



**REVISED AGENDA
SUNNYVALE PLANNING COMMISSION
February 11, 2008
456 W. Olive Avenue, Sunnyvale, CA 94086**

7:00 PM - Study Session – West Conference Room

1. **2008-0097** - Proposed revisions to the approved landscape plan for **Redwood Square** (Sunnyvale Town Center Redevelopment Project) SL *(45 Minutes)*
2. **Public Comment on Study Session Agenda Items** *(5 minutes)*
3. **Comments from the Chair** *(5 minutes)*

8:00 PM - Public Hearing – Council Chambers

CALL TO ORDER/SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD

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. 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.

APPROVAL OF MINUTES of January 28, 2008

PUBLIC HEARINGS/GENERAL BUSINESS

1. Update of the Seismic Safety and Safety Sub-Element *(Item will be renoticed, no action required)*

2. **2007-1322:** Application for a Design Review to allow a new 6,400 square foot one-story home where 4,050 square feet may be allowed without Planning Commission review. The property is located at **1320 Norman Drive** (at Bryant Wy.) in an R-1 (Low Density Residential) Zoning District. (APN: 313-02-022) RK (***Application being revised and will be noticed, no action required***)

3. **2007-1302** – Application for a Design Review to allow a 1,745 square foot two-story addition to an existing residence resulting in 3,845 square feet and 62% FAR (Floor Area Ratio) where 45% may be allowed without Planning Commission review. The property is located at **1035 Daisy Court** (near Smoke Tree Wy.) in an R-0 (Low Density Residential) Zoning District. (APN: 213-15-002) MH (***Application being revised and will be noticed, no action required***)

4. **2007-0928** – Appeal of a decision of the Administrative Hearing Officer regarding an application for a Variance from Sunnyvale Municipal Code section 19.46.050 to allow one covered and one uncovered parking where two covered and two uncovered parking spaces are required, in conjunction with a 400 square foot addition. The property is located at **697 Lakehaven Drive** (near Hiddenlake Dr.) in an R-0 (Low Density Residential) Zoning District. (APN: 110-16-115) NC

5. **2007-0822** – Appeal of a decision of the Administrative Hearing Officer regarding an application for a Use Permit to allow an existing nine-foot seven-inch tall wood fence in the reducible front yard. The property is located at **734 Liverpool Way** (near Goldfinch Wy) in an R-0 (Low-Density Residential) Zoning District. (APN: 309-46-008) MH

6. **2007-1259:** Special Development Permit to allow a 176 square foot single-story addition and a 136 square foot shed to a single-family residence resulting in a Floor Area Ratio (FAR) and lot coverage exceeding 45% which requires Planning Commission Review. The property is located at **506 Davenport Ct.** (near Yukon Dr.) in an R-2/PD (Low-Medium Density Residential/Planned Development) Zoning District. (APN: 323-31-025) RZ

7. **2007-0462 – Essex Property Trust [Applicant] DI Tasman LP [Owner]:** Application for related proposals on a 6.5-acre site located at **615 Tasman Drive** (near N. Fair Oaks Ave.) in a C-2/PD (Highway Business/Planned Development) Zoning District. (Negative Declaration) (APN: 110-29-038) JM; (***Continued from January 28, 2008***)
 - **Special Development Permit** to allow residential mixed use development with 290 condominium apartment units and 51,308 square feet of commercial use, and
 - **Parcel Map** to subdivide one lot into 290 condominium units and six commercial condominium units on a common lot.

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:

Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.

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. (29 CFR 35.104 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://www.sunnyvale.ca.gov>.

PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2008:

January 14	May TBD	October 13
January 28	June 9	October 27
February 11	June 23	November 10
February 25	July 14	November 24
March 10	July 28	December 8
March 24	August 11	January 12, 2009
April 14	August 25	January 26, 2009
April 28	September 8	February 9, 2008
May 12	September 22	February 23, 2008

- * Joint Study Session with City Council
- ** City Council Study Issue Workshop
- *** Special Planning Commission Meeting

Planning Commission typically meets the 2nd and 4th Monday of each month. Study Sessions are held at 7PM in the West Conference Room. Public Hearings are held at 8PM in the Council Chambers. Public Hearings are broadcast on KSUN.

Channel 15 – KSUN

Monday, February 11, 2008	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, February 14, 2008	Planning Commission Meeting (Replay of February 11, 2008) 8:00 p.m.
Saturday, February 16, 2008	Panning Commission Meeting (Replay of February 11, 2008) 11:00 a.m.
Sunday, February 17, 2008	Planning Commission Meeting (Replay of February 11, 2008) 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.