City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, May 1, 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.C., File No.: CEQ2013-00758, Fiscal Year 2013-2014 Capital Improvement Program (CIP) Budget**

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 April 10, 2013

7.B.	**File No.(s):**	**PLN2012-09039**
	Address/APN:	3145 El Camino Real, a 2,900 square foot tenant space on a 1.9 acre parcel on the north side of El Camino Real, approximately 150 feet east of Calabazas Boulevard, APN: 220-32-057
	Applicant:	Jin Ho Park
	Owner:	Herbert and Hazel Bowers Trusts #2
	Request:	**Six-month review** of Use Permit to allow karaoke entertainment in an existing restaurant with on-site alcohol sale and service
	CEQA Determination:	Six-month review is not a project under CEQA
	Project Planner:	Debby Fernandez, Associate Planner
	Staff Recommendation:	**Note and File report**

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

8. PUBLIC HEARING ITEMS

8.A.	**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:	Shang Chun Hsia, Jack-in-the-Box Restaurant
	Owner:	George Ogino
	Request:	**Use Permit Amendment** to allow existing drive-thru restaurant to operate from 6:00 a.m. to 3:00 a.m. daily.
	CEQA Determination:	Categorical Exemption per section 15301, Existing Facilities
	Project Planner:	Yen Chen, Associate Planner
	Staff Recommendation:	**Denial**
8.B.	**File No.(s):**	**PLN2013-09723**
	Address/APN:	633 Robin Drive, APN: 294-07-062
	Applicant/Owner:	Steve Vallejos / Jared and Jen Nunn
	Request:	**Variance** to Section 18.12.030(d) to allow a reduction in the required two covered parking space to one in conjunction with the development of a 640 square feet detached accessory dwelling unit
	CEQA Determination:	Categorically Exempt per section 15303, Class 3 New Construction or Conversion of Small Structures
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Approval**, subject to conditions
8.C.	**File No.(s):**	**CEQ2013-00758**
	Address/APN:	City-wide
	Applicant/Owner:	City of Santa Clara
	Request:	**Fiscal Year 2013-2014 Capital Improvement Program (CIP) Budget** Environmental Determinations and General Plan Conformity Findings
	CEQA Determination:	Varies by CIP Project
	Project Planner:	Yen Chen, Associate Planner
	Staff Recommendation:	**Approve** Environmental Determinations and **make findings** for General Plan Conformance

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

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, May 29, 2013, 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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