City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

HOUSING ELEMENT UPDATE OPEN HOUSE 6:00 P.M. to 7:00 P.M.

Wednesday, August 6, 2014 – 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.

OPEN HOUSE – 6:00 P.M. TO 7:00 P.M.

The open house will provide an introduction to the City of Santa Clara 2015-2023 Draft Housing Element. Staff and representatives from Environmental Science Associates (ESA) will be present to give information and answer questions related to the Draft Housing Element, the process, and timelines for completion.

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: PLN2014-10477 Housing Element Update: Location: City Wide.
- **Item 8.B.** File No.(s): PLN2013-10111/CEQ2014-01169 Location:166 Saratoga Avenue (Rezone)
- **Item 8.D.** File No.(s): PLN2013-10186 Location: 5409 Stevens Creek Boulevard Avenue (Rezone)

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 June 18, 2014

7.B.	**File No.(s)**:	**PLN2013-09935**
	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 (APN: 313-05-012)
	Applicant/Owner:	Tye-Tazy Lin/Nicholas G Kadjevich Jr.
	Request:	**Six- Month review** of previously approved Use Permit to allow service of beer and wine (ABC License Type 41) in conjunction with a new full service restaurant
	CEQA Determination:	N/A (Not a project under CEQA)
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Note and File**

7.C.	**File No.(s)**:	**PLN2014-10441**
	Address:	3001 Coronado Drive, a 3.27 acre parcel at the southeast corner of Coronado Drive and Stender Way (APN: 216-29-092). Property is zoned Light Industrial (ML)
	Applicant/Owner:	Tiemo Mehner, DCM Designs/Jay DiMaggio, CoreSite
	Request:	**Use Permit** to allow the installation of seven 5,000 gallon fuel sub-base storage tanks, seven 300 gallon day tanks and one 40,000 gallon above ground storage tank
	CEQA Determination:	Previously Adopted Mitigated Negative Declaration (CEQ2010-01105 and Addendum (CEQ2014-01170)
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Approve, subject to conditions**

7.D.	**File No.(s)**:	**PLN2013-09661**
	Address/APN:	3465 Homestead Road, an approximately 0.40 acre site located at the northeast corner of Homestead Road and Bingo Drive, APN: 290-23-065
	Applicant:	Bill Hsia, Jack-in-the-Box Restaurant
	Owner:	George Ogino

Request:	**Six-month review** of Use Permit Amendment allowing extended operating hours from 6:00 a.m. to 3:00 a.m. daily at an existing drive-thru restaurant and continuation of the extended hours for the next six months
CEQA Determination:	Categorical Exemption per section 15301, Existing Facilities
Project Planner:	Steve Le, Planning Assistant
Staff Recommendation:	**Note and File**

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s):	**PLN2014-10477**
Address/APN:	City-wide
Applicant:	City of Santa Clara
Request:	Review and comment on the 2015 City of Santa Clara Housing Element Update
CEQA Determination:	EIR Addendum
Project Planner:	Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation:	**Review and provide comment**

8.B. File No.(s):	**PLN2013-10111/CEQ2014-01169**
Location:	166 Saratoga Avenue, a 74,052 square foot parcel located near the southwest corner of Saratoga Avenue and San Tomas Expressway (APN: 294-38-001)
Applicant/Owner:	Charles McKeag/Jack Bayto Family Trust
Request:	**General Plan Amendment** from Community Mixed Use to Medium Density Residential, **Rezone** from R1-6L (Single-Family Residential) to PD (Planned Development) **Vesting Subdivision Map** creating 33 lots, Architectural Approval for 33, three-story townhomes at a proposed density of 19 dwelling units per acre;
CEQA Determination:	Mitigated Negative Declaration
Project Planner:	Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation:	**Recommend City Council Approval**, subject to conditions

8.C. File No.(s):	**PLN2014-10344**
Address/APN:	3395 Stevens Creek Boulevard, an approximately 0.43 acre site located at the northeast corner Stevens Creek Boulevard and Tyler Drive, APN: 303-19-072
Applicant:	Shang Chun Hsia, Jack-in-the-Box Restaurant
Owner:	PFLP, LLC
Request:	**Use Permit Amendment** to allow an existing drive-thru restaurant to extend operating hours to 4:00 a.m. on Sundays through Thursdays, and 24 hours on Fridays and Saturdays
CEQA Determination:	Exempt per section 15270301, Projects Which are Disapproved
Project Planner:	Steve Le, Planning Assistant
Staff Recommendation:	**Denial**

8.D.	**File No.(s):**	**PLN2013-10186**
	Address/APN:	5409 Stevens Creek Boulevard, a 5.08 acre parcel on the north side of Stevens Creek Boulevard bounded by Highway 280 to the north and west, Stevens Creek Boulevard to the south and Santa Clara/Cupertino city boundaries to the west APN: 316-19-031
	Applicant:	Kenneth Rodrigues, Kenneth Rodrigues & Partners, Inc.
	Owner:	John Arillaga, Peery Arillaga
	Request:	**Rezone** from Planned Development (PD) to Planned Development (PD) to add 54,900 square feet of office area to an approved 108,000 square foot building and increase the building height from six floors to nine floors in Phase II construction of the 5403/5405 Stevens Creek Boulevard
	CEQA Determination:	Addendum to Certified Environmental Impact Report, SCH#2012022005
	Project Planner:	Debby Fernandez, Associate Planner
	Staff Recommendation:	**Recommend City Council Approval**, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items
- Election of Officers

ii. Report of the Director of Planning and Inspection
- City Council Actions

iii. Commission/Board Liaison and Committee Reports
- Architectural Committee: Commissioners Stattenfield and Chahal
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and Ikezi
- Historic Preservation Ordinance Committee: Commissioners Chahal, Ikezi
- Neighborhood Protection Ordinance Committee: Costa and Stattenfield

iv. Commission Activities
- Commissioner Travel and Training Reports; Requests to Attend Training

v. Upcoming agenda items

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting that will be held on Wednesday, August 20, 2014 at 7:00 p.m.

Prepared by: Gloria Sciara, AICP
Development Review Officer

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

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