



City of Santa Clara

PLANNING COMMISSION MEETING MINUTES

Wednesday, August 1, 2012 – 7:00 P.M.

**CITY COUNCIL CHAMBERS
1500 Warburton Avenue
Santa Clara, CA 95050**

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

An audio recording of this meeting is available in the Planning Office for review or purchase the Friday following the meeting.

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:

- **Item #8.A. PLN2012-09272** 425 El Camino Real (Rezoning)

1. PLEDGE OF ALLEGIANCE and INVOCATION

Chair Costa initiated the Pledge of Allegiance, and the Invocation was read.

2. ROLL CALL

The following Commissioners responded to roll call: Chair Deborah Costa, Vice-Chair Ian Champeny, Commissioners Todd Fitch, Steve Kelly, Teresa O'Neill, Keith Stattenfield, and Joe Sweeney.

Staff present were Development Review Officer Gloria Sciara, Assistant City Attorney Julia Hill, and Office Specialist IV Megan Zimmershead.

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

Chair Costa reviewed the Planning Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

A. Withdrawals - None

B. Continuances without a hearing - None

C. Exceptions (requests for agenda items to be taken out of order) – Item 9.A. was taken out of order to be heard prior to Item 6 on the agenda.

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.
None.

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 June 27, 2012

The Commission motioned to approve the Minutes of June 27, 2012 (4-0-0-3, Champeny, Kelly and Sweeney abstaining).

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s):	PLN2012-09272
Address/APN:	425 El Camino Real, a 3.01 acre parcel located at the intersection of El Camino Real and The Alameda, APN: 230-13-024; property is zoned Light Industrial (ML)
Applicant:	Steve Brodie, Master Program Management
Owner:	Santa Clara University
Request:	Rezone from Light Industrial (ML) to Planned Development (PD) to allow use of an existing office building for graduate program educational use in conjunction with office use by Santa Clara University
CEQA Determination:	Categorically Exempt per Section 15301, Existing Facilities
Project Planner:	Debby Fernandez, Associate Planner
Staff Recommendation:	Recommend City Council Approval , subject to conditions

Notice: The notice of public hearing for Item 8.A. was posted within 500 feet of the site and mailed to property owners within 500 feet.

Discussion: Gloria Sciara gave a brief presentation on the project.

Joe Sugg, applicant, requested removal of condition E.5. as listed in the Conditions of Approval. Mr. Sugg further explained that due to the nature of graduate students, fewer bicycles are used as the students often drive to school after work.

The Commission inquired if limiting the graduate classroom hours to the evening through the Conditions of Approval would hinder any university scheduling. Mr. Sugg confirmed that the graduate program is intended to accommodate standard working schedules and therefore only need operate in the evening. Staff added that the traffic analysis for the project was based on evening hours.

The Commission inquired why the rezoning request was for Planned Development (PD) rather than Public/Quazi Public (B). Staff explained that a B zoning is more restrictive and would require additional applications for a Conditional Use Permit and General Plan Amendment for an educational use.

The Public Hearing was opened.

Mark Saturo, neighboring resident, expressed concern for student parking in the residential neighborhood. Mr. Sugg responded that the graduate program parking lot has ample available spaces on a regular basis and no complaints have been received to date. Mr. Sugg offered to meet with the resident and tour the area of concern.

Esther Fernandez, neighboring resident, inquired if there are additional classes proposed as a result of this rezoning. Mr. Sugg responded that the graduate program is not being expanded as a result of this application.

The Public Hearing was closed.

The Commission discussed the request to eliminate Condition E.5 from the Conditions of Approval. The Commission acknowledged that graduate students are less likely to use bicycles; however, having bicycle storage of some kind is important to encourage the use of bicycles as a mode of transportation.

Motion/Action: The Commission motioned to adopt the resolution recommending City Council approval of the rezoning of 425 El Camino Real from Light Industrial (ML) to Planned Development (PD) unanimously (7-0-0-0) subject to the following changes:

1) Condition E.5. shall be amended to remove bicycle lockers as a requirement and read as follows: Provide 19 Class II bicycle rack spaces on-site. Bicycle parking spaces shall be located near main entrance of buildings or in clear visible locations.

9. OTHER BUSINESS

9.A. Election of Planning Commission Officers for 2012/2013 Term

- Chair: Deborah Costa
- Vice-Chair: Ian Champeny
- Secretary: Todd Fitch

The Commission elected the slate of candidates unanimously.

9.B. Assignment of Commission Members to Committees and Boards

- Commissioners Costa and Stattenfield were appointed to the Architectural Committee with Commissioner Kelly as the alternate.
- Commissioner Champeny was appointed to the Station Area Plan sub-Committee.
- Commissioners Champeny and O'Neill were appointed to the General Plan sub-Committee

9.C. Set Planning Commission Study Session for August 29, 2012 at 6:00 pm (Dinner at 5:30 pm)

The Commission set August 29, 2012, for a Study Session.

9.D. Commission Procedures and Staff Communications

i. Announcements/Other Items

ii. Report of the Director of Planning and Inspection

- City Council Action

iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioners Stattenfield and Costa
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and O'Neill

iv. Commission Activities

- Commissioner Travel and Training Reports
- Cal APA Conference: October 21-24, Rancho Mirage, CA

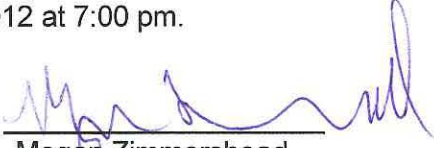
v. Upcoming agenda items

- Planning Commission Procedures

10. ADJOURNMENT

The meeting adjourned at 7:53. The next meeting of the Planning Commission will be held on August 29, 2012 at 7:00 pm.

Prepared by:



Megan Zimmershead
Office Specialist IV

Approved:



Kevin L. Riley
Director of Planning & Inspection

I:\PLANNING\2012\PC 2012\06-27-12\PC Minutes 6.27.12.doc