



AGENDA
Wednesday, September 23, 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.B. – PLN2014-10552 (Rezone) Location: 1086 Madison Street

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 September 2, 2015

7.B. Planning Commission 2016 Calendar of Meetings

7.C. File No.(s): **PLN2015-11190**
 Location: 1090 Kiely Boulevard, a 2,420 square foot tenant space on a 2.21 acre parcel, located on the southwest corner of Benton Street and Kiely Boulevard intersection, APN: 224-15-037; property is zoned CN (Neighborhood Commercial)
 Applicant: Daniel Hwang
 Owner: Chi Pin Wong
 Request: **Use Permit** to allow the on-site sale and consumption of alcohol (ABC License Type 41) in an existing restaurant
 CEQA Determination: Categorical Exemption per section 15301, Class 1 Existing Facilities
 Project Planner: Steve Le, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

7.D. File No.(s): **PLN2015-11224**
 Location: 3660 Thomas Road, a 2,150 square foot retail space and new outdoor patio on a 6.475 acre parcel located on the west side of Thomas Road approximately 160 feet south of Montague Expressway, APN: 104-14-123; property is zoned ML (Light Industrial)
 Applicant: Jimmy Chang on behalf of Paris Baguette
 Owner: Marchese Properties
 Request: **Use Permit** to allow a new 2,150 square foot bakery and café and an outdoor patio area with 40 seats in an industrial zoning district.
 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.E. File No.(s): **PLN2015-11273, PLN2015-11335**
 Location: 2215, 2225, 2235 Lawson Lane, a 8.815 acre site located on the northeast corner of Central Expressway and Lawson Lane, APN: 224-44-021, -022, -023; property is zoned PD (Planned Development)
 Applicant: Terry Long on behalf of ServiceNow
 Owner: Sobrato
 Request: **Use Permit** to allow three roof signs and one free standing double-faced digital pole sign with changeable copy
 CEQA Determination: Categorical Exemption per section 15311, Class 11, Accessory Structures
 Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Approve**, subject to conditions

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2015-11290/PLN2015-11170**
 Location: 410 Lafayette Way, a 10,268 square foot parcel located on the west side of Lafayette Way approximately 60 feet north of Poplar Street, APN: 269-43-045; property is zoned R1-6L-Single-Family
 Applicant: Salvatore Caruso
 Owner: Autumn, LLC
 Request: **Appeal of an Architectural Review Approval** to allow a 551 square foot basement addition, and a 243 square foot first floor expansion to an

existing 3,332 square foot home, resulting in a 4,126 square foot residence new with five potential bedrooms and new construction of a 480 square foot detached replacement garage. (Continued from September 2, 2015 PC meeting)

CEQA Determination: Categorical Exemption per CEQA Section 15331, Historical Resource Rehabilitation
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **None**

8.B. 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, APN: 269-20-103

Applicant: Robert Fitch

Owner: Don Soukup

Subject: **Rezoning** from Historic Combining-Planned Development (HT-PD) to Historic Combining-Planned Development (HT-PD) to allow the conversion of the existing historic structure from one office and one residence into three dwelling units.

CEQA Determination: Categorical Exemption per section 15301, Existing Facilities and 15331, Historical Resource Restoration/Rehabilitation

Project Planner Payal Bhagat, Associate Planner

Staff Recommendation: **Recommend approval, subject to conditions**

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

- Appointment of Board or Committee assignments
- Architectural Committee

iv. Commission Activities

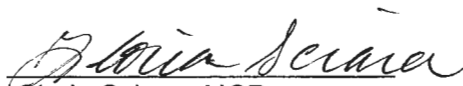
- Commissioner Travel and Training Reports; Requests to Attend Training

v. Upcoming agenda items

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting will be held on Wednesday, October 14, 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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