



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, August 28, 2013 – 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. File No.(s):PLN2013-09756**, Location: 961 Bellomy Street/Rezone
- **Item 8.B. File No.(s):PLN2013-09743/PLN2013-09780**, Location: 2350 Mission College Boulevard/PD Extension

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 August 7, 2013

- 7.B. File No.(s):** **PLN2012-09533**
Location: 3275 Stevens Creek Boulevard, a 0.61 acre parcel on the north side of Stevens Creek Boulevard approximately 75 feet east of Henry Avenue, APN: 303-18-022; property is zoned Thoroughfare Commercial (CT)
Applicant/Owner: Abe Novin
Request: **Six-Month Review** of Use Permit initial phase for 15 outdoor auto displays in an existing office complex and **Approval** of phase two allowing a total of 24 outdoor vehicle display spaces, subject to no complaints during operation of phase one and compliance with adopted conditions of approval
CEQA Determination: Categorical Exemption per Section 15301, Existing Facilities involving negligible or no expansion of use
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Approve, subject to conditions**
- 7.C. File No.(s):** **PLN2012-09935**
Location: 1460 Halford Avenue, a 2,667 square foot tenant space in an existing shopping center located on 1.18 acre parcel located at the intersection of Burnley Way and Halford Avenue; the project site is zoned as CC-Community Commercial
Applicant/Owner: Tye-Tazy Lin/Nicholas G Kadjevich Jr.
Request: **Use Permit** to allow service of beer and wine (ABC License Type 41) in conjunction with a new full service restaurant
CEQA Determination: Categorical Exemption per Section 15301, Existing Facilities involving negligible or no expansion of use
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Approve, subject to conditions**
- 7.D. File No.(s):** **PLN2013-09823**
Location: 3080 El Camino Real, APN: 290-04-006, a 1,608 square foot restaurant, located within an existing 1.17 acre multi-tenant commercial shopping center
Applicant/Owner: Jeomsuk Lee / J & H Camino Center, LLC
Request: **Use Permit** to allow the sale of beer and wine in conjunction with food (ABC License Type 41) at a proposed restaurant
CEQA Determination: Categorical Exemption per Section 15301, Class Existing Facilities involving negligible or no expansion of use
Project Planner: Gregory Qwan, Planning Intern
Staff Recommendation: **Approve, subject to conditions**

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

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2013-09756**
Location: 961 Bellomy Street/APN: 269-38-049
Applicant/Owner: Salvatore Caruso/Randy Strawn
Request: **Rezone** from Planned Development (PD) to Planned Development (PD) to allow relocation and rehabilitation of a historic building for residential use
CEQA Determination: Categorical Exemption per Section 15331, Historical Resource Restoration/Rehabilitation
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Recommend City Council Approval**, subject to conditions
- 8.B. File No.(s):** **PLN2013-09743/PLN2013-09780**
Location: 2350 Mission College Boulevard, an 8.5 acre parcel, located at the southwest corner of Mission College Boulevard and Juliette Lane, APNs: 104-13-097, 098 & 099)
Applicant: Mark Regoli, South Bay Development
Owner: 2350 Mission College Land, LLC
Request: **Approval of a Time Extension** to a PD (Planned Development) zoning approval allowing the construction of two six-story (150,000 square feet each) office buildings, a 6,000 square foot retail building, and a six level parking garage with an existing 251,000 square foot office building to remain
CEQA Determination: Previously adopted Environmental Impact Report
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Recommend City Council Approval**, subject to conditions

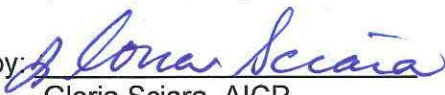
9. OTHER BUSINESS

- 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 Ikezi
 - HLC/CLG Ordinance Committee: Commissioners Chahal and Costa
 - iv. Commission Activities**
 - Commissioner Travel and Training Reports
 - v. Upcoming agenda items**

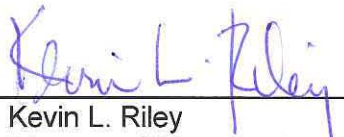
10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, September 27, 2013, at 7:00 p.m.

Prepared by:


Gloria Sciara, AICP
Development Review Officer

Approved by:


Kevin L. Riley
Director of Planning & Inspection