



NOTICE AND AGENDA
SUNNYVALE PLANNING COMMISSION
September 09, 2013
456 W. Olive Avenue, Sunnyvale, CA 94086

7:00 PM - Study Session – West Conference Room

- 1. File #:** 2013-7448
Location: 433 N. Mathilda Ave. (APN:165-28-013)
Proposed Project: **MAJOR USE PERMIT** to allow two new office buildings resulting in 213, 236 square feet and a floor area ratio of 53%.
Applicant/Owner: Christensen Holdings LP
Environmental Review: Mitigated Negative Declaration
Staff Contact: Steve Flint, (408) 730-7532, sflint@sunnyvale.ca.gov
- 2. Training:** Introduction and Overview of Environmental Impact Reports (EIRs) and How to Review Them
- 3. File #:** 2012-7854
Location: 1152 Bordeaux Dr. (APNs: various)
Proposed Project: **Moffett Park Specific Plan Amendment, Rezone, Major Moffett Park Design Review and Development Agreement** for 1.8 million square feet of office with parking structures, amenities building and site improvements.
Applicant/Owner: Jay Paul Co. / Bordeaux-Borregas Campus LLC
Environmental Review: Subsequent Environmental Impact Report (SEIR)
Staff Contact: Shaunn Mendrin, (408) 730-7429, smendrin@sunnyvale.ca.gov
Note: Overview of the Draft SEIR

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.

4. **FILE #:** 2013-7240
Location: 520-592 & 610-630 East Weddell Avenue
(APNs:110-28-003, 110-14-189, 190 & 191)
Proposed Project: **ENVIRONMENTAL IMPACT REPORT**, The East Weddell Residential Projects are proposed by two developers (Sares-Regis and Raintree Partners) on two separate sites. One on an approximately 4.04 acre site at 610 and 630 East Weddell Drive. The second development is on two parcels, totaling approximately 12.04 acres. A 1.1-acre parcel, owned by the San Francisco Public Utilities Commission (SFPUC) for the Hetch Hetchy right-of-way, runs through the middle of the 12.04 acre site and north of the 4.04 acre site. The projects include amendments to the General Plan from Industrial to Residential for the parcels located adjacent to U.S. Highway 101 and a rezoning of each site to High Density Residential / Planned Development (R-4/PD).
Applicant/Owner: City of Sunnyvale
Environmental Review: Environmental Impact Report (EIR)
Staff Contact: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov
Note: Overview of the Draft EIR
5. **Public Comment** on Study Session Agenda Items (5 minutes)
6. **Comments** from the Chair (5 minutes)
7. **Adjourn Study Session** Note: Study Session will reconvene after the Public Hearing.

8:00 p.m. – Public Hearing - Council Chambers

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

SCHEDULED PRESENTATION

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: August 26, 2013

PUBLIC HEARINGS/GENERAL BUSINESS

- 2. FILE #:** 2013-7689
Location: Peery Park District
Proposed Project: Discussion and Possible Introduction of an Ordinance Addressing Development Review Procedures for Projects within the Peery Park District during Preparation of the Peery Park Specific Plan
Environmental Review: Exempt from CEQA, Guideline 15061(b)(3)
Staff Contact: Amber El-Hajj, (408) 730-2723, Ael-hajj@sunnyvale.ca.gov
- 3. 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

- Reconvene to Study Session (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://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 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, September 9, 2013 | Planning Commission Meeting – (Live) 8:00 p.m. |
| Thursday, September 12, 2013 | Planning Commission Meeting (Replay of September 9, 2013) 8:00 p.m. |
| Sunday, September 15, 2013 | Planning Commission Meeting (Replay of September 9, 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.