



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, February 9, 2015

6:30 PM

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

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### **6:30 P.M. SPECIAL START TIME - PLANNING COMMISSION - STUDY SESSION - WEST CONFERENCE ROOM**

- 1      [15-0137](#)      East Sunnyvale Sense of Place Plan  
                         **Staff Contact:** Ryan Kuchenig, (408) 730-7431,  
                         rkuchenig@sunnyvale.ca.gov
- 2      [15-0192](#)      Overview of Draft Toolkit for Mixed-use Development  
                         **Staff Contact:** Andrew Miner, (408) 730-7707,  
                         aminer@sunnyvale.ca.gov

### **3 Public Comment on Study Session Agenda Items**

### **4 Comments from the Chair**

### **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 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    [15-0171](#)       Approval of the Draft Minutes of the Planning Commission Meeting of January 26, 2015

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 2        [15-0179](#)        **File #:** 2014-7942  
**Location:** 798 Lois Avenue (APN: 198-27-022)  
**Zoning:** R0 (Low Density Residential) Zoning District  
**Proposed Project:**  
          **DESIGN REVIEW:** to allow the demolition of an existing single-story, single-family residence and the construction of a new two-story, single-family residence with a floor area of 3,109 square feet (2,509 square feet living area and 600 square feet garage) for a total floor area ratio of 49.3%. The project includes a Tree Removal Permit for a protected tree in the rear of the property previously removed without a permit.  
**Applicant / Owners:** Ali's Construction (applicant) / Joshiah H. Wortham and Song Chen (owners)  
**Environmental Review:** Categorically Exempt Class 3  
**Project Planner:** Momoko Ishijima, (408) 730-7532, [mishijima@sunnyvale.ca.gov](mailto:mishijima@sunnyvale.ca.gov)  
**Note:** *Application withdrawn. No action required.*
- 3        [15-0175](#)        **File #:** 2014-8058  
**Location:** 1243 Tucson Avenue (APN: 104-19-100)  
**Zoning:** R-0 (Low-Density Residential)  
**Proposed Project:** Use Permit to allow a large family child care home within 300 feet of another large family child care home.  
**Applicant / Owner:** Ying Liang (applicant) / Hui Li (owner)  
**Environmental Review:** Class 1 Categorical Exemption  
**Project Planner:** Timothy Maier, (408) 730-7257, [tmaier@sunnyvale.ca.gov](mailto:tmaier@sunnyvale.ca.gov)

- 4      [15-0174](#)      **File #:** 2014-7656  
**Location:** 701,717, 729 E. Evelyn Avenue (APNs: 209-01-009, 209-01-010, 209-01-011, 209-01-012, 209-01-029)  
**Zoning:** M-3/ITR/R-3/PD (General Industrial/Industrial-to-Residential/Medium Density Residential/Planned Development)  
**Proposed Project:**  
    **SPECIAL DEVELOPMENT PERMIT** to allow 204 townhomes;  
    **VESTING TENTATIVE MAP** to allow 44 lots and 204 condominium units; and  
    **VARIANCE** to allow concierge trash service.  
**Applicant / Owner:** DR Horton / JJ&W Co., Sunnyvale Welding & Fabrication Company, and William G Peterson Trustee & Et Al  
**Environmental Review:** Mitigated Negative Declaration  
**Project Planner:** Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov
- 5      [14-1010](#)      Consideration of a Rental Housing Impact Fee for New Market-Rate Rental Housing Developments  
**Staff Contact:** Ernie Defrenchi, (408) 730-2784, edefrenchi@sunnyvale.ca.gov
- 6      [14-1107](#)      Introduction of an Ordinance to Amend Sunnyvale Municipal Code Chapters 19.28 (DSP) and 19.46 (Parking) to include Modifications based on the Tandem and Stacker Parking Study Issue (2014-7435); Finding of CEQA Exemption Pursuant to CEQA Guideline 15061 (b) (3)  
**Staff Contact:** Amber El-Hajj, (408) 730-2723, ael-hajj@sunnyvale.ca.gov
- 7      [15-0172](#)      **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](http://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](http://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)*