



City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, June 13, 2018

6:00 PM

City Hall Council Chambers

Items for Council Action

Agenda Item #: 18-524 - 554 Saratoga Rezoning and Minor Modification
18-449 - 1900 Warburton Residential Townhouse Project
18-252 - 575 Benton Street Mixed Use Project

6:00 PM STUDY SESSION

Confirmation of a Quorum

Announcement of Study Session

Study Session on Transit Oriented Development presented by Valley Transportation Authority

7:00 PM REGULAR MEETING CALL TO ORDER

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.

1A. 18-651 [Planning Commission Minutes of May 23, 2018](#)

Recommendation: Approve the Planning Commission Minutes of May 23, 2018.

1B. 18-100 [Twelve-Month Review of a Conditional Use Permit for Whole Foods Market at 2732 Augustine Drive](#)

Recommendation: Note and File the Twelve-Month Review of a Conditional Use Permit for Whole Foods Market at 2732 Augustine Drive.

1C. 18-696 [Twelve-Month Review of a Conditional Use Permit for OPA restaurant at 2722 Augustine Drive](#)

Recommendation: Note and file the Twelve-Month Review of a Conditional Use Permit for OPA restaurant at 2722 Augustine Drive

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.

2. 18-575 [Public Hearing: Action on a Use Permit at 2499 Homestead Road](#)

Recommendation: 1. Approve the Use Permit to allow a K-12 grade school (Live Oak Academy) to operate on the existing church site at 2499 Homestead Road.

3. 18-524 [Public Hearing: Action on a Rezoning and Minor Modification at 554 Saratoga Avenue](#)

Recommendation: 1. Recommend to City Council approval of the rezoning of the property at 554 Saratoga Avenue from Professional Office (OA) to Single Family Zoning District (R1-6L) and grant a Minor Modification to allow a reduced front yard setback of 17 feet, 6 inches and interior side yard setback of four feet and nine inches.

4. 18-449 [Public Hearing: Action on Residential Townhouse Project at 1900 Warburton Avenue](#)

Recommendation: Alternatives 1, 2, and 3:

1. Adopt a resolution recommending to the City Council adoption of the Mitigated Negative Declaration and adoption of the Mitigation Monitoring and Reporting Program for the 1900 Warburton Residential Project;
2. Adopt a resolution recommending to the City Council approval of the rezoning from General Office (OG) to Planned Development (PD);
3. Adopt a resolution recommending to the City Council approval of the Tentative Condominium Map to allow development of 12 townhouse units.

5. 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.

6. 18-700 [Public Hearing: Action on Appeal of Architectural Review Committee Approval of a Mitigated Negative Declaration and Data Center Project Located at 2305 Mission College Boulevard](#)

- Recommendation:**
1. Deny the appeal and uphold the Architectural Review Committee's adoption of the Mitigated Negative Declaration and Mitigation Monitoring or Reporting Program
 2. Deny the appeal and uphold the Architectural Review Committee's approval of the data center project located at 2305 Mission College Boulevard, subject to conditions.

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

Planning Commission Sponsorship of a Community Placemaking Speaker Series

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

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Upcoming Agenda Items
2. City Council Actions

ADJOURNMENT:

The next regular scheduled meeting is on June 27, 2018 at 7:00 PM in the City Hall Council Chambers.