City of Santa Clara

PLANNING COMMISSION MEETING AGENDA
Wednesday, January 9, 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.A. File No.(s): PLN2012-09373** Address: 4306 Fillmore Street (Rezoning)
- **Item 8.C. File No.(s): PLN2012-09581** Address: City Wide (Housing Element Amendment)

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 12, 2012

7.B.	**File No.(s)**:	**PLN2011-08837**
	Address/APN:	2725 El Camino Real, Suite #107, APN: 216-01-040; a 3,962 square foot tenant space within an existing retail commercial shopping center located 550 feet east of the intersection of Bowers Avenue and Kiely Boulevard, zoned Thoroughfare Commercial (CT)
	Applicant:	Kimberly Kim
	Owner:	James L. Samnet
	Request:	**One-year review** of Use Permit Amendment allowing full service alcoholic beverages in conjunction with a previously approved music and karaoke studio and full service restaurant
	CEQA Determination:	Categorical Exemption per Section 15301, Class 1 Existing Facilities
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Note and File report**

7.C.	**File No.(s):**	**PLN2010-08475**
	Address/APN:	3541 Homestead Road, a 3,333 square foot tenant space within a 5.5 acre parcel, located at the northwest corner of Lawrence Expressway and Homestead Road, APN: 290-23-053, -049
	Applicant/Owner:	Kitami Inc/SBH Homestead Properties
	Request:	**Six-month review** of Use Permit allowing beer and wine at an existing restaurant
	CEQA Determination:	Categorical Exemption per Section 15301, Class 1 Existing Facilities
	Project Planner:	Yen Chen, Associate Planner
	Staff Recommendation:	**Note and File report**

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

8. PUBLIC HEARING ITEMS

8.A.	**File No.(s)**:	**PLN2012-09360**
	Address/APN:	4306 Fillmore Street, a 0.21 acre parcel located on the northwest corner of Agnew Road and Fillmore Street, APN: 104-11-092; property is zoned R1-6L (Single-Family)
	Applicant/Owner:	James and Ann Redfield
	Request:	**Rezone** from R1-6L (Single-Family) to PD (Planned Development)
	CEQA Determination:	Categorical Exemption per Section 15303 Class 3 (a); New Construction or Conversion of Small Structures
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Recommend City Council Approval**, subject to conditions

8.B.	**File No.(s):**	**PLN2012-09176/CEQ2012-01144**
	Address/APN:	3499 The Alameda, a 0.40 acre parcel located at the southwest intersection of The Alameda and Harrison Street, APN: 269-16-069, property is zoned Light Industrial (ML)
	Applicant:	Gabriel Cervantez, Barry Swenson Builder
	Owner:	LHL Partners, LLC
	Request:	**Appeal** of the Architectural Review Committee action modifying design features of an approved project to construct six single family homes
	CEQA Determination:	Previously Adopted MND
	Project Planner:	Payal Bhagat, Assistant Planner II
	Staff Recommendation:	**Deny Appeal (Affirming the Architectural Review Committee's action with conditions)**

8.C.	**File No.(s):**	**PLN2012-09581**
	Address/APN:	City-wide
	Applicant/Owner:	City of Santa Clara
	Request:	**Public hearing to consider Amendment** to City of Santa Clara Housing Element and Determination for General Plan Conformance (GPA-77)
	CEQA Determination:	Previously Certifed FEIR for 2010-2035 General Plan Update; CEQ2008-01070/SCH#2008092005
	Project Planner:	Steve Lynch, AICP, City Planner
	Staff Recommendation:	**Recommend City Council Approval;** and make findings of 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: Commissioner Champeny (one vacancy)

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, January 30, 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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