



City of Santa Clara

PLANNING COMMISSION MEETING AGENDA

Wednesday, August 20, 2014 – 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 7.C.:** File No. PLN2013-10111, Address 166 Saratoga (General Plan Amendment, Rezone, and Vesting Subdivision Map)
- **Item 8.A.:** File No. PLN2012-09472, Address: 930 Bellomy Street (Rezoning)
- **Item 8.B.:** File No. PLN2012-09318, Address: 1075 Pomeroy Avenue (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 August 6, 2014
- 7.B. File No.(s):** **PLN2013-09823**
Location: 3080 El Camino Real, APN: 290-04-006, a 1,608 square foot restaurant, located within an existing 1.17 acre multi-tenant commercial shopping center
Applicant/Owner: Jeomsuk Lee / J & H Camino Center, LLC
Request: **Six-month Review** of approved Use Permit allowing the sale of beer and wine in conjunction with food (ABC License Type 41) at Cheers Café
CEQA Determination: Not a project under CEQA
Project Planner: Gregory Qwan, Planning Intern
Staff Recommendation: **Note and File**
- 7.C. File No.(s):** **PLN2013-10111/CEQ2014-01169**
Location: 166 Saratoga Avenue, a 74,052 square foot parcel located near the southwest corner of Saratoga Avenue and San Tomas Expressway (APN: 294-38-001)
Applicant/Owner: Charles McKeag/Jack Bayto Family Trust
Subject: **Continuation of Closed Public Hearing for the purpose of adopting Resolutions per action taken by Planning Commission on August 6, 2014**
Prior Request: **General Plan Amendment** from Community Mixed Use to Medium Density Residential, **Rezone** from R1-6L (Single-Family Residential) to PD (Planned Development) **Vesting Subdivision Map** creating 33 lots, Architectural Approval for 33, three-story townhomes at a proposed density of 19 dwelling units per acre;
CEQA Determination: Mitigated Negative Declaration
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **Adopt Resolutions Recommending Denial to the City Council**

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

8. PUBLIC HEARING ITEMS

- 8.A. File No.(s):** **PLN2014-10474**
Address/APN: 930 Bellomy Street, a 13,872 square foot lot on the southwest corner of Lafayette Street and Bellomy Street, APN: 269-43-054; property is zoned Single-Family Residential (R1-6L)
Applicant/Owner: Stuart Fiedelman, 930 Bellomy Properties, LLC
Request: **Rezone** from Single-Family Residential (R1-6L) to Planned Development (PD) to allow a student dormitory use of a residential property and expansion of the existing structure by five bedrooms for a total of 14 bedrooms
CEQA Determination: Categorical Exemption per Section 15301, Existing Facilities involving negligible or no expansion of use
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **Recommend City Council Approval**, subject to conditions

8.B. File No.(s): **PLN2013-10129**
Location: 1075 Pomeroy Avenue, a 12,383 square foot lot located on the east side of Pomeroy Avenue APN: 290-69-079; property is zoned R3-18D (Low-Density Multiple- Dwelling)
Applicant: Dory Marhamat
Owner: Martha Polanco
Request: **Rezone** from R3-18D (Low-Density Multiple- Dwelling) to PD (Planned Development/R3-18D) to construct five single family homes
CEQA Determination: Categorical Exemption per Section 15332 (Infill Development)
Project Planner: Shaun Lacey, AICP, Assistant Planner II
Staff Recommendation: **Recommend City Council Approval**, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

i. Announcements/Other Items

- Election of Officers

ii. Report of the Director of Planning and Inspection

- City Council Actions

iii. Commission/Board Liaison and Committee Reports

- Architectural Committee: Commissioners Stattenfield and Chahal
- Station Area Plan: Commissioner Champeny
- General Plan sub-Committee: Commissioners Champeny and Ikezi
- Historic Preservation Ordinance Committee: Commissioners Chahal, Ikezi
- Neighborhood Protection Ordinance Committee: Costa and Stattenfield

iv. Commission Activities

- Commissioner Travel and Training Reports; Requests to Attend Training

v. Upcoming agenda items

10. ADJOURNMENT

Adjourn. The next regular Planning Commission meeting will be held on Wednesday, September 17, 2014, at 7:00 p.m.

Prepared by:  Approved by: 
Gloria Sciara, AICP
Development Review Officer
Kevin L. Riley
Director of Planning & Inspection