



**NOTICE AND AGENDA  
SUNNYVALE PLANNING COMMISSION  
February 25, 2013  
456 W. Olive Avenue, Sunnyvale, CA 94086**

**7:00 PM - Study Session – West Conference Room**

1. **File #:** 2011-7070  
**Location:** City-wide  
**Proposed Project:** Comprehensive Sign Code Revisions (Study Issue)  
**Staff Contact:** Andrew Miner, (408) 730-7707  
[aminer@sunnyvale.ca.gov](mailto:aminer@sunnyvale.ca.gov)  
**Notes:** (45 minutes)
2. **Public Comment** on Study Session Agenda Items (5 minutes)
3. **Comments** from the Chair (5 minutes)
4. **Adjourn Study Session**

**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: February 11, 2013**

*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 HEARINGS/GENERAL BUSINESS –**

2. **File #:** 2012-7625  
**Location:** 1165 East Arques Ave. (APN: 205-24-013)  
**Proposed Project:** Use Permit for new fitness center, a 45,000 square foot building, including parking and landscaping.  
**Applicant/Owner:** Kenneth Rodrigues & Partners / Twc Storage LLC  
**Environmental Review:** Mitigated Negative Declaration  
**Staff Contact:** Shaunn Mendrin, (408) 730-7429,  
[smendrin@sunnyvale.ca.gov](mailto:smendrin@sunnyvale.ca.gov)

***Staff requests continuance of Agenda Items 3, 4 and 5 to the March 11, 2013 Planning Commission meeting.***

3. **File #:** 2012-7990  
**Proposed Project:** **Discussion and Possible Action on: General Plan and Downtown Specific Plan (DSP) Amendments for property along the north side of Evelyn Avenue from Mathilda Avenue to just east of Marshall Avenue; and, introducing ordinances for related zoning code amendments and related property rezoning:**
- Repeal the Southern Pacific Corridor Site Specific Plan Areas 3, 4, and 5;
  - Expand the DSP boundaries to include up to 9 parcels and establish new DSP Blocks;
  - Amend General Plan land use designations from Commercial General Business and Commercial Central Business to a variety of DSP and General Plan land uses including Transit Center, Mixed Use, and Residential Medium Density up to Residential Very High Density Residential (up to 65 dwelling units per acre);
  - Establish land use, density and development standards for properties annexed into the DSP, including Transit Center, Mixed Use and Residential;
  - Establish streetscape standards for Evelyn Avenue; and,
  - Rezone properties in accordance with Downtown Specific Plan or General Plan designation.
- Applicant/Owner:** Prometheus Real Estate Group / Evelyn Ave. Associates  
**Environmental Review:** Mitigated Negative Declarations  
**Staff Contact:** Ryan Kuchenig, (408) 730-7431,  
[rkuchenig@sunnyvale.ca.gov](mailto:rkuchenig@sunnyvale.ca.gov)  
**Notes:** ***Continue to the March 11, 2013. Scheduled to be considered by City Council on March 19, 2013.***

4. **File #:** 2012-7462  
**Location:** 457 - 475 E. Evelyn Avenue (APNs: 209-04-053 & 054):  
**Proposed Project:** Special Development Permit to allow a 158-unit apartment building.  
Vesting Tentative Map to allow a merger of two lots.  
**Applicant/Owner:** Prometheus Real Estate Group / Evelyn Ave. Associates  
**Environmental Review:** Mitigated Negative Declarations  
**Staff Contact:** Ryan Kuchenig, (408) 730-7431,  
[rkuchenig@sunnyvale.ca.gov](mailto:rkuchenig@sunnyvale.ca.gov)  
**Notes:** *Continue to the March 11, 2013. Scheduled to be considered by City Council on March 19, 2013.*
5. **File #:** 2012-7460  
**Location:** 388 – 394 E. Evelyn Avenue & 151-153 S. Bayview Avenue (APNs: 209-05-019, 020, 021, & 022):  
**Proposed Project:** Special Development Permit to allow a 67-unit apartment building.  
Vesting Tentative Map to allow a merger of four lots.  
**Applicant/Owner:** Prometheus Real Estate Group / Des Nolan  
**Environmental Review:** Mitigated Negative Declarations  
**Staff Contact:** Ryan Kuchenig, (408) 730-7431,  
[rkuchenig@sunnyvale.ca.gov](mailto:rkuchenig@sunnyvale.ca.gov)  
**Notes:** *Continue to the March 11, 2013. Scheduled to be considered by City Council on March 19, 2013.*
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:**

*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://sunnyvale.ca.gov> 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. (28 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://sunnyvale.ca.gov>.

**PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2013:**

January 14	May 13	October 14
January 15 *	May 29, <i>Wednesday</i> ***	October 28
January 28	June 10	November 11
February 1, <i>Friday</i> **	June 24	November 25
February 11	July 8	December 9
February 25	July 22	December 23 – <i>No Meeting</i>
March 11	August 12	January 13, 2014
March 25	August 26	January 27, 2014
April 8	September 9	February 10, 2014
April 22	September 23	February 24, 2014

- \* Joint Study Session with City Council
- \*\* City Council Study Issue Workshop
- \*\*\* Special Meeting Date due to Holiday

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, February 25, 2013	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, February 28, 2013	Planning Commission Meeting (Replay of February 25, 2013) 8:00 p.m.
Sunday, March 3, 2013	Planning Commission Meeting (Replay of February 25, 2013) 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.