



MINUTES
Wednesday, August 12, 2015 – 7:00 P.M.

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.
An audio recording of this meeting is available in the Planning Office for review or purchase the Friday following the meeting.

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:

- None

1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES

Chair Costa initiated the Pledge of Allegiance, and the Statement of Values was read.

2. ROLL CALL

The following Commissioners responded to roll call: Chair Deborah Costa, Raj Chahal, Yuki Ikezi, Sudhanshu Jain, Steve Kelly, Michael O'Halloran, and Joe Sweeney.

Staff present were Development Review Officer Gloria Sciara, Assistant City Attorney Julia Hill, and Office Specialist IV Megan Valenzuela.

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

Chair Costa reviewed the Planning Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals - None
- B. Continuances without a hearing – Item 8.A. was continued to September 2, 2015 at the request of the applicant.
- C. Exceptions (requests for agenda items to be taken out of order) - None

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

Casandra Gomez, local resident, expressed concern about the rising costs of rent in the City and asked what could be done. The Commission noted that the appropriate body to take an action on this type of concern would be the City Council. It was further noted that there are General Plan policies that address the need for affordable housing, and that the dissolution of the Redevelopment Agency has decreased available funding to help achieve development of affordable housing. However, the agencies in the Bay Area are actively working

on increasing the housing stock of the area which hopefully will address the economic supply and demand issue that is keeping rent at such escalated levels.

Bob Levy, City of Santa Clara Information Technology Project Manager, highlighted the new features and upgraded components installed as part of the Council Chambers audio visual upgrade.

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

Motion/Action: The Planning Commission motioned to approve the Minutes of June 10, 2015 (4-0-0-3, Ikezi, Jain, and O'Halloran abstained).

7.B. Planning Commission Minutes of July 8, 2015

Motion/Action: The Planning Commission motioned to approve the Minutes of July 8, 2015 (6-0-0-1, Costa abstained).

7.C. File No.(s):	PLN2015-11164
Location:	3915 Rivermark Plaza, APN: 097-08-105
Applicant/Owner:	Steve Rawlings / HT Santa Clara LLC
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 Intern II
Staff Recommendation:	Approve , subject to conditions

Motion/Action: The Commission motioned to adopt a resolution to approve the Use Permit for 3915 Rivermark Plaza, unanimously (6-0-0-1, Costa abstained).

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

8.A. File No.(s):	PLN2015-10931
Location:	3080 Oakmead Village Drive, a 660 square foot leased area at the southwest portion of a 2.2 acre lot, property is zoned ML (Light Industrial); APN: 216-48-005
Applicant:	Maria Kim, agent for Verizon Wireless
Owner:	West Blue Hill Management
Request:	Use Permit to allow installation of a new 60 foot monopine with antenna arrays and equipment enclosure
CEQA Determination:	Categorical Exemption per section 15303, New Construction or Conversion of Small Structures
Project Planner:	Gregory Qwan, Planning Intern II
Staff Recommendation:	Approve , subject to conditions

Notice: Notice for Item 8.A. was posted and mailed to residents within 300 feet of the project site.

continue the Public Hearing to September 2, 2015. The commission requested that monopine alternatives be presented at the September meeting.

Motion/Action: The Commission motioned to continue the Public Hearing for the Use Permit application for 3080 Oakmead Village Drive unanimously (7-0-0-0).

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Nomination of Vice Chair. The Commission conducted a private vote for the Vice-Chair position. Commissioner Ikezi was elected Vice-Chair by a vote of 4-3.

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: The Commission appointed Commissioners Chahal and Kelly as members of the Architectural Committee meeting with Commissioner O'Halloran as first alternate and Commissioner Jain as second alternate.

iv. Commission Activities


- Commissioner Travel and Training Reports; Requests to Attend Training

v. Upcoming agenda items

10. ADJOURNMENT

The meeting adjourned at 7:26 p.m. The next regular Planning Commission meeting will be held on Wednesday, September 2, 2015, at 7:00 p.m.

Prepared by:


Megan Valenzuela
Office Specialist IV

Approved:


Kevin L. Riley
Director of Planning & Inspection