



**NOTICE AND AGENDA
SUNNYVALE PLANNING COMMISSION
April 22, 2013
456 W. Olive Avenue, Sunnyvale, CA 94086**

Special Start Time 6:45 PM - Study Session - West Conference Room
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- 1. File #:** 2013-7461
Location: 538-560 S. Mathilda Ave.
(APNs: 209-29-058, 209-29-059)
Proposed Project: **Special Development Permit** to allow a new mixed use project consisting of 15 residential units and 5,531 square feet of ground floor office space, and **Vesting Tentative Map** to create 15 residential condominiums and one common lot.
Applicant/Owner: SiliconSage Builders, LLC
Environmental Review: Mitigated Negative Declaration
Staff Contact: Noren Caliva-Lepe, (408) 730-7637
ncaliva-lepe@sunnyvale.ca.gov
Notes: (25 minutes)

- 2. File #:** 2010-7148
Location: City-wide
Proposed Project: Retooling the Zoning Code
Staff Contact: Diana O'Dell, (408) 730-7257
dodell@sunnyvale.ca.gov
Rosemarie Zulueta, (408) 730-7437
rzulueta@sunnyvale.ca.gov
(35 minutes)

- 3. Public Comment on Study Session Agenda Items** (5 minutes)

- 4. Comments from the Chair** (5 minutes)

- 5. Adjourn Study Session**

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.

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: April 8, 2013

PUBLIC HEARINGS/GENERAL BUSINESS –

2. File #: 2012-7986
Location: 726 San Miguel Ave. (APN: 205-14-030)
Proposed Project: Design Review to allow a new two-story single-family home resulting in 2,967 square feet and 56.6% Floor Area Ratio.
Environmental Review: Categorically Exempt Class 3
Staff Contact: Mariya Hodge, (408) 730-7659, mhodge@sunnyvale.ca.gov

3. **File #:** **2013-7112**
 Location: **620 E. Maude Ave.**
 Proposed Project: **General Plan Amendment** to change the General Plan Land Use Designation from Industrial to Residential Medium Density to Residential High Density
 Rezone from M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium Density Residential) to R-4/PD (High Density Residential/Planned Development)
 Special Development Permit to allow the development of 117 affordable dwelling units.

 Applicant/Owner Mid-Pen Housing/Charities Housing
 Environmental Review: Mitigated Negative Declaration
 Staff Contact: Shaunn Mendrin, (408) 730-7429
 smendrin@sunnyvale.ca.gov

 Notes: *This item is scheduled to be considered by City Council on April 30, 2013.*
4. **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 6, <i>Special Meeting 7 p.m.</i>	October 14
January 15 *	May 13	October 28
January 28	May 29, <i>Wednesday</i> ***	November 11
February 1, <i>Friday</i> **	June 10	November 25
February 11	June 24	December 9
February 25	July 8	December 23 – <i>No Meeting</i>
March 11	July 22	January 13, 2014
March 25	August 12	January 27, 2014
April 8	August 26	February 10, 2014
April 22	September 9	February 24, 2014
	September 23	March 10, 2014

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

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, April 22, 2013	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, April 25, 2013	Planning Commission Meeting (Replay of April 22, 2013) 8:00 p.m.
Sunday, April 28, 2013	Planning Commission Meeting (Replay of April 22, 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.