



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, October 17, 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.** PLN2012-09064/CEQ2012-01137; Address: 3175 El Camino Real (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 September 26, 2012

7.B. **File No.(s):** **PLN2012-09362**
Address: 2211 Tasman Drive a 1,104 square foot tenant space in an existing commercial center on a .98 acre parcel, located between Lafayette Street and Lick Mill Boulevard (APN: 097-46-030)
Applicant: Benjamas Junyarungraun
Owner: Pelio and Associates
Request: **Use Permit** allowing beer and wine service (ABC type 41 license), live entertainment (karaoke), and outdoor seating on a property in the Light Industrial (ML) Zoning District
CEQA Determination: Categorical Exemption per Section 15301, Class 1 Existing Facilities
Project Planner: Marge Sung, Associate Planner and Kelly Mumper, Planning Intern
Staff Recommendation: **Approve**, subject to conditions

7.C. **File No.(s):** **PLN2012-09039**
Address: 3145 El Camino a 2,900 square foot tenant within one of four commercial buildings on a 1.9 acre parcel located on the north side of El Camino Real, approximately 150 feet east of Calabazas Boulevard (APN: 220-32-057); Property is zoned Thoroughfare Commercial (CT)
Applicant: Jin Ho Park
Owner: Herbert and Hazel Bowers Trusts #2
Request: **Use Permit Amendment** to allow the addition of live entertainment (karaoke) in individual rooms in an existing bar with restaurant
CEQA Determination: Categorical Exemption per Section 15301, Class 1 Existing Facilities
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Approve**, subject to conditions

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

8. PUBLIC HEARING ITEMS

8.A. **File No.(s):** **PLN2012-09064/CEQ2012-01137**
Address: 3175 El Camino Real, a 3.4 acre parcel located on the north side of El Camino Real approximately 140 feet west of Calabazas Boulevard (APN: 220-01-056) Property is zoned Thoroughfare Commercial (CT)
Applicant: Citation Homes Central
Owner: Frank Bowers Car Town Santa Clara, LLC
Request: **Rezoning** from Thoroughfare Commercial (CT) to Planned Development (PD) to allow development of a 133-unit multi-family housing project. The project involves the demolition of seven existing one-story buildings and surface parking to construct a single four-story residential structure along with proposed site improvements and landscaping

CEQA Determination: Environmental Impact Report
Project Planner: Debby Fernandez, Associate Planner
Staff Recommendation: **Recommend City Council certification** of the Environmental Impact Report and **approval** of the rezoning, 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

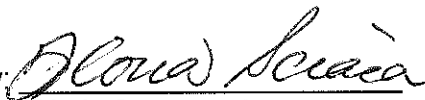
v. Upcoming agenda items

- Planning Commission Procedures

10. ADJOURNMENT

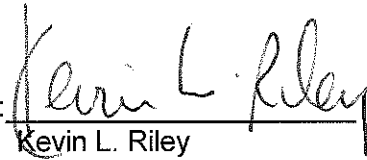
Adjourn. The next regular Planning Commission meeting will be held on Wednesday, November 7, 2012, at 7:00 p.m.

Prepared by:



Gloria Sciarra, AICP
Development Review Officer

Approved by:



Kevin L. Riley
Director of Planning & Inspection

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