NOTICE AND AGENDA
SUNNYVALE PLANNING COMMISSION
November 28, 2011
456 W. Olive Avenue, Sunnyvale, CA 94086

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

1.	**File:**	**2011-7657**
	Location:	580 N. Mary Ave.
	Proposed Project:	Use Permit to allow a new 124,000 square foot, 5-story office building resulting in approximately 55% Floor Area Ratio (FAR) with a new 1.5-story parking structure.
	Applicant/ Owner:	Peery-Arrillaga / A & P Children Invsllc
	Environmental Review:	Determination Pending
	Staff Contact:	Mariya Hodge, 408-730-7659 mhodge@ci.sunnyvale.ca.us
	Notes:	*(20 minutes)*
2.	**File:**	**2011-7758, 2011-7759, and 2011-7760**
	Location:	**495 E. Java Drive, 1240 Crossman Drive, 549 Baltic Way** (APNs: 110-32-020 through 110-32-029, 110-36-007, 008 and 020, 110-36-014 and 015)
	Proposed Project:	Three Major Moffett Park Design Review and Tentative Parcel Map applications for the expansion of the NetApp campus that include modifications to the approved master site that results in a 76.4% Floor Area Ratio (FAR) and the redevelopment of two additional multi-parcel sites that result in a 75.8% FAR and 60% FAR respectively. The project results in approximately 735,859 s.f. of additional building area for a total of 2,505,354 s.f. for the entire campus and utilizes LEED (Leadership in Energy and Environmental Design) Gold design.
	Applicant/ Owner:	NetApp
	Environmental Review:	Mitigated Negative Declaration
	Staff Contact:	Ryan Kuchenig, (408) 730-7431 rkuchenig@ci.sunnyvale.ca.us
	Notes:	*(50 minutes)*

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.

3.	**Public Comment** on Study Session Agenda Items	*(5 minutes)*
4.	**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/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 14, 2011

PUBLIC HEARINGS/GENERAL BUSINESS

2.	**FILE #:**	**2011-7682**
	Location:	**1074 Robbia Dr.** (APN: 211-27-044)
	Proposed Project:	Design Review to allow a 513 square foot single-story addition resulting in a total of 2,846 square feet and a Floor Area Ratio of 47.4%.
	Environmental Review:	Categorically Exempt Class 1
	Staff Contact:	Noren Caliva, 408-730-7637 ncaliva@ci.sunnyvale.ca.us

3. **FILE #:** **2011-7723**
Location: **384 Santa Trinita Ave** (APN: 205-24-001)
Proposed Project: Use Permit to consider a modification to an approved Use Permit (#2008-0407) consisting of a 99,317 square-foot Research & Development office building.
Applicant / Owner: Devcon Construction / Santa Trinita Office LLC
Environmental Review: Categorically Exempt Class 1
Staff Contact: Ryan Kuchenig, 408-730-7431
rkuchenig@ci.sunnyvale.ca.us
Notes: ***Applicant requests continuance to December 12, 2011.***

4. **FILE #:** **2011-7063**
Location: **660-666 W. El Camino Real** (APN: 201-22-011 & 201-23-029)
Proposed Project: Special Development Permit and Vesting Tentative Map for a mixed use project consisting of 113 residential townhouse units and approximately 17,302 square feet of office/commercial space.
Applicant / Owner: SummerHill Homes / Dorothy Miller Family, LP
Environmental Review: Mitigated Negative Declaration
Staff Contact: Ryan Kuchenig, 408-730-7431,
rkuchenig@ci.sunnyvale,.ca.us

5. **FILE #:** **2011-7746**
Location: City Wide
Proposed Project: Zoning Code changes to implement Housing Element:

- Provisions to allow special needs housing and emergency housing (including homeless shelters) in the M-S/POA zones as a matter of right,
- Streamlining the review process for multi-family housing projects with less than 50 units,
- Reducing parking requirements for senior housing, affordable housing and housing for persons with disabilities, and
- Reasonable accommodation allowances for people with disabilities.

Environmental Review: Negative Declaration
Staff Contact: Andrew Miner, 408-730-7707,
miner@ci.sunnyvale.ca.us

6. **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, November 28, 2011	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, December 1, 2011	Planning Commission Meeting (Replay of November 28, 2011) 8:00 p.m.
Sunday, December 4, 2011	Planning Commission Meeting (Replay of November 28, 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.