



AGENDA
Wednesday, April 27, 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.

8.B. File No.(s): PLN2016-11817/CEQ2016-01008 - Fiscal Year 2015-2016 Capital Improvement Program (CIP) Budget

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 April 13, 2016.

7.B. File No.(s): **PLN2015-10898**
 Location: 2855 Stevens Creek Boulevard, on a 7.5 acre portion of a 70.5 gross acre site, located at the northeast corner of Stevens Creek and Winchester Boulevards; APNs: 274-43-062, -071, -080; property is zoned CC (Community Commercial)
 Applicant/Owner: Scot Vallee / Westfield, LLC
 Request: **Approval of a revised resolution for a Use Permit** for the construction of a ten-screen movie theater, **including on site alcoholic beverage sales (ABC type 47 license)**, in conjunction with the construction of 98,200 square feet of new building area and the proposed demolition of a 52,000 sq. ft. portion of the existing Westfield Valley Fair Shopping Mall.
 CEQA Determination: Addendum to the Valley Fair Shopping Center Expansion EIR (SCH#200652162 and to the Final Program Environmental Impact Report for the City of Santa Clara 2010-2035 General Plan (SCH# 2008092005)
 Project Planner: John Davidson, Principal Planner
Staff Recommendation: Approve, subject to conditions

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2015-11480**
 Location: 1871 Bellomy Street, a 8,100 square foot lot located approximately 315 feet from the intersection of Winchester Boulevard and Bellomy Street; APN: 269-33-021
 Applicant/Owner: Jason and Linda Chen
 Request: **Variance** to allow for lot less than 70 feet in width and area less than 8,500 square feet to allow for a second dwelling unit and located in an R3-25D Multi-family Zoning District.
 CEQA Determination: Categorically Exempt per CEQA Categorical Exempt per Section 15303, New Construction
 Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Approve, subject to conditions

8.B. File No.(s): **PLN2016-11817/CEQ2016-01008**
 Address/APN: City-wide
 Applicant/Owner: City of Santa Clara
 Request: **Fiscal Year 2015-2016 Capital Improvement Program (CIP) Budget Environmental Determinations and General Plan Conformity Findings**
 CEQA Determination: Varies by CIP Project
 Project Planner: John Davidson, Principal Planner
Staff Recommendation: Approve Environmental Determinations and make findings for General Plan Conformance

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**
 - Reports on Commissioner Travel and Training
 - El Camino Real Discussion Panel – Thursday, April 14, 2016, 7:30 a.m. -10:00 a.m. in Mountain View
- v. Upcoming agenda items**
 - Commissioner Requests to Attend Training

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting will be held on Wednesday, May 11, 2016 at 7:00 p.m.

Prepared by: *Gloria Sciara*
Gloria Sciara, AICP
Development Review Officer

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

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