



AGENDA
SUNNYVALE PLANNING COMMISSION
June 9, 2008
456 W. Olive Avenue, Sunnyvale, CA 94086

SPECIAL START TIME - 6:30 PM
Study Session – West Conference Room

1. **2008-0459 – TMG Moffett LLC** [Applicant] Application for a Design Review for a site located at **399 West Java Drive** (at Bordeaux Dr) in an MPT (Moffett Park Transit Oriented District) Zoning District. (APN: 110-26-047) NC (25 minutes)
2. **2008-0407: The Martin Company** [Applicant] **TMG Santa Trinita LLC** [Owner]: Application for a Use Permit to allow a new 4 story office building totaling 99,317 square feet and 333 parking spaces. The property is located at **384 Santa Trinita Avenue** (at Kern Ave) in an M-S (Industrial & Service) Zoning District. (APN: 205-24-001) RK (25 minutes)
3. **2006-0712 - Trumark Properties** [Applicant] **Pearson Investment Holdings Inc.** [Owner]: Application for related proposals on a 5.1-acre site located at **1275 & 1287 Lawrence Station Road** (near Elko Dr.) in an M-S (Industrial and Service) Zoning District. (APN: 110-15-044) GC; (25 minutes)
 - **Draft Environmental Impact Report (EIR) Overview** of impacts of the General Plan Amendment, Rezone, Tentative Map, and Special Development Permit for 335 residential units and a 26,000 square foot commercial building.
4. **Public Comment on Study Session Agenda Items** (5 minutes)
5. 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.

CONSENT CALENDAR**1.A. APPROVAL OF MINUTES of May 12, 2008**

1.B. 2008-0324: Application for a Design Review to allow a second-story addition resulting in approximately 50% FAR (Floor Area Ratio) where 45% FAR may be allowed without Planning Commission review. The property is located at **870 Maranta Ave** (near Kenbridge Ct.) in an R-0 (Low Density Residential) Zoning District. (APN: 198-31-021) NC

1.C. 2008-0345: Application for a Design Review to allow a new 2,668 square foot two-story residence resulting in approximately 49% Floor Area Ratio (FAR) where 45% FAR may be allowed without Planning Commission review. The property is located at **1418 Hampton Drive** (near Elizabeth Way) in an R-0 (Low Density Residential) Zoning District. (APN: 313-13-027) NC

1.D. 2007-0346 – Study Issue to Consider City-Wide Sustainable Building Incentives and Requirements RK (*Staff requests continuance to a date certain.*)

1.E. 2007-0764 - Single-Family Home Development Standards and Accessory Utility Building Standards (Study Issue) MH (*Continued from May 12, 2008*)(*Staff requests continuance to a date certain.*)

PUBLIC HEARINGS/GENERAL BUSINESS

2. 2008-0183: Appeal of a decision of the Administrative Hearing Officer to deny an application for related proposals located at **795 Nisqually Drive** (near Lewiston Drive) in an R-1 (Low Density Residential) Zoning District. (APN: 323-23-006) NC;

- **Use Permit** to allow two accessory utility buildings to be located between the face of the house and public street;
- **Variance** to allow a side yard setback of 1' and zero lot line where a 6' minimum is required.

3. **2008-0148 – Goodwill Industries [Applicant] Dicks Lakewood Corp. [Owner]:** Application for related proposals located at **1119 Lawrence Ave.** (near Lakehaven Dr.) in a C-1/PD (Neighborhood Business/Planned Development) Zoning District. (APN: 110-23-110) MH;
 - **Rezone** to consider an amendment to Title 19 of the Sunnyvale Municipal Code to allow donation trailers in the C-1 Zoning District,
 - **Special Development Permit** to allow a donation trailer to be located onsite.

4. **2008-0238 - Dale Meyer Associate [Applicant] Nikoley Richard L and Beatrice F [Owner]:** Application for related proposals located at **127 W. California Avenue** (near N. Murphy Ave.) in an R-3 (Medium Density Residential) Zoning District. (APN: 204-043-007) SB;
 - **Rezone** from R-3 (Medium Density Residential) to R-3/PD (Medium Density Residential/Planned Development) Zoning District,
 - **Special Development Permit** to allow 5 town homes,
 - **Tentative Map** to subdivide one lot into five lots and one common lot.

5. **Review of Proposed FY 2008-2009 Budget for Land Use Planning Program**

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 CRF 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 - <i>Cancelled</i>	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	December - <i>Cancelled</i>
April 14	August 25	January 12, 2009
April 28	September 8	January 26, 2009
May 12	September 22	February 9, 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 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 broadcast on KSUN.

Channel 15 – KSUN

Monday, June 9, 2008	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, June 12, 2008	Planning Commission Meeting (Replay of June 9, 2008) 8:00 p.m.
Saturday, June 14, 2008	Panning Commission Meeting (Replay of June 9, 2008) 11:00 a.m.
Sunday, June 15, 2008	Planning Commission Meeting (Replay of June 9, 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.