



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, March 9, 2015

7:00 PM

Council Chambers and West Conference
Room, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

7:00 P.M. PLANNING COMMISSION - STUDY SESSION - WEST CONFERENCE ROOM

1 [15-0288](#)

File #: 2014-7985

Location: 1050-1060 Helen Avenue (APNs: 213-35-009, -010)

Zoning: C-2/ECR (Commercial Highway Business / Precise Plan for El Camino Real)

Proposed Project: related applications on a 0.59-acre site:
SPECIAL DEVELOPMENT PERMIT to construct 7 two-story homes (3 duets and 1 detached home); and
VESTING TENTATIVE MAP to subdivide 2 lots into 8 lots, including 7 ownership lots and one common lot.

Applicant / Owners: Fred Azarm (applicant) / FMA Development LLC,

D'Ambrosio Brothers Investments Company (owners)

Environmental Review: Mitigated Negative Declaration

Project Planner: Timothy Maier, (408) 730-7257,
tmaier@sunnyvale.ca.gov

2 Public Comment on Study Session Agenda Items

3 Comments from the Chair

4 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 P.M. PLANNING COMMISSION - PUBLIC HEARING - COUNCIL CHAMBERS

CALL TO ORDER

SALUTE TO THE FLAG**ROLL CALL****PUBLIC ANNOUNCEMENTS/PUBLIC COMMENTS**

Speakers are limited to 3 minutes for announcements of related commission events, programs, resignations, recognitions, acknowledgments.

CONSENT CALENDAR

- 1.A [15-0286](#) Approval of the Draft Minutes of the Planning Commission Meeting of February 23, 2015

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [15-0240](#) **File #:** 2015-7063
Location: 1268 Townsend Terrace (APN: 202-37-025)
Zoning: R-1.5/PD (Low Medium Density Residential / Planned Development) Zoning District
Proposed Project:
SPECIAL DEVELOPMENT PERMIT: for a first and second floor addition of 152 square feet to an existing two-story, single-family residence resulting in a building size of 2,368.5 square feet and 54.9% floor area ratio (FAR). The project also includes the expansion of the front porch.
Applicant / Owner: Flanders Bay Company (applicant) / Tyson Leistiko (owner)
Environmental Review: Categorically Exempt Class 1
Project Planner: Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

3 [15-0289](#)

File #: 2014-7624

Location: 1026 Lois Avenue (APN: 198-34-011)

Zoning: R-0

Proposed Project:

DESIGN REVIEW to allow construction of a new two-story home with a total floor area of 2,993 square feet (2,566 square feet living area and a 427-square foot garage) resulting in 49.8% floor area ratio (FAR).

Applicant / Owner: BO Design (applicant) / Haiyan Gong (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Project Planner: Shétal Divatia, (408) 730-7637,
sdivatia@sunnyvale.ca.gov

4 [15-0287](#)

Standing Item: Potential Study Issues for 2016

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

INFORMATION ONLY ITEMS

ADJOURNMENT

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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 sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

*Planning a presentation for a Planning Commission meeting?
To help you prepare and deliver your public comments, please review the "Making Public Comments During City Council or Planning Commission Meetings" document available at Presentations.inSunnyvale.com.*

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)