



**NOTICE AND AGENDA
SUNNYVALE PLANNING COMMISSION
November 25, 2013
456 W. Olive Avenue, Sunnyvale, CA 94086**

6:30 PM – Lobby Open to View Model for Santa Ana Court Project

7:00 PM - Study Session – West Conference Room

- 1. **FILE #:** 2013-7525
Location: Santa Ana Court (APN: 205-33-002, -005, -007, -009, -010, -011, -012, -013 and -014)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to construct three interconnected 6-story office buildings at 100% FAR totaling 770,000 square feet with multi-story parking garage on a 17.84 acre site, including the removal of nine existing light industrial buildings. **TENTATIVE MAP** to subdivide the property for condominium purposes.
Environmental Review: Environmental Impact Report under preparation
Applicant / Owner: Landbank Investments, Inc./Scott Jacobs
Staff Contact: David Hogan, (408) 730-7628
Dhogan@sunnyvale.ca.gov

- 2. **Public Comment on Study Session Agenda Items** (5 minutes)

- 3. **Comments from the Chair** (5 minutes)

- 4. **Adjourn Study Session**

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

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION

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 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: November 11, 2013

PUBLIC HEARINGS/GENERAL BUSINESS

- 2. FILE #:** 2013-7542
Location: 420 S. Pastoria Avenue (APN: 165-04-002)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow use of an existing one-story building for a preschool/childcare facility for up to 188 students.
Applicant / Owner: Teresa Lai / Distel LP et al
Environmental Review: Negative Declaration
Staff Contact: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

- 3. FILE #:** 2013-7258
Location: 1095 W. El Camino Real (APN: 161-41-008)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow a mixed-use project with 156 residential apartment units in a four-story building and an approximately 41,000 square foot three-story office building.
VESTING TENTATIVE MAP for condominium purposes.
Applicant / Owner: The Sobrato Organization / Sobrato Interests 2
Environmental Review: Mitigated Negative Declaration
Staff Contact: Shaunn Mendrin, (408) 730-7429, Smendrin@sunnyvale.ca.gov

4. **FILE #:** **2013-7645**
Location: **617 - 641 E. Arques Ave., 302 - 318 N. Fair Oaks Ave., and 612 - 622 E. Taylor Ave.** (APNs: 205-30-009, 010, 011 012, 016, 017, 018)
Proposed Project: **SPECIAL DEVELOPMENT PERMIT** to allow the redevelopment of a 4.02 acre site with 85 townhome style condominium units.
VESTING TENTATIVE MAP to combine seven lots to create 85 lots and one common lot for a townhouse development.
REZONE from R-3 (Residential Medium Density) to R-3/PD (Residential Medium Density / Planned Development) for the .39 acre parcel at 318 N. Fair Oaks Ave.
Applicant / Owner: SummerHill Homes
Environmental Review: Mitigated Negative Declaration
Staff Contact: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov
Note: *This item is scheduled to be considered by the City Council on December 17, 2013.*

5. **FILE #:** **2013-7141**
Location: Citywide
Council Study Issue: A study to provide options for City Council review of requests to initiate General Plan amendments.
Environmental Review: This action is not considered a “project” under the California Environmental Quality Act (CEQA) because initiation of a General Plan Amendment study has no potential to create a significant environmental impact (California Resources Code Section 21065).
Staff Contact: Rosemarie Zulueta, (408) 730-7437, rzulueta@sunnyvale.ca.gov
Note: *This item is scheduled to be considered by the City Council on December 10, 2013.*

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 21 – <i>Special Meeting</i>
January 28	June 10	October 28
February 1, <i>Friday</i> **	June 24	November 11
February 11	July 8	November 25
February 25	July 22	December 9
March 11	August 12	December 23 – <i>No Meeting</i>
March 25	August 26	January 13, 2014
April 8	September 9	January 27, 2014
April 22	September 23	February 10, 2014
		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, November 25, 2013

Thursday, November 28, 2013

Sunday, December 1, 2013

Planning Commission Meeting – (Live) 8:00 p.m.

Planning Commission Meeting (Replay of November 25, 2013) 8:00 p.m.

Planning Commission Meeting (Replay of November 25, 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.