



PLANNING COMMISSION

September 27, 2017

**6:00 PM STUDY SESSION
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.

6:00 PM STUDY SESSION

- 1. CONFIRMATION OF QUORUM**
- 2. ANNOUNCEMENT OF STUDY SESSION**
 - A. Presentation by Transform:**

Nina Rizzo will present an overview of TransForm's GreenTRIP program which works with cities, developers and community members to support multifamily transit-oriented development so that communities are healthier and more affordable places to live, work and get around. The program helps identify appropriate traffic reduction strategies and encourage sustainable transportation choices with options such as free transit passes, car-share memberships, and limiting excessive parking. Ms. Rizzo will explain GreenTRIP Certification standards, the easy-to-use, free Connect tool which predicts parking demand and vehicle miles traveled, the Parking Database and recent policy wins.

7:00 PM REGULAR MEETING CALL TO ORDER

- 3. PLEDGE OF ALLEGIANCE AND STATEMENT OF VALUES**
- 4. ROLL CALL**
- 5. DECLARATION OF COMMISSION PROCEDURES**
- 6. CONTINUANCES/EXCEPTIONS**
- 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.

- A. Planning Commission Minutes of September 13, 2017
- B. Planning Commission 2018 Schedule of Meetings

8. ITEMS SET FOR HEARING:

Items denoted with *Item For Council Action* 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.

- A. File: PLN2016-12205
Location: 1990 El Camino Real, a 1.22 acre parcel located at the southeast corner of Scott Boulevard and El Camino Real, APN: 269-01-085; project site is zoned Thoroughfare Commercial (CT).
Applicant: Steve Schwartz for Chick-fil-A
Owner: Wayne Family, LLC
Subject: Use Permit to allow a demolition of an existing 3,234 square foot drive-through restaurant (McDonald's) and construct a new 4,999 square foot drive-through restaurant (Chick-fil-A) with outdoor dining area, double drive-through lanes, indoor play area, and offsite/onsite improvements.
CEQA Determination: Categorically exempt per Section 15303, New Construction or Conversion of Small Structures
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Approve, subject to conditions
- B. File: PLN2016-12235 (Rezone), PLN2016-12317 (Tentative Parcel Map), and CEQ2017-01032 (CEQA)
Location: 1075 Pomeroy Avenue, a 12,400 square foot project site located east side of Pomeroy Avenue, approximately 135 feet north of Benton Street, APN: 290-69-079; project site is zoned Low-Density Multiple Dwelling (R3-18D).
Applicant: Daryoush Marhamat
Owner: Same as applicant
Subject: Adoption of a Mitigated Negative Declaration; Approval of a Rezoning from Low-Density Multiple Dwelling (R3-18D) to Planned Development (PD) for the development of four detached two-story residences with attached garages and site improvements.
CEQA Determination: Mitigated Negative Declaration
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Recommend City Council approval, subject to conditions
Items for Council Action: MND and MMRP; Rezoning
- C. File: PLN2017-12727
Location: 2060 Don Court, a 4,933 square foot parcel located approximately 200 feet north of Don Court and Don Avenue intersection, APN: 224-39-019; project site is zoned Single-Family (R1-6L).
Applicant: Zia Khan

Owner: Same as above
Subject: Variance to allow a 735 square foot rear addition to a single-family residence and retain an attached one-car garage where two covered parking spaces are required for single-family addition with 500 square feet or more.
CEQA Determination: Categorically exempt per Section 15301, Existing Facilities
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: Approve, subject to conditions

- D. File: N/A
Location: Citywide
Applicant: City of Santa Clara
Owner: City of Santa Clara
Subject: Amendment to Title 18, Chapter 18.104 of the Santa Clara City Code (SCCC) to extend the amortization period for existing massage businesses by one year to December 31, 2018
CEQA Determination: Consistent with the General Plan EIR
Project Planner: Rebecca Bustos, Associate Planner
Staff Recommendation: Recommend City Council approval
Item for Council Action: Amendment to Chapter 18.104 of the City Code

9. PUBLIC PRESENTATIONS:

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

10. REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

A. Announcements/Other Items

1. Request by the Commission to discuss and request City email accounts for Planning Commissioners to be used for all City communication for greater transparency and to have available to the public, if desired.
2. Request by the Commission to discuss the recommendation for the Zoning Code update to exclude homes in R1-6L Zoning designations with one-car garages from the two-car garage requirement.

B. Board or Committee Assignments

C. Architectural Committee

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

11. DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

A. Upcoming Agenda Items

B. City Council Actions

12. ADJOURNMENT:

- A. The next regular scheduled meeting is on Wednesday, **October 11, 2017** at 7:00 PM in the City Hall Council Chambers.