



City of Santa Clara

PLANNING COMMISSION MEETING MINUTES

Wednesday, March 21, 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.
An audio recording of this meeting is available in the Planning Office for review or purchase the Friday following the meeting.

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:

None

1. PLEDGE OF ALLEGIANCE and INVOCATION

Chair Marine initiated the Pledge of Allegiance, and the Invocation was read.

2. ROLL CALL

The following Commissioners responded to roll call: Chair Tony Marine, Commissioners Ian Champeny, Todd Fitch, Robert Mayer, Teresa O'Neill and Keith Stattenfield. Commissioner Costa was absent.

Staff present were Director of Planning and Inspection Kevin Riley, City Planner Steve Lynch, Assistant Planner II Payal Bhagat, Assistant City Attorney Julia Hill, and Office Specialist IV Megan Zimmershead.

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

Chair Marine reviewed the Planning Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals – None.
- B. Continuances without a hearing – None.
- C. Exceptions (requests for agenda items to be taken out of order) – None.

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda. No comments were received.

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 February 29, 2012

Motion/Action: The Commission approved the Minutes of February 29, 2012 (5-0-1-1, Costa absent, Fitch abstained).

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

8. PUBLIC HEARING ITEMS

8.A. File No.(s):	PLN2011-08560/CEQ2011-01127
Address:	3240 Scott Boulevard, a 3 acre (parcel located east of the intersection of Coronado Drive and Scott Boulevard APN 216-29-111
Applicant:	Alpheus Jessup
Owner:	Axin LLC
Request:	Use Permit to allow the conversion of a 14,492 square foot tenant space in an existing industrial building into a restaurant and banquet facility with up to 305 seats; and Adoption of a Negative Declaration prepared for this project.
CEQA Determination:	Negative Declaration SCH# 2012022018
Project Planner:	Payal Bhagat, Assistant Planner II
Staff Recommendation:	Approve, subject to conditions

Notice: The notice of public hearing for Item 8.A. was posted within 300 feet of the site and mailed to property owners within 300 feet.

Discussion: The Commission confirmed with the applicant that the facility would serve as both a café style restaurant and banquet facility with the menu yet to be determined by a tenant who would be leasing the space. The café would operate within standard lunch and dinner service hours seven days a week, and the banquet facility would cater to larger business and social parties for lunch during the week or dinner on the weekends. The Commission clarified that the Use Permit does not include live entertainment.

The Public Hearing was opened and closed with no public comments received.

The Commission verified the number of parking spaces servicing the entire building, including the restaurant facility, and clarified that the proposed use is not considered an assembly use as restaurants are exempt from the sensitive receptor definition.

Motion/Action: The Commission motioned to adopt the resolution to adopt the Negative Declaration for the project located at 3240 Scott Boulevard unanimously (6-0-1-0, Costa absent).

Motion/Action: The Commission motioned to adopt the resolution to approve the Use Permit for the project located at 3240 Scott Boulevard unanimously (6-0-1-0, Costa absent).

9. OTHER BUSINESS

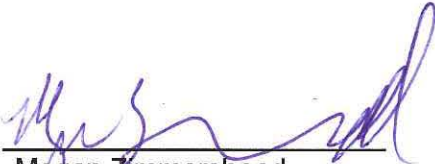
9.A. Commission Procedures and Staff Communications

- 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
 - Commissioner O'Neill gave a brief report of her experience at the League of California Cities Planning Conference.
 - CalAPA Basic Planning 101 Workshop Series
 - National APA Conference: Los Angeles, April 14-17, 2012
- v. **Upcoming agenda items**
 - Planning Commission Procedures

10. ADJOURNMENT

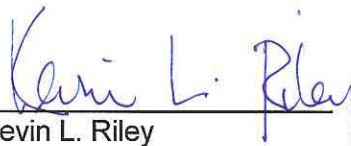
The meeting adjourned at 7:41 p.m. The next regular Planning Commission meeting will be held on Wednesday, April 11, 2012, at 7:00 p.m.

Prepared by:



Megan Zimmershead
Office Specialist IV

Approved by:



Kevin L. Riley
Director of Planning & Inspection