



**NOTICE AND AGENDA  
SUNNYVALE PLANNING COMMISSION  
June 25, 2012  
456 W. Olive Avenue, Sunnyvale, CA 94086**

<b>SPECIAL START TIME</b> <b>7:15 PM - Study Session – West Conference Room</b>
--

- 1. **File #:** 2012-7463  
**Location:** City-wide  
**Proposed Project:** Modifications to the Zoning Code Related to Chapter 19.66, Pertaining to the Below Market Rate Housing Program Requirements for New For-Sale Residential Projects.  
**Environmental Review:** Mitigated Negative Declaration  
**Staff Contact:** Ernie DeFrenchi, 408-730-2784  
[edefrenchi@ci.sunnyvale.ca.us](mailto:edefrenchi@ci.sunnyvale.ca.us)  
**Notes:** (30 minutes)
  
- 2. **Public Comment on** (5 minutes)  
Study Session Agenda  
Items
  
- 3. **Comments from the** (5 minutes)  
Chair
  
- 4. **Adjourn Study Session**

<b>8:00 PM - Public Hearing – Council Chambers</b>
--

**CALL TO ORDER**

**SALUTE TO THE FLAG**

**ROLL CALL**

**SCHEDULED PRESENTATION** - *(Item moved to the end of this meeting.)*

*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: June 11, 2012**

## **PUBLIC HEARINGS/GENERAL BUSINESS**

- 2. File #:** 2012-7034  
**Location:** 317 Hiddenlake Drive (APN: 110-21-046)  
**Proposed Project:** Appeal of a decision of the Zoning Administrator to deny a Variance from SMC 19.46.060(a)(5) to allow partial conversion of a garage to living space. The conversion results in one covered parking space where two are required in an R-0 (Low Density Residential) zoning district.  
**Environmental Review:** Categorically Exempt Class 1  
**Staff Contact:** Diana O'Dell, 408-730-7257  
[dodell@ci.sunnyvale.ca.us](mailto:dodell@ci.sunnyvale.ca.us)  
**Notes:** *Continued from April 23, 2012.*
- 3. File #:** 2012-7141  
**Location:** 255 San Geronimo Way (APN: 205-32-003)  
**Proposed Project:** Use Permit to allow a place of assembly (religious institution) within an existing industrial building.  
**Applicant / Owner:** Shirdi Sai Darbar / Deerfield San Geronimo LLC  
**Environmental Review:** Negative Declaration  
**Staff Contact:** Noren Caliva, 408-730-7637  
[ncaliva@ci.sunnyvale.ca.us](mailto:ncaliva@ci.sunnyvale.ca.us)
- 4. File #:** 2011-7635  
**Location:** 550 W. El Camino Real (APN: 201-22-007)  
**Proposed Project:** Special Development Permit for a new 4,400 sq. ft. fast food restaurant with a drive-through.  
**Applicant / Owner:** Chick-Fil-A / G N D Properties Llc  
**Environmental Review:** Mitigated Negative Declaration  
**Staff Contact:** Noren Caliva, 408-730-7637  
[ncaliva@ci.sunnyvale.ca.us](mailto:ncaliva@ci.sunnyvale.ca.us)
- 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**

### **SCHEDULED PRESENTATION -**

**Recognition of Planning Commissioners' Service –  
Vice Mayor David Whittum**

## **ADJOURNMENT**

***Recognition Event for Planning Commissioners  
in the West Conference Room***

### **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://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 2012:**

January 9	May 30 *** - <i>Canceled</i>	October 8
January 23	June 11	October 22
February 6 ***	June 25	November 12
February 29 ***	July 9	November 26
March 12	July 23	December 10
March 26	August 13	December 24 - <i>Canceled</i>
April 9	August 27	January 14, 2013
April 23	September 10	January 28, 2013
May 14	September 24	February 11, 2013

- \* Joint Study Session with City Council
- \*\* City Council Study Issue Workshop
- \*\*\* Special Meeting Dates

Planning Commission typically meets the 2<sup>nd</sup> and 4<sup>th</sup> 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, June 25, 2012	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, June 28, 2012	Planning Commission Meeting (Replay of June 25, 2012) 8:00 p.m.
Sunday, July 1, 2012	Planning Commission Meeting (Replay of June 25, 2012) 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.