



# City of Santa Clara

## Meeting Agenda

### Planning Commission

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Wednesday, November 14, 2018

6:00 PM

City Hall Council Chambers

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#### 6:00 PM STUDY SESSION

Confirmation of a Quorum

18-1517 [Study Session: Ralph M. Brown Act](#)

#### 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.*

**1.A 18-1473** [Planning Commission Meeting Minutes of October 24, 2018.](#)

**Recommendation:** Approve the Planning Commission Minutes of the October 24, 2018 Meeting.

**1.B 18-1519** [Revised Planning Commission Meeting Minutes of August 22, 2018.](#)

**Recommendation:** Approve Revised Planning Commission Minutes of the August 22, 2018 Meeting.

#### PUBLIC PRESENTATIONS

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

#### 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.      **18-1303**      [Public Hearing: Action on Appeal of Zoning Administrator Denial of Minor Modification for the property at 1940 Avenida De Las Rosas](#)

**Recommendation:** Alternative 1:

1. Overrule the appeal and uphold the Zoning Administrator's decision denying the minor modification.

3.      **18-526**      [Public Hearing: Actions on Gateway Crossings Project located at 1205 Coleman Avenue including a General Plan Amendment to Santa Clara Station Very High Density Residential \(51-100 du/ac\) with a minimum commercial FAR of 0.20, Creation of a new Very High Density Mixed-Use Zoning District and Rezoning to that District, Vesting Tentative Subdivision Map, Development Agreement, Environmental Impact Report, and Mitigation Monitoring and Reporting Program](#)

**Recommendation:** Alternatives 1), 2), 4), 6), and 7):

That the Planning Commission adopt resolutions for the Gateway Crossings Project located at 1205 Coleman Avenue recommending that the City Council:

- 1) Approve and Certify an Environmental Impact Report (EIR) and adopt CEQA Findings and a Statement of Overriding Considerations (SOCs) and the Mitigation Monitoring and Reporting Program (MMRP);
- 2) Approve the General Plan Amendment #87 from Regional Commercial, High Density Residential and Very High Density Residential to Very High Density Residential with a minimum commercial FAR of 0.2; amendment to the General Plan Land Use Map for the Santa Clara Station Focus Area to reflect the General Plan change; and revision to the Climate Action Plan to add TDM goals for the new land use designation;
- 4) Approve the Rezone from Light Industrial (ML) to Very High Density Mixed-Use to allow phased construction of a mixed-use development consisting of 1,600 residential units, 182,000 square foot full-service hotel, 15,000 square feet of supporting retail, park and open space, surface

and structured parking facilities, private streets, and site improvements; subject to conditions that include additional pedestrian, decorative paving and landscape enhancements to the 30-foot wide north - south private street on the west side of the public park and Building 2 that connects Brokaw Road to Champions Way;

- 6) Approve the Vesting Tentative Subdivision Map for the purpose of developing six mixed-use parcels and six common lots for site access/circulation and utility corridors to serve the development; and
- 7) Adopt an Ordinance to approve the Development Agreement.

#### **REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:**

1. Announcements/Other Items
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 November 28 at 7:00 PM in the City Hall Council Chambers.*