



AGENDA

Wednesday, February 10, 2016 – 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:

- **Agenda Item 8.A.:** Mission Town Center Project (File No.s PLN2015-10980, PLN2015-10981, PLN2015-10982, PLN2015-10983, and CEQ2015-01188; Address: 575, 611, 625, 645, 675 Benton Street, 3330, 3350, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; and 602 Fremont 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 December 9, 2015

7.B. Planning Commission Minutes of December 10, 2015

7.C. File No.(s): **PLN2015-10949**
Location: 2000 El Camino Real, Suite 15, a 1,983 square foot commercial tenant space in a 12,039 square foot building at the northeast corner of the 20.89 acre Santa Clara Town Centre site, located at the southwest corner of Scott Boulevard and El Camino Real, APN: 290-10-096
Applicant/Owner: Steve Rawlings / Byer Properties, L.P.
Request: **Six month review** of a previously approved Use Permit allowing on-site sale and service of beer and wine (ABC License Type 41) in a full-service restaurant with indoor and outdoor seating (Mod Pizza)
CEQA Determination: Categorical Exemption per CEQA Section 15301, Existing Facilities
Project Planner: Gregory Qwan, Planning Intern II
Staff Recommendation: **Note and File Report**

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2015-10980, PLN2015-10981, PLN2015-10982, and PLN2015-10983, CEQ2015-01188**
Project Title: **Mission Town Center Project**
Location: 575, 611, 625, 645, 675 Benton Street, 3330, 3350, 3390, 3410 The Alameda; 1188, 1250 Sherman Street; 602 Fremont Street, a 5.7-acre site located at the intersection of Benton Street and El Camino Real; APNs: 230-07-002, 004, 009, 010, 013, 029, 031, 034, 038, 053, 059, and 060; property is zoned Light Industrial (ML), Single Family (R1-6L), Duplex (R2-7L), and Thoroughfare Commercial (CT)
Applicant/Owner: Irvine Company
Request: **Certify the Environmental Impact Report and adopt a Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program; General Plan Amendment** to change the land use designation on the project site to Very High Density Residential (51-90 du/acre). The General Plan Amendment proposes to add text to define this land use designation and to add a policy allowing limited neighborhood commercial in the Santa Clara Station Very High Density Residential land use designation; **Rezone** from Light Industrial (ML), Single Family (R1-6L), Duplex (R2-7L), and Thoroughfare Commercial (CT) to Planned Development (PD), **Vesting Tentative Parcel Map**, and **Development Agreement** to allow construction of residential/mixed use development comprised of up to 385 apartment units, approximately 10,000 gross square feet (gsf) of conditioned amenity and leasing space, 27,000 gsf of ground floor retail, and three distinct private open space areas. Finding of General Plan Consistency for a proposed Street Vacation of a portion of Fremont Street, east of The Alameda and a portion of Sherman Street, north of Benton. The residential portion of the project would have an overall density of approximately 67 dwelling units per acre. The proposed project consists of a three- to five-story structure and that would range in height from approximately 48 to 80 feet. Parking is provided in a five-story above-grade parking structure. The parking structure is proposed in the center of the project site and wrapped by the residential and retail uses. Access to the parking structure would be provided from Benton Street and El Camino Real. Other infrastructure improvements (i.e., sewer, water, and storm drainage) needed to serve the proposed project would also be constructed.
CEQA Determination: Environmental Impact Report (SCH#2015032076)
Project Planner: Yen Han Chen, Associate Planner
Staff Recommendation: **Recommend City Council approval, subject to conditions**

8.B. File No.(s): **PLN2015-11628/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 Architectural Committee's approval** to allow a 551 square foot basement addition, and a 243 square foot first floor expansion to an existing 3,332 square foot, three bedroom, two bathroom home, resulting in a 4,126 square foot four bedroom, three bathroom residence, and new construction of a 480 square foot replacement garage.
 CEQA Determination: Categorical Exemption per CEQA Section 15331, Historical Resource Rehabilitation
 Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Deny the Appeal and Uphold the Architectural Committee's December 16, 2015 Approval of the Project

8.C. File: **PLN2015-11138**
 Location: 3607 Kifer Road (office) and 3697 Tahoe Way (garage), a 3.1-acre project site on the northwest corner of Kifer Road and Lawrence Expressway; APNs: 205-38-015 (office) and 205-38-022 (garage); Property is zoned Light Industrial (ML)
 Applicant: Clifford Chang
 Owner: RREF II 3689 Kifer LLC
 Request: **Conditional Use Permit** to allow a new five-level off-site parking garage in conjunction with a new five-story, 177,134 square foot office building; **Adoption of a Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program**
 CEQA Determination: Mitigated Negative Declaration
 Project Planner: Steve Le, Planning Intern II
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
 - Planning Commissioner's Academy: March 2 – 4, San Ramon CA
 - National APA Conference: April 2-5, Phoenix AZ
- v. **Upcoming agenda items**

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting will be held on Wednesday, February 24, 2016 at 7:00 p.m.

Prepared by: 
John Davidson
Principal Planner

Approved by: 
for Sharon Goei
Acting Director of Planning & Inspection

I:\PLANNING\2016\PC 2016\02.10.2016\PC Agenda 2 10 16.Doc