

City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, May 29, 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.F.: 555 Saratoga Avenue, PLN2012-09587/PLN2013-09627, Rezoning Application
- 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 May 1, 2013

7.B. File No.(s): PLN2011-08944

Location:

2783 El Camino Real, located at the northeast corner of

El Camino Real and Bowers Avenue.

APN(s): 216-01-058, 059

Applicant:

Paul Lee

Owner:

Christopher S. Yi

Request:

One-year review of Use Permit to allow beer and wine

service in a new full service restaurant with 26 indoor

CEQA Determination:

1-year review is not a project under CEQA

Project Planner:

Yen Chen, Associate Planner

Staff Recommendation: Note and File report

7.C. File No.(s): PLN2011-08943

Location:

3378 El Camino Real, a 2,000 square foot tenant space within an existing 8,400 square foot commercial building on a 0.90 acre site approximately 500 feet west of

Pomeroy Avenue, APN: 290-02-102

Applicant:

Juna Joo Lee

Owner:

An Shin

Request:

Six-month review of Camino Noraebang Music Studio

Use Permit to allow the sale and service of beer on-site

CEQA Determination:

Six-month review is not a project under CEQA

Project Planner:

Debby Fernandez, Associate Planner

Staff Recommendation:

Note and File report

7.D. File No.(s): PLN2013-09775

Location:

5025 Stevens Creek Boulevard, APN: 296-17-036

Applicant/Owner:

Benjamin Richards / Ettare Family Trust

Request:

Use Permit to allow the service of beer and wine at a

proposed restaurant (ABC License Type 41) within an

existing commercial building

CEQA Determination:

Categorical Exemption per section 15301, Class 1

Existing Facilities

Project Planner:

Gregory Qwan, Planning Intern

Staff Recommendation: Approve, subject to conditions

8. PUBLIC HEARING ITEMS

8.A. File No.(s): PLN2012-09365

Location:

City-wide

Applicant/Owner:

City of Santa Clara

Request:

Review of Draft Climate Action Plan GHG Reduction

Measures

Project Planner:

Payal Bhagat, Assistant Planner II

CEQA Determination:

Negative Declaration

Staff Recommendation:

Review and Comment

8.B. File No.(s):

PLN2013-09661

Location:

3465 Homestead Road, an approximately 0.40 acre site located at the northeast corner of Homestead Road and

Bing 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:

Approve Revised Resolution for project, subject to

conditions

8.C. File No.(s):

PLN2012-09562

Location:

1793 Lafayette Street, a 1,880 square foot tenant space within an industrial office building located on the east

side of Lafayette Street at Warburton Avenue

APN: 224-29-021

Applicant:

Paco and Lindsay Dietz, Graven Image Tattoo

Owner:

Scott Cooley

Request:

Use Permit to allow a tattoo studio in conjunction with an art gallery on a property zoned Light Industrial (ML)

CEQA Determination:

Categorical Exemption per Section 15301, Existing

Facilities

Project Planner:

Debby Fernandez, Associate Planner

Staff Recommendation:

Approve, subject to conditions

8.D. File No.(s):

PLN2012-09684

Location:

3250, 3260 and 3270 Jay Street, a 7.97 acre site located

at the southeast corner of San Tomas Expressway and

Highway 101, APN: 224-09-172

Applicant:

Marc Filosa

Owner:

Kristin Myhre for Jay Ridge LLC

Request: Use Permit to allow a double-faced digital pole sign with

changeable messages

CEQA Determination:

Categorical Exemption per section 15311, Accessory

Structures

Project Planner:

Steve Le, Planning Intern

Staff Recommendation: Continue Public Hearing to June 26, 2013

8.E. File No.(s):

PLN2013-09785

Location:

1755 Catherine Street, APN 269-02-037

Applicant/Owner:

Muslim Community Association

Request:

Use Permit to allow mortuary services at the Muslim

Community Association

CEQA Determination:

Categorical Exemption per section 15301, Existing

Facilities

Project Planner:

Shaun Lacey, AICP, Assistant Planner II

Staff Recommendation:

Approve, subject to conditions

8.F. File No.(s):

PLN2012-09587/PLN2013-09627

Location:

555 Saratoga Avenue, APN 269-39-101

Applicant/Owner:

Silicon Sage Builders

Request:

Rezone from Neighborhood Commercial (CN) to Planned Development (PD) and **Tentative Map** to

construct 13 condominium units

CEQA Determination:

Mitigated Negative Declaration

Project Planner:

Shaun Lacey, AICP, Assistant Planner II

Staff Recommendation:

Recommend City Council approval, subject to

conditions

8.G. File No.(s):

PLN2013-09774

Location:

1030 Duane Avenue, APN: 224-08-122 Jeff Brown / Caputo Family Properties

Applicant/Owner: Request:

Use Permit to allow a fitness and training facility in an

existing 11,850 sq. ft. industrial building

CEQA Determination:

Categorical Exemption per section 15301, Class 1

Existing Facilities

Project Planner:

Gregory Qwan, Planning Intern **Approve**, subject to conditions

Staff Recommendation:

OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

- i. Announcements/Other Items
 - CIP follow-up: Memo on CIP Budget figures
- 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, June 26, 2013, at 7:00 p.m.

Prepared by:/

Gloria Sciara, AICP

Development Review Officer

Approved by:

Kevin L. Rilev

Director of Planning & Inspection