



# City of Sunnyvale

## Notice and Agenda

### Planning Commission

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Monday, July 11, 2016

7:00 PM

Council Chambers, City Hall, 456 W. Olive Ave.,  
Sunnyvale, CA 94086

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#### **7 P.M. STUDY SESSION**

##### **1 Call to Order in the Council Chambers**

##### **2 Roll Call**

##### **3 Study Session**

- A**     [16-0697](#)     File #: 2014-7373  
Location: 871 E. Fremont Ave. (Butcher Property)  
Zoning: R-3/ECR (Medium Density Residential/Precise Plan  
for El Camino Real)  
Proposed Project:  
Overview of the status of the Butcher's Corner project and  
conceptual project revisions.  
Applicant / Owner: De Anza Properties  
Project Planner: Noren Caliva-Lepe, (408) 730-7659,  
ncaliva-lepe@sunnyvale.ca.gov

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

##### **5 Adjourn Study Session**

#### **8 P.M. PLANNING COMMISSION MEETING**

##### **CALL TO ORDER**

*Call to Order in the Council Chambers*

##### **SALUTE TO THE FLAG**

##### **ROLL CALL**

##### **ORAL COMMUNICATIONS**

*This category provides an opportunity for members of the public to address the*

*commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.*

### **CONSENT CALENDAR**

- 1.A    [16-0696](#)            Approve Planning Commission Meeting Minutes of June 27, 2016

**Recommendation:** Approve Planning Commission Meeting Minutes of June 27, 2016 as submitted.

### **PUBLIC HEARINGS/GENERAL BUSINESS**

- 2        [16-0560](#)            File #: 2016-7234  
Location: 657-661 Vanderbilt Drive (APNs 202-07-001 through 202-07-002), 1188-1197 East Vanderbilt Court (202-07-003 through 202-07-008), 1190-1199 West Vanderbilt Court (202-07-009 through 202-07-014 ), 1176-1198 Hollenbeck (202-07-015 through 202-07-021), 1156-1168 Regia (202-07-22 through 202-07-028), 1154 -1170 Ribier (202-07-029 through 202-07-036), 662 Torrington (202-07-037) 1153-1193 Sesame (202-07-038 through 202-07-045)  
Zoning: R-1  
Proposed Project: Introduction of Ordinance to Rezone 45 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)  
Applicant / Owner: John Sullivan (plus multiple owners)  
Environmental Review: The Ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alteration in land use) and Section 15061(b)(3) (a general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).

Project Planner: Gerri Caruso (408) 730-7591,  
gcaruso@sunnyvale.ca.gov

**Recommendation:** Recommend to City Council: Alternatives 1 and 2: 1) Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15061b)(3); and, 2) Introduce an Ordinance to Rezone 45 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).

- 3      [16-0376](#)      Forward a recommendation to the City Council to Introduce an Ordinance to Amend Chapter 19.56 (Alternative Energy Systems) of the Sunnyvale Municipal Code related to the Solar Access Requirements Study Issue (2016-7279), and Find that the Action is Exempt from CEQA.

**Recommendation:** Recommend to the City Council Alternative 1: to introduce an Ordinance to Amend Chapter 19.56 (Alternative Energy Systems) of the Sunnyvale Municipal Code that allows solar access to be calculated based on a full 365 day solar cycle.

The recommended modifications to the Sunnyvale Municipal Code will help clarify the existing solar access requirements and also provide more flexibility to balance property owners' solar access, for the purpose of PV installation, with property owners' rights (e.g. the potential to build to heights allowed in the Sunnyvale Municipal Code).

- 4      [16-0702](#)      Selection of Chair
- 5      [16-0703](#)      Selection of Vice Chair
- 6      [16-0704](#)      Selection of Seats

## **STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES**

### **NON-AGENDA ITEMS AND COMMENTS**

-Commissioner Comments

-Staff Comments

### **ADJOURNMENT**

*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.*

*Agenda information is available by contacting The Planning Division at (408) 730-7440. Agendas and associated reports are also available on the City's website 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)*