



**City of Santa Clara**

**PLANNING COMMISSION  
MEETING AGENDA**

**Wednesday, September 26, 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.

**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.** 3499 The Alameda (Rezoning)

**1. PLEDGE OF ALLEGIANCE and INVOCATION**

**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 June 27, 2012

7.B. **File No.(s):** **PLN2012-09021**  
**Address:** 2956 Scott Boulevard a 2,000 square foot tenant space in an existing industrial office complex on a 3.43 acre parcel, located on the northwest corner of Scott Boulevard and Central Expressway; (APN: 224-44-013)  
**Applicant:** TLA Architects/ Green Healthy Massage  
**Owner:** Walton CWCA San Tomas 26 LLC  
**Request:** **Six-Month Review of Use Permit** allowing a massage business within an existing tenant space on a property in the Light Industrial (ML) Zoning District  
**CEQA Determination:** Not Applicable  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Staff Recommendation:** **Note and File Report**

7.C **File No.(s):** **PLN2012-09327**  
**Address:** **2821 El Camino Real**, a 1,360 square foot tenant space located on a 0.98 acre commercial parcel, located on the northwest corner of El Camino Real and Bowers Avenue. (APN: 220-31-114)  
**Applicant:** Majid Bhariny  
**Owner:** Bowers Family LLC  
**Request:** **Use Permit** allowing beer and wine service and outdoor seating in conjunction with a new restaurant (Wing Stop)  
**CEQA Determination:** Categorical Exemption per Section 15301, Class 1 Existing Facilities  
**Project Planner:** Marge Sung, Associate Planner, and Greg Qwan, Planning Intern  
**Staff Recommendation:** **Approve**, subject to conditions

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

## 8. PUBLIC HEARING ITEMS

8.A. **File No.(s):** **PLN2012-09176/CEQ2012-01144**  
**Address/APN:** 3499 The Alameda, a 0.40 acre parcel located at the southwest intersection of The Alameda and Harrison Street (APN: 269-16-069). Property is zoned Light Industrial (ML)  
**Applicant/Owner:** Gabriel Cervantez, Barry Swenson Builder  
**Request:** **Rezoning from Light Industrial (ML) to Planned Development (PD)** to facilitate the development of six townhomes located in the Santa Clara Station Focus Area; This request includes adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for this project  
**CEQA Determination:** Mitigated Negative Declaration  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Staff Recommendation:** **Recommend City Council approval** of the Rezoning and adoption of the Mitigated Negative Declaration, subject to conditions

**8.B. File No.(s):** **PLN2010-08087/CEQ2010-01109**  
**Address/APN:** 3137 Forbes Avenue, a 2.23 acre parcel located 775 feet southeast of the intersection of Pomeroy Avenue and Forbes Avenue (APN: 293-13-002). Property is zoned B Public, Quasi Public, and Public Park or Recreation  
**Applicant/Owner:** Glenn Morley/CCS Calvary Southern Baptist Church  
**Request:** **Use Permit** allowing reconstruction and expansion of an existing church including a two story 10,161 square foot multipurpose building, a two story 13,300 square foot sanctuary building, a 4,197 square foot utility and restroom structure, and related site and landscaping improvements; This request includes adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for this project  
**CEQA Determination:** Mitigated Negative Declaration  
**Project Planner:** Payal Bhagat, Assistant Planner II  
**Staff Recommendation:** **Adopt** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP), **Approve** the Use Permit, 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 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
- v. Upcoming agenda items**
  - Planning Commission Procedures

**10. ADJOURNMENT**

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, October 17, 2012, at 7:00 p.m.

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

Approved by: *Kevin L. Riley* FOR  
 Kevin L. Riley  
 Director of Planning & Inspection