



# CITY OF CUPERTINO

## AGENDA

### PLANNING COMMISSION

10350 Torre Avenue, Council Chamber

Tuesday, December 8, 2015

6:45 PM

#### SALUTE TO THE FLAG

#### ROLL CALL

#### APPROVAL OF MINUTES

1. Subject: Draft Minutes of November 24, 2015  
Recommended Action: approve or modify Draft Minutes of November 24, 2015  
[Draft Minutes of November 24, 2015](#)

#### WRITTEN COMMUNICATIONS

#### POSTPONEMENTS/REMOVAL FROM CALENDAR

#### ORAL COMMUNICATIONS

*This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three (3) minutes. In most cases, State law will prohibit the Commission from making any decisions with respect to a matter not on the agenda.*

#### CONSENT CALENDAR

#### PUBLIC HEARING

2. Subject: Use Permit for a separate full service bar and late hours of operation at a restaurant located in Shop 4 within the Main Street Cupertino development; and Architectural and Site Approval to allow enhancements to the exterior patio dining area for the restaurant. (Application No.(s): U-2015-08 & ASA-2015-25; Location: 19479 Stevens Creek Blvd, APN: 316-20-112; Applicant: Jonathan Siu (Alexander's Steakhouse); Owner: Main Street Cupertino Aggregator LLC)

Recommended Action: Staff recommends that the Planning Commission the following in accordance with the draft resolutions:

1. approve the Use Permit (U-2015-08) to allow a restaurant with late hours and a separate bar; and
2. Architectural and Site Approval (ASA-2015-25) permit to allow façade and site modifications for a new restaurant and bar.

[Staff Report](#)

[1 - Draft Resolution U-2015-08](#)

[2 - Draft Resolution ASA-2015-25](#)

[3 - Plan Set](#)

[4 - Business Description with Menu](#)

3. Subject: Use Permit for a separate bar, extended hours of operation and live entertainment at a proposed restaurant located in the Ninteen800 (formerly Rosebowl) Mixed Use Development and Architectural and Site Approval to allow exterior patio modifications in conjunction with the proposed restaurant. (Application No.(s): U-2015-09 & ASA-2015-26; Location: 10088 N. Wolfe Road, #130; APN: 316-20-037 & 316-20-038; Applicant: Marc Diamalanta (Steins Beer Garden); Owner: Cupertino Property Developer I, LLC)

Recommended Action: Staff recommends that the Planning Commission approve the following in accordance with the draft resolutions:

1. Use Permit (U-2015-09) approving a use permit to allow a separate bar, extended hours, and live entertainment at a proposed restaurant; and
2. Architectural and Site Approval (ASA-2015-26) approving an architectural and site approval permit to allow site modifications for a new restaurant and bar.

[Staff Report](#)

[1 - Draft Resolution U-2015-09](#)

[2 - Draft Resolution ASA-2015-26](#)

[3 - Plan Set](#)

[4 - Business Description](#)

## **OLD BUSINESS**

## **NEW BUSINESS**

## **REPORT OF THE PLANNING COMMISSION**

*Environmental Review Committee*

*Housing Commission*

*Mayor's Monthly Meeting with Commissioners*

*Economic Development Committee Meeting*

## **REPORT OF THE DIRECTOR OF COMMUNITY DEVELOPMENT**

4.     Subject: Director's Report  
       Recommended Action: accept report  
       [Director's Report](#)

## **ADJOURNMENT**

*If you challenge the action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City of Cupertino at, or prior to, the public hearing. In the event an action taken by the planning Commission is deemed objectionable, the matter may be officially appealed to the City Council in writing within fourteen (14) days of the date of the Commission's decision. Said appeal is filed with the City Clerk (Ordinance 632).*

*In compliance with the Americans with Disabilities Act (ADA), anyone who is planning to attend the next Planning Commission meeting who is visually or hearing impaired or has any disability that needs special assistance should call the City Clerk's Office at 408-777-3223, 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, Planning Commission meeting agendas and writings distributed for the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.*

*Any writings or documents provided to a majority of the Planning Commission after publication of the packet will be made available for public inspection in the Community Development Department located at City Hall, 10300 Torre Avenue, during normal business hours and in Planning packet archives linked from the agenda/minutes page on the Cupertino web site.*

*Members of the public are entitled to address the Planning Commission concerning any item that is described in the notice or agenda for this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in front of the Commission, and deliver it to the City Staff prior to discussion of the item. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning Commission on any other item not on the agenda, you may do so by during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less. Please note that Planning Commission policy is to allow an applicant and groups to speak for 10 minutes and individuals to speak for 3 minutes.*

*For questions on any items in the agenda, or for documents related to any of the items on the agenda, contact the Planning Department at (408) 777 3308 or [planning@cupertino.org](mailto:planning@cupertino.org).*