



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, June 22, 2015

7:00 PM

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

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

- 1      [15-0567](#)      **File #:** 2015-7264  
**Location:** 755-777 East Evelyn Avenue (APNs: 209-01-018, -023, -024)  
**Zoning:** M-3/ITR/R-3/PD (General Industrial/Industrial-to-Residential/Medium Density Residential/Planned Development)  
**Proposed Project:** Related applications on a 2.05-acre site: **SPECIAL DEVELOPMENT PERMIT** to construct 42 townhomes; and **VESTING TENTATIVE MAP** to subdivide two lots into 43 lots, including 42 ownership lots and one common lot.  
**Applicant / Owners:** Classic Communities (applicant/owner)  
**Environmental Review:** Mitigated Negative Declaration  
**Project Planner:** George Schroeder, (408) 730-7443, gschroeder@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****SPECIAL PRESENTATION****Recognition of Service****PUBLIC ANNOUNCEMENTS/PUBLIC COMMENTS**

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

**CONSENT CALENDAR**

- 1.A    [15-0644](#)            Approval of the Draft Minutes of the Planning Commission Meeting of June 8, 2015

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 2        [15-0574](#)            **File #:** 2015-7201  
**Location:** 1336 Cordilleras Avenue (APN: 323-08-059)  
**Zoning:** R1  
**Proposed Project:**  
          **DESIGN REVIEW:** To allow a new two-story single-family residence resulting in 3,877 square feet (3,462 square feet of living area and a 415 square-foot garage) and 40% FAR. The existing 1,685 square-foot one-story single-family home will be demolished.  
**Applicant / Owner:** GP Residential Designs (applicant)/ William Schmoranc (owner)  
**Environmental Review:** Categorical Exemption, Class 3  
**Project Planner:** George Schroeder, (408) 730-7443, [gschroeder@sunnyvale.ca.gov](mailto:gschroeder@sunnyvale.ca.gov)

- 3      [15-0580](#)      **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) for review and approval by the Planning Commission.  
**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      [15-0531](#)      **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
- 5      [15-0389](#)      Approve the Parking Structure Design Guidelines for Projects in All Zoning Districts and Find that the project is exempt under CEQA pursuant to Guidelines 15060(3) and 15378(b)(5) (Study Issue)
- 6      [15-0645](#)      **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)*