



**NOTICE AND AGENDA
SUNNYVALE PLANNING COMMISSION
AUGUST 26, 2013
456 W. Olive Avenue, Sunnyvale, CA 94086**

Study Session - Cancelled

**Special Start Time 7:00 p.m.
PUBLIC HEARING - Council Chambers**

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION - None.

PUBLIC ANNOUNCEMENTS/PUBLIC COMMENTS

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary or you may orally make a request to speak. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

CONSENT CALENDAR

1.A Approval of Minutes: August 12, 2013

Any agenda related writings or documents distributed to members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Planning Division office located at 456 W. Olive Ave., Sunnyvale CA 94086 during normal business hours, and in the Council Chambers on the evening of the Planning Commission meeting pursuant to Government Code §54957.5.

PUBLIC HEARINGS/GENERAL BUSINESS

2. **FILE #:** 2013-7272
Location: 698 E. Taylor Avenue (APN: 205-30-003, 023 & 024)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow 49 townhome-style condominium units.
TENTATIVE MAP to combine three lots to create 9 lots and 6 common lots for a townhouse development.
Applicant/Owner: Warmington Residential
Environmental Review: Mitigated Negative Declaration (MND)
Staff Contact: Shaunn Mendrin, (408) 730-7429, smendrin@sunnyvale.ca.gov
Note: This item was continued from the August 12, 2013 Planning Commission.

The Following Items Shall not be Heard Prior to 8:00 p.m.

3. **FILE #:** 2013-7522
Location: 435 Toyama Drive (APN 110-14-057)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow 18 Townhouse units, and
TENTATIVE MAP for 18 Townhouse units and one Common Lot in an M-S/ITR/R-3/PD Zone
Applicant/Owner: Classic Communities
Environmental Review: Categorical Exemption
Staff Contact: David Hogan, (408) 730-7659, dhogan@sunnyvale.ca.gov
Note: Applicant requests continuance to September 23, 2013.
4. **File #:** 2013-7468
Location: 822-830 E. Evelyn Ave. (APN: 209-14-007 & -011)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow 31 townhome units, including the removal of two existing light industrial buildings.
TENTATIVE MAP to subdivide one property into 31 condominium lots and one common lot.
Applicant/Owner: Classic Communities / Scott Ward
Environmental Review: Negative Declaration
Staff Contact: David Hogan, (408) 730-7659, dhogan@sunnyvale.ca.gov
Note: This item was continued from the August 12, 2013 Planning Commission.

5. **File #:** **2013-7353**
Location: **1221 Crossman Avenue** (APN: 110-34-025)
Proposed Project: Major Moffett Park Design Review for the redevelopment of an existing industrial site with two new 7-story office buildings totaling 541,214 square feet floor area resulting in 80% floor area ratio and one parking structure.
Environmental Review: Mitigated Negative Declaration
Staff Contact: Shetal Divatia, (408) 730-7637, *sdivatia@sunnyvale.ca.gov*
6. **File #:** **2013-7139**
Location: Citywide
Proposed Project: Payday Lending Establishments (Study Issue): A study to review land use options for possible regulation of payday lending establishments.
Environmental Review: Exempt Under CEQA Section 15061.3
Staff Contact: Amber El-Hajj, (408) 730-2723, *ael-hajj@sunnyvale.ca.gov*
7. **Standing Item** **Potential Study Issues**

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
City Council Meeting Report
Other Staff Oral Report

INFORMATION ONLY ITEMS

ADJOURNMENT

Notice to the Public:

Any agenda related writings or documents distributed to members of the Planning Commission regarding any open session item on this agenda will be made available for public inspection in the Community Development Department located at 456 W. Olive Avenue, Sunnyvale, CA during normal business hours and in the Council Chambers on the evening of the Planning Commission meeting, pursuant to Government Code §54957.5.

Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://sunnyvale.ca.gov> or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.106 ADA Title II)

VISUAL PRESENTATION

To assist you in utilizing the technology available in the Council Chambers, the publication “How to Make Your Presentation More Effective” may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk’s Office during normal business hours, or visit the City’s website at: <http://sunnyvale.ca.gov>.

PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2013:

January 14	May 13	October 14
January 15 *	May 29, <i>Wednesday</i> ***	October 28
January 28	June 10	November 11
February 1, <i>Friday</i> **	June 24	November 25
February 11	July 8	December 9
February 25	July 22	December 23 – <i>No Meeting</i>
March 11	August 12	January 13, 2014
March 25	August 26	January 27, 2014
April 8	September 9	February 10, 2014
April 22	September 23	February 24, 2014

- * Joint Study Session with City Council
- ** City Council Study Issue Workshop
- *** Special Meeting Date due to Holiday

Planning Commission typically meets the 2nd and 4th Monday of each month. Study Sessions are held at 7:00 p.m. in the West Conference Room. Public Hearings are held at 8:00 p.m. in the Council Chambers.

Public Hearings are available by web cast at the following link:

<http://sunnyvale.ca.gov/CityGovernment/CityCouncil/CouncilMeetings/WatchCouncilMeetingsOnline.aspx>

Public Hearings are broadcast on KSUN.

Channel 15 – KSUN

Monday, August 26, 2013	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, August 29, 2013	Planning Commission Meeting (Replay of August 26, 2013) 8:00 p.m.
Sunday, Sept 1, 2013	Planning Commission Meeting (Replay of August 26, 2013) 11:00 a.m.

GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION

Public Announcements – Beginning of Meeting

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

Public Hearings – Order of Hearing as Follows:

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

Citizens to be Heard

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.