



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, March 23, 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 Highlights of 2015 Planning Commissioners Academy**
- 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** [15-0330](#) Approval of the Draft Minutes of the Planning Commission Meeting of March 9, 2015
- 1.B** [15-0340](#) **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
NOTE: *Noticed in error. No action required.*
- 1.C** [15-0316](#) **File #:** 2015-7028
Location: Las Palmas townhome development (under construction) behind 660 W. El Camino Real (APNs: 201-40-043 through 078)
Zoning: C-2/PD
Proposed Project: Modification to approved **Special Development Permit #2012-7170** (mixed use development with 103 townhomes and 145-room hotel) to remove the requirement for a planned pedestrian connection from the Las Palmas townhome development to Cherry Glen Plaza.
Applicant / Owner: SummerHill 660 W. El Camino Real LLC (applicant) / (owner)
Environmental Review: Categorically Exempt Class 1
Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov
NOTE: *The applicant has requested an indefinite continuance.*

1.D [15-0306](#)**File #:** 2015-7048**Location:** 1601 Longspur Avenue (APN: 309-49-017)**Zoning:** R-0 (Low-Density Residential)**Proposed Project:** Related applications on a 6,634 square-foot site:

DESIGN REVIEW for a first-story addition of 551 square feet and new second story of 1,007 square feet to an existing one-story single-family home, resulting in 3,256 square feet (2,820 square feet living area and 436 square feet garage) and 49% floor area ratio.

Applicant / Owner: Ali's Construction and Remodeling (applicant) / Bijish Raveendran (owner)

Environmental Review: Class 1 Categorical Exemption

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

PUBLIC HEARINGS/GENERAL BUSINESS**2** [15-0321](#)**File #:** 2014-8084**Location:** 1323 Sunnyvale Saratoga Road (APN: 323-10-015)**Applicant / Owner:** Café Stop, ABI Consulting Inc. / DRB Investment

Proposed Project: Call for Review by the Planning Commission of a decision by the Zoning Administrator approving a **SPECIAL DEVELOPMENT PERMIT** for a new café with additional covered outdoor seating and associated site improvements..

Reason for Permit: A Special Development Permit is required for the proposed project in the C-1/PD Zoning District.

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

Issues: Front setback, landscaping, on-site circulation, and conformance with previously approved Special Development Permits (related to parking area).

Recommendation: Approve the Special Development Permit subject to recommend Conditions of Approval.

- 3 [15-0305](#) **File #:** 2014-7985
Location: 1050-1060 Helen Avenue (APNs: 213-35-009, 213-35-010)
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)
 VESTING TENTATIVE MAP: to subdivide 2 lots into 8 lots, including 7 ownership lots and one common lot.
Applicant / Owner: 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
- 4 [15-0208](#) Design Guidelines for mixed-use projects, known as the Toolkit for Mixed-use Developments; Find that the project is exempt under CEQA pursuant to Guidelines 15060(3) and 15378(b)(5) (Study Issue)
Project Planner: Andrew Miner, (408) 730-7707, aminer@sunnyvale.ca.gov
- 5 [15-0331](#) **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)