



# City of Santa Clara

## Meeting Agenda

### Planning Commission

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Wednesday, May 23, 2018

7:00 PM

City Hall Council Chambers

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#### Items for Council Action

- 18-446 - Public Hearing: 2018-2019 CIP Budget General Plan Conformance
- 18-252 - 575 Benton Street Mixed Use Project

#### PLEDGE OF ALLEGIANCE AND STATEMENT OF VALUES

#### ROLL CALL

#### DECLARATION OF COMMISSION PROCEDURES

#### CONTINUANCES/EXCEPTIONS

#### 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.*

**18-570**     [Planning Commission Minutes of May 9, 2018](#)

**18-543**     [Action on Use Permit for ABC License Type 47 for 3151 Mission College Boulevard](#)

**Recommendation:** Adopt a Resolution approving a Use Permit for sales and consumption of beer, wine and distilled spirits (ABC License Type 47) in a new restaurant (BurgerIM) subject to conditions of approval.

#### PUBLIC HEARING

*Items listed above under Items for Council Action 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.*

**18-446**   [Public Hearing: 2018-2019 CIP Budget General Plan Conformance](#)

**Recommendation:** Adopt a Resolution making findings on the conformity of the Fiscal Year 2018-2019 Capital Improvement Program Budget with the 2010-2035 General Plan.

**18-252**   [Public Hearing: Action on a Mixed Use Project located at 575 Benton Street](#)

**Recommendation:** Alternatives 1, 2, 3, 4, and 5:

1. Adopt a resolution recommending to the City Council adoption of an Addendum#1 to the Mission Town Center Final Environmental Impact Report (FEIR).
2. Adopt a resolution recommending to the City Council approval of the General Plan Amendment (GPA) from Santa Clara Station High Density Residential to Santa Clara Station Very High Density Residential.
3. Adopt a resolution recommending to the City Council approval of the rezoning from Light Industrial (ML), Single-Family (R1-6L), Duplex (R2-7L) and Thoroughfare Commercial (CT) to Planned Development (PD) to allow the development of 355 apartment units, 24,000 to 27,000 square feet of retail space including retail in proximity at the northeast corner of The Alameda and Benton Street, and approximately 6,000 square feet of amenity and leasing space, and thereby increasing the amount of retail space from 19,985 square feet.
4. Adopt a resolution recommending to the City Council adoption of an Ordinance to approve the Development Agreement.
5. Adopt a resolution recommending to the City Council that the proposed vacation of portions of Fremont Street and Sherman Street would be consistent with the General Plan.

**PUBLIC PRESENTATIONS**

*Members of the public may briefly address the Commission on any item not on the agenda.*

**REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:****1. Announcements/Other Items**

Assistant City Attorney presentation of emails protocol use for Planning Commissioners.

2. Board or Committee Assignments
3. Architectural Committee
4. Commissioner Travel and Training Reports, Requests to attend Trainings

**DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:**

1. Planning Commission Budget Updates
2. Upcoming Agenda Items
3. City Council Actions

**ADJOURNMENT:**

The next regular scheduled meeting is on June 13, 2018 at 7:00 PM in the City Hall Council Chambers.