# City of Santa Clara

# PLANNING COMMISSION MEETING AGENDA

## Wednesday, January 11, 2012 – 7:00 P.M.

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

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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:

**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 December 14, 2011

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| **7.B.** | **File No.(s):** | **PLN2011-08944** |
| | Address: | 2783 El Camino Real, a 1,340 square foot tenant space within an existing commercial shopping center, on a 2.13 acre site, located at the northeast corner of El Camino Real and Bowers Avenue, APN: 216-01-058, 059. Property is zoned Thoroughfare Commercial (CT) |
| | Applicant: | Paul Lee |
| | Owner: | Christopher S. Yi |
| | Request: | **Conditional Use Permit** to allow on-site beer and wine sales in conjunction with a full service restaurant (Shabuway) in an existing vacant tenant space |
| | CEQA Determination: | Categorical Exemption per Section 15301, Existing Facilities |
| | Project Planner: | Yen Chen, Associate Planner |
| | **Staff Recommendation:** | **Approve, subject to conditions** |

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

## 8. PUBLIC HEARING ITEMS

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|---|---|---|
| **8.A.** | **File No.(s):** | **PLN2010-08245** |
| | Address: | 1091 Fremont Street, a 0.36 acre (15,958 sq.ft.) parcel located at the northeast corner of Main Street and Fremont Street APN 269-15-024 *(Continued from the September 28, 2011 Planning Commission Meeting)* |
| | Applicant: | Sal Caruso |
| | Owner: | Patricia Machado |
| | Request: | **Rezone** from R1-6L (Single-Family) to PD (Planned Development) to facilitate the expansion and conversion of an existing detached accessory structure into a second dwelling unit. |
| | CEQA Determination: | Categorically Exempt per CEQA Section 15303 |
| | Project Planner: | Payal Bhagat, Assistant Planner II |
| | **Staff Recommendation:** | **Recommend Denial to the City Council** |

## 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 Mayer
- 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**

## 10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, February 8, 2012, at 7:00 p.m.

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

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

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