



**NOTICE AND AGENDA  
SUNNYVALE PLANNING COMMISSION  
September 23, 2013  
456 W. Olive Avenue, Sunnyvale, CA 94086**

**7:00 PM - Study Session – West Conference Room**

- 1. File #:** 2013 - 7448  
**Location:** 433 N. Mathilda Avenue (APN: 165-28-013)  
**Proposed Project** MAJOR USE PERMIT to allow two new office buildings resulting in 213,236 square feet and a floor area ratio of 53%.  
**Applicant/Owner** Christensen Holdings LP  
**Environmental Review:** Mitigated Negative Declaration  
**Staff Contact** Steve Flint, (408) 730-7532, [sflint@sunnyvale.ca.gov](mailto:sflint@sunnyvale.ca.gov)  
**Note:** Item rescheduled from September 9, 2013 study session.  
(20 minutes)
- 2. File #:** 2013 - 7645  
**Location:** 617 E. Arques Avenue (APN: 205-30-009)  
**Proposed Project** SPECIAL DEVELOPMENT PERMIT for redevelopment of a 4.06 acre site (7 parcels) with 88 attached townhouse units.  
**Applicant/Owner** Summerhill Homes  
**Environmental Review:** Categorically Exempt Class 3  
**Staff Contact** Ryan Kuchenig, (408) 730-7431, [rkuchenig@sunnyvale.ca.gov](mailto:rkuchenig@sunnyvale.ca.gov)  
(25 minutes)
- 3. Public Comment on** (5 minutes)  
Study Session Agenda  
Items
- 4. Comments from the** (5 minutes)  
Chair
- 5. Adjourn Study Session**

*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.*

**8:00 p.m. – Public Hearing - Council Chambers**

**CALL TO ORDER**

**SALUTE TO THE FLAG**

**ROLL CALL**

**SCHEDULED PRESENTATION**

**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: September 9, 2013**

**1.B FILE #: 2013-7510**  
**Location: 1479 Barton Dr. (APN: 320-06-039)**  
**Proposed Project: DESIGN REVIEW** to allow a first and second story addition of 1,781 square feet to an existing one-story single-family home resulting in 3,727 square feet and 29.4% floor area ratio.  
**Applicant / Owner:** Michelle Miner Design / Corey and Rebecca Williams  
**Environmental Review:** Categorically Exempt Class 1  
**Staff Contact:** Elise Lieberman, (408) 730-7443, [elieberman@sunnyvale.ca.gov](mailto:elieberman@sunnyvale.ca.gov)  
**Note:** Staff recommends approval.

**PUBLIC HEARINGS/GENERAL BUSINESS**

2. **FILE #:** 2013-7139  
**Location:** Citywide  
**Proposed Project:** Large Family Child Care (Study Issue): A study to review land use options for possible changes to the processing and regulation of new Large Family Child Care Homes.  
**Environmental Review:** Exempt from CEQA, Guideline 15061(b)(3)  
**Staff Contact:** Amber El-Hajj, (408) 730-2723,  
*Ael-hajj@sunnyvale.ca.gov*  
**Note:** This item is scheduled to be considered by City Council on October 22, 2013.
3. **FILE #:** 2012-7772  
**Location:** West side of South Mathilda Avenue for Blocks 14, 15, and 16 of the Downtown Specific Plan (between Washington Avenue and Olive Avenue).  
**Proposed Project:** **SPECIFIC PLAN AMENDMENT STUDY** to consider elimination of the required frontage road in the Downtown Specific Plan.  
**Environmental Review:** Addendum to the 2003 Downtown Specific Plan Environmental Impact Report (EIR)  
**Staff Contact:** Gerri Caruso, (408) 730-7591,  
*gcaruso@sunnyvale.ca.gov*  
**Note:** This item is scheduled to be considered by City Council on October 8, 2013.
4. **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:** This item was continued from the August 26, 2013 Planning Commission meeting.

5. **FILE #:** **2013-7642**  
**Location:** **955 Stewart Dr. (APN: 205-22-027 & 029)**  
**Proposed Project:** **SPECIAL DEVELOPMENT PERMIT (SDP)** to allow 16 multi-family apartment homes on a vacant parcel and modifications to the conditions of approval for the previous SDP (#2012-7381, Stewart Village I) for 955 Stewart.  
**Applicant / Owner:** Irvine Company  
**Environmental Review:** Mitigated Negative Declaration  
**Staff Contact:** Shaunn Mendrin, (408) 730-7429, [smendrin@sunnyvale.ca.gov](mailto:smendrin@sunnyvale.ca.gov)
6. **Standing Item Note:** **Potential Study Issues**  
Final opportunity for Planning Commission to suggest study issues for 2014.

### **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 2<sup>nd</sup> and 4<sup>th</sup> 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, September 23, 2013   | Planning Commission Meeting – (Live) 8:00 p.m.                    |
| Thursday, September 26, 2013 | Planning Commission Meeting (Replay of Sept. 23, 2013) 8:00 p.m.  |
| Sunday, September 29, 2013   | Planning Commission Meeting (Replay of Sept. 23, 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.