NOTICE AND AGENDA
SUNNYVALE PLANNING COMMISSION
February 14, 2011
456 W. Olive Avenue, Sunnyvale, CA 94086

7:00 PM - Study Session – West Conference Room

1. **2010-7456 and 2010-7738: Taylor Morrison CA LLC** [Applicant/owner] Application for related proposals on a 7.3-acre site at **1044 E. Duane Avenue**:

   - **General Plan Amendment** from ITRHI (Industrial to Residential High Density) to ITRMED (Industrial to Residential Medium Density);
   - **Rezone** from M-S/ITR/R-4/PD (Industrial and Service/Industrial to Residential/High Density Residential/Planned Development) to M-S/ITR/R-3/PD (Industrial and Service/Industrial to Residential/Medium Density Residential/Planned Development);
   - **Special Development Permit** to allow 132 townhome-style condominium units;
   - **Vesting Tentative Map** to allow 132 condominiums and 32 common lots.

   MH *(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

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.

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.

CONSENT CALENDAR

1.A. APPROVAL OF MINUTES of January 24, 2011

PUBLIC HEARINGS/GENERAL BUSINESS

2. **2010-7515: United Rentals, Inc.** [Applicant] **Lisa J. Sims** [Owner] - Appeal by the applicant of the conditions imposed by the Zoning Administrator in approving a Use Permit to allow an existing unpermitted 10-foot tall electrified security fence along the front and side property lines at **940 W. Evelyn Avenue**. - MH *(Continued from January 24, 2010.)*

3. **2011-7015**: **Des Nolan & Liam Balfe** [Applicant] **Cheswycke LLC** [Owner] - Special Development Permit to allow a new bar & nightclub at **182 S. Murphy Avenue. -** RK

4. **2011 Planning Commission Master Work Plan**

5. **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:

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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://www.ci.sunnyvale.ca.us 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. (29 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://www.sunnyvale.ca.gov.

PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2011:

January 10	May 23	October 10
January 24	June 13	October 24
February 14	June 27	November 14
February 28	July 11	November 28
March 14	July 25	December 12
March 28	August 8	December 26 - *Canceled*
April 11	August 22	January 9, 2012
April 25	September 12	January 23, 2012
May 9	September 26	February 13, 2012

* 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 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, February 14, 2011	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, February 17, 2011	Planning Commission Meeting (Replay of February 14, 2011) 8:00 p.m.
Sunday, February 20, 2011	Planning Commission Meeting (Replay of February 14, 2011) 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.