



## **PLANNING COMMISSION**

**September 13, 2017**

**7:00 PM REGULAR MEETING  
City Hall Council Chambers**

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

Under "Items Set for Hearing," the items denoted with "**ITEM FOR COUNCIL ACTION**" will be scheduled for City 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.

**1. PLEDGE OF ALLEGIANCE AND STATEMENT OF VALUES**

**2. ROLL CALL**

**3. DECLARATION OF COMMISSION PROCEDURES**

**4. CONTINUANCES/EXCEPTIONS**

**5. 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.

**A. Planning Commission Minutes of August 9, 2017**

**B. File: PLN2017-12648**

Location: 2897 Northwestern Parkway, approximately 150 feet south of Central Expressway along Northwestern Parkway, APN: 216-28-048; project site is zoned Light Industrial (ML).

Applicant: Robert Moreno, Rosedin Electric

Owner: Vantage Data Center

Subject: Use Permit to allow three above ground 12,000 gallon diesel fuel tanks at a recently approved data center.

CEQA Determination: Adopted MND (Vantage Data Centers, Building V6 Data Center Project)

Project Planner: Nimisha Agrawal  
Staff Recommendation: Approve, subject to conditions

- C.** File: PLN2015-11359  
Location: 2792 El Camino Real, a 1,831 square foot tenant space within a 9,800 square foot 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. The property is zoned Community Commercial (CC)  
Applicant: Jim Yin representative for Jin's Bakery  
Owner: Moonlite Associates LLC  
Subject: Twelve-Month Review of Use Permit allowing beer and wine service, 18 indoor seats and 22 outdoor seats for a neighborhood bakery café (ABC Type 41 - on-sale beer and wine for bona fide public eating place)  
CEQA Determination: Use Permit review is not a project under CEQA  
Project Planner: Yen Han Chen, Associate Planner  
Staff Recommendation: Note and File Report
- D.** File: PLN2017-12719  
Location: 3555 Monroe Street, a 2,600 square foot tenant space (Raley's within Nob Hill Foods) within a 16.03 acre mixed use development (Monticello Village); located at the northeast corner of Monroe Street and Lawrence Expressway, APN: 216-25-006; project site is zoned Planned Development (PD) with a General Plan designation of Regional Mixed Use  
Applicant/Owner: Carlene Matchniff/Irvine Company  
Subject: Use Permit to allow the onsite sale and consumption of beer and wine (ABC License Type 41) for a new restaurant within Nob Hill Foods with proposed 31 indoor seats. Proposed hours of operation are Monday – Sunday: 6:00 am to 8:00 pm.  
CEQA Determination: Categorical Exemption per Section 15301, Class I Existing Facilities  
Project Planner: Anna McGill, Associate Planner  
Staff Recommendation: Approve, subject to conditions

**6. ITEMS SET FOR HEARING:**

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- A.** File: PLN2017-12723  
Location: 2232 El Camino Real, a 2.74 acre project site comprised of two parcels on the south side of El Camino Real between Los Padres Drive and McCormick Drive in the City of Santa Clara, APNs: 290-10-090 and 290-10-091; project site is zoned Community Commercial (CC)  
Applicant: Elaine Breeze, SummerHill Apartment Communities  
Owner: Gangi Corporation  
Subject: Adoption of a Mitigated Negative Declaration and Approval of a Rezoning from Community Commercial (CC) to Planned Development (PD) to allow the development of a four-story, mixed-use development with 17,909 square feet of

commercial floor area and 151 senior apartment units.  
CEQA Determination: Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program  
Project Planner: Steve Le, Assistant Planner I  
Staff Recommendation: Recommend City Council Approval  
Item for Council Action: Approve, subject to conditions

**B.** File: PLN2017-12694

Location: 1045 Live Oak Drive, a 8,221 square foot lot on the southeast corner of Benton Street and Live Oak Drive, APN: 290-43-098; project site is zoned Single Family Residential (R1-6L).

Applicant: David Kohls

Owner: David Kohls

Subject: Variance to allow extension of an existing 7 foot fence (solid 6 foot with 1 foot lattice) approximately 13 feet along the north property line - not farther than 6" behind the building edge.

CEQA Determination: Categorically Exempt per Section 15301, Existing Facilities

Project Planner: Elaheh Kerachian, Associate Planner

Staff Recommendation: Approve, subject to conditions

**C.** File: PLN2017-12681

Location: 659 Robin Drive, a 7,175 square foot lot, located to the north of Saratoga Avenue and west of Scott Boulevard, APN: 294-07-067; project site is zoned Single Family Residential (R1-6L).

Applicant: Ryan Morris, Morris Architecture

Owner: Nikhil Gupta

Subject: Variance to allow an existing 268 square foot one car garage in conjunction with a 614 square foot proposed addition of a master bedroom and bathroom, including an ensuite office and a new laundry closet to an existing 1,669 square foot single family residence.

CEQA Determination: Categorical Exemption per Section 15301(e)(1), Existing Facilities

Project Planner: Anna McGill, Associate Planner

Staff Recommendation: Approve, subject to conditions

**D.** File: PLN2017-12823

Location: Citywide

Applicant: City of Santa Clara

Owner: City of Santa Clara

Subject: Adoption of a new Historic Preservation Ordinance

CEQA Determination: Not a project under CEQA

Project Planner: Gloria Sciara, AICP, Development Review Officer

Staff Recommendation: Recommend City Council Approval

Item for Council Action: Adoption of Historic Preservation Ordinance

**7. PUBLIC PRESENTATIONS:**

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

**8. REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

**A. Announcements/Other Items**

- i. Request from the Commission: Recommendation to add a policy to the updated Climate Action Plan that will require all new construction of garages on single-family homes to be pre-wired for Level 2 electrical vehicle charging.
- ii. Request from the Commission: Remove the General Plan recommendation that on-street parking on El Camino Real be preserved/ encouraged.

**B. Board or Committee Assignments**

**C. Architectural Committee**

**D. Commissioner Travel and Training Reports; Requests to Attend Training**

- i. Authorization to expend \$500 for travel expenses incurred for presentation and training session by Transform at the September 27, 2017 Planning Commission meeting.

**9. DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

**A. Upcoming Agenda Items**

**B. City Council Actions**

**10. ADJOURNMENT:**

- A.** The next regular scheduled meeting is on Wednesday, September 27, 2017, at 7:00 PM in the City Hall Council Chambers.