



**NOTICE AND AGENDA  
SUNNYVALE PLANNING COMMISSION  
AUGUST 12, 2013  
456 W. Olive Avenue, Sunnyvale, CA 94086**

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

1. **FILE #:** 2013-7522  
**Location:** 435 Toyama Drive (APN 110-14-057)  
**Proposed Project:** **SPECIAL DEVELOPMENT PERMIT TO** allow 18 Townhouse units, and **TENTATIVE MAP** for 18 Townhouse units and one Common Lot in an M-S/ITR/R-3/PD Zone  
**Applicant/Owner:** Classic Communities  
**Environmental Review:** Categorical Exemption  
**Staff Contact:** David Hogan, (408) 730-7659, [dhogan@sunnyvale.ca.gov](mailto:dhogan@sunnyvale.ca.gov)
  
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.

*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: July 8, 2013**
- 1.B File #: 2013-7468**  
**Location: 822-830 E. Evelyn Ave. (APN: 209-14-007 & -011)**  
**Proposed Project: SPECIAL DEVELOPMENT PERMIT** to allow 31 townhome units, including the removal of two existing light industrial buildings.  
**TENTATIVE MAP** to subdivide one property into 31 condominium lots and one common lot.  
**Applicant/Owner:** Classic Communities / Scott Ward  
**Environmental Review:** Negative Declaration  
**Staff Contact:** David Hogan, (408) 730-7659, [dhogan@sunnyvale.ca.gov](mailto:dhogan@sunnyvale.ca.gov)  
**Note:** Applicant requested continuance of this item to August 26, 2013. Staff recommends continuance to August 26, 2013.

## **PUBLIC HEARINGS/GENERAL BUSINESS**

- 2. FILE #: 2013-7508**  
**Location: 455 S. Mathilda Ave. (APN: 165-03-004)**  
**Proposed Project: TENTATIVE MAP** to combine two parcels into one for condominiums.  
**Applicant / Owner:** Summerhill Apartment Communities / Judith O Burns Trustee  
**Environmental Review:** Categorically Exempt Class 1  
**Staff Contact:** Gerri Caruso, (408) 730-7591, [gcaruso@sunnyvale.ca.gov](mailto:gcaruso@sunnyvale.ca.gov)  
**Note:** Notice published in error. Project will be readvertised and noticed for a later date. No action required.

3. **FILE #:** 2013-7272  
**Location:** 698 E. Taylor Avenue (APN: 205-30-003, 023 & 024)  
**Proposed Project:** **SPECIAL DEVELOPMENT PERMIT** to allow 49 townhome-style condominium units.  
**TENTATIVE MAP** to combine three lots to create 9 lots and 1 common lot for a townhouse development.  
**Applicant/Owner:** Warmington Residential  
**Environmental Review:** Mitigated Negative Declaration (MND)  
***The MND will be Available July 22, 2013***  
**Staff Contact:** Shaunn Mendrin, (408) 730-7429,  
[smendrin@sunnyvale.ca.gov](mailto:smendrin@sunnyvale.ca.gov)
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:**

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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://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, August 12, 2013	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, August 15, 2013	Planning Commission Meeting (Replay of August 12, 2013) 8:00 p.m.
Sunday, August 18, 2013	Planning Commission Meeting (Replay of August 12, 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.