



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, November 20, 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 Nos. PLN2013-09744, PLN2013-09752, PLN2013-09753, PLN2013-09754, and CEQ2013-0115, Location: 2611, 2621, 2631, 2635, 2645, and 2655 El Camino Real, Application: General Plan Amendment, Rezoning, Vesting Tentative Parcel Map, and MND
- **Item 8.B.:** File Nos. PLN2013-09799 / CEQ2013-01157, Location: 45 Buckingham Drive and 66 Saratoga Avenue, Application: General Plan Amendment, Rezoning, and MND
- **Item 8.C.:** File No. PLN2012-09365, Climate Action Plan, Location: City-wide

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 September 25, 2013

7.B. File No.(s): **PLN2012-09327**
Location: 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: **One-Year review** of Use Permit allowing beer and wine service and outdoor seating in conjunction with a new restaurant (Wing Stop)
CEQA Determination: Not a project under CEQA
Project Planner: Greg Qwan, Planning Intern
Staff Recommendation: **Note and File Report**

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2013-09744, PLN2013-09752, PLN2013-09753, PLN2013-09754, and CEQ2013-0115**
Location: 2611, 2621, 2631, 2635, 2645, and 2655 El Camino Real, 6 parcels totaling of 3.57 acre consisting of 3.23 acre with 0.33 acre of the rear alley on the north side of El Camino Real, immediately adjacent to Saratoga Creek, approximately 685 feet east of Bowers Avenue, APNs: 216-01-012, -019, -025, -033, -036, and -048
Applicant: Elaine Breeze, SummerHill Apartment Communities
Owner: Laroue Kirwan, Robert Jakob Trustee & et al, Eleanor Rusnak-Trimble Business Park, William Geoffroy, Cong Khanh Nguyen Trustee & et al, and Bowers & et al
Request: **General Plan Amendment # 78** from Regional Mixed Use to High Density Residential, **Rezoning** from Commercial Thoroughfare (CT) to Planned Development (PD), Vesting Tentative Parcel Map to allow development of 186 units on 3.57 acres, and Adoption of **Mitigated Negative Declaration**
CEQA Determination: Mitigated Negative Declaration
Project Planner: Yen Chen, Associate Planner
Staff Recommendation: **Recommend City Council Approval, subject to conditions**

8.B. File No.(s): **PLN2013-09799 / CEQ2013-01157**
Location: 45 Buckingham Drive and 66 Saratoga Avenue, two parcels located approximately 130 feet north of Stevens Creek Boulevard between Buckingham Drive and Saratoga Avenue; APNs: 294-39-007, -008
Applicant: Nathan Tuttle, Prometheus

Owner:
Request

Cefalu Partners, LP

General Plan Amendment #76 from Community Mixed Use to High Density Residential; **Rezone** from Thoroughfare Commercial (CT) to Planned Development (PD) to construct a 222 unit multi-family apartment project with wrap parking structure and total of 372 on-site parking spaces, site improvements and landscaping, in conjunction with demolition of an existing commercial building and surface parking lot; and Adoption of **Mitigated Negative Declaration**
Mitigated Negative Declaration
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: Recommend City Council Approval, subject to conditions

8.C. File No.(s): PLN2012-09365
Location: City-wide
Applicant/Owner: City of Santa Clara
Request: Amendment to the 2010-2035 City of Santa Clara General Plan to include the **Climate Action Plan** as part of Appendix 8.13
CEQA Determination: Negative Declaration
Project Planner: Payal Bhagat, Assistant Planner II
Staff Recommendation: **Recommend City Council Adoption**

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 Kelly
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and Ikezi
- Historic Preservation Ordinance Committee: Commissioners Chahal and Ikezi

iv. Commission Activities

- Commissioner Travel and Training Reports; Requests to Attend Training

v. Follow-ups to Planning Commission Action/Requests

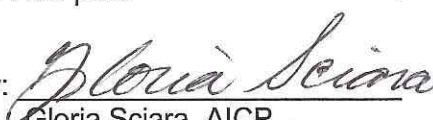
- 1575 Pomeroy- Traffic study
- Miscellaneous

vi. Upcoming agenda items

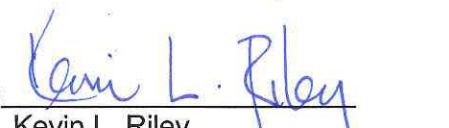
10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, December 11, 2013, at 7:00 p.m.

Prepared by:


Gloria Sciara, AICP
Development Review Officer

Approved by:


Kevin L. Riley
Director of Planning & Inspection