



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, June 8, 2015

7:15 PM

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

SPECIAL STUDY SESSION START TIME

7:15 P.M. PLANNING COMMISSION - STUDY SESSION - WEST CONFERENCE ROOM

- 1 [15-0571](#) **File #:** 2015-7259
Location: 423 E. Maude Avenue (APN: 204-21-006)
Zoning: R-3 (Medium Density Residential)
Proposed Project: Related applications on a 0.59-acre site:
 DESIGN REVIEW to allow 11 townhouse units;
 VESTING TENTATIVE MAP to subdivide one lot into 12 lots,
 including 11 ownership lots and one common lot.
Applicant / Owners: Classic Communities / Robert Alonso Trustee
Environmental Review: Mitigated Negative Declaration
Project Planner: Noren Caliva-Lepe, (408) 730-7659,
 ncaliva-lepe@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** [15-0593](#) Approval of the Draft Minutes of the Planning Commission Meeting of May 27, 2015
- 1.B** [15-0623](#) **File #:** 2014-7900
Location: 625-627 E. Taylor Ave. (APNs: 205-29-006 and 205-29-007)
Proposed Project: Related applications on a 0.9-acre site:
 SPECIAL DEVELOPMENT PERMIT for 20 townhome-style condominiums and site improvements, including a request to deviate from side yard and distance between buildings requirements; and
 VESTING TENTATIVE MAP to create one common lot and 20 condominiums.
Applicant / Owner: 627 Taylor LLC
Environmental Review: Mitigated Negative Declaration
Project Planner: Rosemarie Zulueta, (408) 730-7437, rzulueta@sunnyvale.ca.gov
NOTE: *Staff recommends continuance of this item to the Planning Commission meeting of June 22, 2015 to provide the applicant more time for additional architectural modifications.*

PUBLIC HEARINGS/GENERAL BUSINESS

2 [15-0555](#)**File #:** 2015-7255**Location:** 1381 Lillian Avenue (APN: 309-08-058)**Zoning:** R-0**Proposed Project:**

DESIGN REVIEW: To allow a first-story addition of 2570.6 square feet with accessory living unit to an existing one-story single-family home, resulting in 4022.6 square feet (3620.6 square feet living area and 402 square feet garage) and 43.3% floor area ratio. Lot coverage proposed is 44.8%, and proposed height of single-story home would be approximately 21'6".

Applicant / Owner: Andy Lee**Environmental Review:** Class 1 Categorical Exemption**Project Planner:** Stephanie Skangos, (408) 730-7411,
sskangos@sunnyvale.ca.gov**3** [15-0121](#)**File #:** 2014-7770**Location:** 845 Maria Lane (APNs: 211-50-025)**Zoning:** R-3**Proposed Project:** Related applications on a 0.24-acre site:

DESIGN REVIEW: to allow 5 residential townhouse-style condominium units.

VARIANCE: to allow Useable Open Space in the required front yard.

TENTATIVE MAP: for 5 condominiums on one common lot (to be heard at a subsequent Zoning Administrator public hearing).

Applicant / Owner: HRH Architects / 10 Barneson LLC**Environmental Review:** Categorical Exemption Class 3**Project Planner:** Margaret Netto, Planner (408) 730-7628,
mnetto@sunnyvale.ca.gov**4** [15-0492](#)**FILE #:** 2015-7353**Location:** 1250 Lakeside Drive (APNs: 216-43-035 and 216-43-036)**Proposed Project:****LAKESIDE SPECIFIC PLAN AMENDMENT INITIATION**

Request to study a site layout change in the Lakeside Specific Plan by reversing the locations of the hotel and residential components.

Applicant/Owner: Wittek Development/ Aircoa Equity Interests, Inc.**Project Planner:** Trudi Ryan (408) 730-7435,
tryan@sunnyvale.ca.gov**5** [15-0591](#)

Nominate a Planning Commission Representative to the Sunnyvale El Camino Real Corridor Plan Advisory Committee (ECRPAC)

Staff Contact: Rosemarie Zulueta, (408) 730-7437,
rzulueta@sunnyvale.ca.gov

6 [15-0592](#) 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)

