



## **AGENDA**

**Wednesday, November 4, 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.

None

#### **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 October 14, 2015**

**7.B. File No.(s):** **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: **One Year 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.C. 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  
 Subject: **18-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: Review is not a project under CEQA  
 Project Planner: Steve Le, Planning Intern II  
**Staff Recommendation:** **Note and file report**

**7.D. 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  
 Subject: **Six-month review** of a previously approved 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: Review is not a project under CEQA  
 Project Planner: Steve Le, Planning Intern II  
**Staff Recommendation:** **Note and file report**

**7.E. File No.(s):** **PLN2015-10990**  
 Location: 2981 Mead Ave, 1.95 acre site, located at the northeast corner of Mead Avenue and Uranium Drive, APN: 216-28-091; property is zoned (ML) Light Industrial  
 Applicant: Nan Li for World Champions Table Tennis Academy  
 Owner: Mead Associates  
 Subject: **Six-month review** of a previously approved Use Permit allowing a private athletic 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.(s):** **PLN2015-11377**  
Location: 2277, 2265 El Camino Real and 1625 Los Padres Boulevard. Three parcels totaling an approximately 0.74 acre project site. The project site is located at the northeast corner of El Camino Real and Los Padres Boulevard and extends eastward along El Camino north along Los Padres approximately 130 feet in each direction APN(s): 224-15-034, 031, 017; the properties are zoned CT (Thoroughfare Commercial).  
Applicant: Paul Bosman  
Owner: Oakland Realty Loan Service, Inc.  
Subject: **Use Permit** to allow a drive-thru proposed for a new 4,629 square foot multi-tenant commercial building.  
CEQA Determination: Categorical Exemption per section 15332, In-Fill Development Projects  
Project Planner: Steve Le, Planning Intern II  
**Staff Recommendation:** **Approve**, subject to conditions
- 8.B. File No.(s):** **PLN2015-11355**  
Location: 5237 Stevens Creek Boulevard, a 1,801 square foot tenant space on an 8.05 Acre site, located on the northeast corner of Stevens Creek Boulevard and Lawrence Expressway, APN: 296-18-056, property is zoned PD (Planned Development)  
Applicant: Wendy Warren for Chromatic Coffee  
Owner: Dorcich-Vidovich Partnership  
Subject: **Use Permit** to allow beer and wine sale and service (ABC License Type 41), live entertainment, amplified music, and 12 outdoor seats for an existing coffeehouse and cafe  
CEQA Determination: Categorical Exemption per section 15301, Class 1 Existing Facilities  
Project Planner: Gregory Qwan, Planning Intern II  
**Staff Recommendation:** **Continue** Public Hearing to December 9, 2015
- 8.C. File No.(s):** **PLN2015-11359**  
Location: 2792 El Camino Real, a 1,831 sq ft tenant space within a 9,800 sqft building located on 0.618 acre parcel. This parcel and the adjacent 13.78 acre parcel combined, is known as Moonlite Shopping Center, located on the southeast corner of El Camino Real and Kiely Boulevard, APN: 290-06-021; property is zoned CC (Community Commercial)  
Applicant: Jim Yin, representative for Jin's Bakery  
Owner: Moonlite Associates LLC  
Subject: **Use permit** to allow beer and wine service, 18 indoor seats and 22 outdoor seats for a neighborhood bakery cafe (ABC Type 41 – on-sale beer and wine for bona fide public eating place)  
CEQA Determination: Categorical Exemption per section 15301, Class 1 Existing Facilities  
Project Planner: Yen Han Chen, Associate Planner  
**Staff Recommendation:** **Approve**, subject to conditions

**9. OTHER BUSINESS**

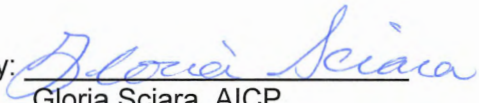
**9.A. Commission Procedures and Staff Communications**

- 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, December 9, 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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