
Wednesday, July 8, 2015 – 7:00 P.M.

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.** PLN2015-10898: Location: 2855 Stevens Creek Boulevard, Tentative Subdivision Map
- **Item 8.B.** PLN2015-11206, CEQ2015-01192: Location: 5301 Stevens Creek Boulevard, Amendment to Development Agreement

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 June 10, 2015

7.B. **File No.(s):** **PLN2015-11164**
Location: 3915 Rivermark Plaza, APN: 097-08-106
Applicant/Owner: Steve Rawlings / RLJ HYH Santa Clara, LP
Request: **Use Permit** to sell beer and wine and spirits for on-site consumption (ABC Type 47 License) within an existing hotel that currently serves alcoholic beverages (ABC Type 70 and Type 20 Licenses)
CEQA Determination: Categorical Exemption per section 15301, Class 1 - Existing Facilities
Project Planner: Greg Qwan, Planning Assistant
Staff Recommendation: **Approve**, subject to conditions

7.C. **File No.(s):** **PLN2015-11091**
Location: 1171 Homestead Road #110, APN: 269-22-095; property is zoned Planned Development (PD)
Applicant/Owner: Taplands LLC / Homestead LLC
Request: **Use Permit** to allow the sale of beer and wine service (ABC Type 23 - Small Beer Manufacturer License), non-amplified live entertainment, 44 indoor seats and 23 outdoor seats for a new neighborhood brewery
CEQA Determination: Categorically Exempt per section 15301, Class 1 - Existing Facilities
Project Planner: Jeff Schwilk, AICP, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

7.D. **File:** **PLN2014-10717**
Location: 1349 Coleman Avenue, a 2.96 acre site located at the southwest corner of Coleman Avenue and Brokaw Road; property is zoned Heavy Industrial (MH), APN: 230-06-049
Applicant/Owner: Tadayoshi Nakamura for Men-Bei Ramen/Thomas Biagini
Request: **Six-month review** of a Use Permit allowing beer and wine service (Type 41 ABC License) in an existing restaurant
CEQA Determination: Categorically Exempt per CEQA Guidelines 15301 (Class 1- Existing Facilities)
Project Planner: Steve Le, Planning Assistant
Staff Recommendation: **Note and File report**

7.E. **File No.(s):** **PLN2014-10552**
Location: 1086 Madison Street, a 5,542 square foot parcel located at the southwest intersection of Madison Street and Benton Street, property is zoned HT-PD-Historic Combining Planned Development, APN: 269-20-103
Applicant: Robert Fitch
Owner: Don Soukup
Request: **Rezoning** from Historic Combining-Planned Development (HT-PD) to Planned Development (PD) to allow legalization of the conversion of the existing structure into two dwelling units (*Continued from June 10, 2015 meeting*)
CEQA Determination: Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Continue** (Item being reviewed by the Historical Landmarks Commission prior to Planning Commission Public Hearing)

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

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2015-10898**
Location: 2855 Stevens Creek Boulevard Street, a 17 acre property located at the northeast quadrant of Stevens Creek Boulevard and Winchester Boulevard; property is zoned Community Commercial (CC), APN: 247-43-035
- Applicant:** Scot Vallee
Owner: Westfield LLC
Request: **Vesting Tentative Map** to further subdivide one parcel into two lots and reconfigure adjoining parcels at Westfield Valley Fair Mall
- CEQA Determination:** Categorically Exempt per CEQA Section 15301, Existing Facilities
Project Planner: Payal Bhagat, Assistant Planner II
Recommendation: **Recommend City Council approval**, subject to conditions
- 8.B. File No.(s):** **PLN2015-11206, CEQ2015-01192**
Location: 5301 Stevens Creek Boulevard, single parcel totaling 55.1 acres located on the north side of the roadway between Lawrence Expressway and Interstate 280; property is zoned Planned Development (PD), APN: 316-18-017
- Applicant/Owner:** Agilent Technologies
Request: **Development Agreement Amendment** with Agilent Technologies to allow the construction of approximately 1,385,000 square feet of Office / R&D, and **Adopt EIR Addendum** to the Certified EIR, SCH# 2004061152
- CEQA Determination:** **Addendum to Certified Environmental Impact Report**
Project Planner: Yen Chen, Associate Planner
Recommendation: **Recommend City Council approval**, subject to conditions

9. OTHER BUSINESS

9.A. Nomination of Officers

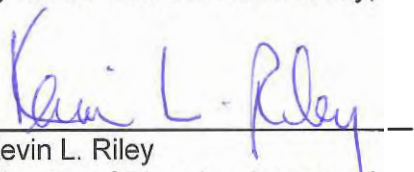
9.B. Commission Procedures and Staff Communications

- i. **Announcements/Other Items**
- ii. **Report of the Director of Planning and Inspection**
 - City Council Actions
 - Code Enforcement Summary for the 1494 Halford Avenue Shopping Center
- iii. **Commission/Board Liaison and Committee Reports**
 - Appointment of Board or Committee assignments
 - Architectural Committee
- iv. **Commission Activities**
 - Commissioner Travel and Training Reports; Requests to Attend Training
- v. **Upcoming agenda items**

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting will be held on Wednesday, August 12, 2015 at 7:00 p.m.

Prepared by: 
Gloria Sciarra, AICP
Development Review Officer

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