



City of Sunnyvale

Notice and Agenda

Planning Commission

Monday, November 8, 2021

6:00 PM

Telepresence Meeting: City Web Stream |
Comcast Channel 15 | AT&T Channel 99

Special Meeting: Study Session - 6:00 PM | Public Hearing - 7:00 PM

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Special Teleconference Notice

Because of the COVID-19 emergency and the health orders issued by Santa Clara County and the State of California, this meeting of the Sunnyvale Planning Commission will take place by teleconference, as allowed by Government Code Subdivision 54953(e) and Resolution No. 1089-21.

Public Participation

- *Watch the Planning Commission meeting on television over Comcast Channel 15 and AT&T Channel 99, or at <https://Sunnyvale.ca.gov/YouTubeMeetings> or <https://Sunnyvaleca.Legistar.com/Calendar.aspx>*
- *Submit written comments to the Planning Commission up to 4 hours prior to the meeting to planningcommission@sunnyvale.ca.gov or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707.*
- *Teleconference participation: You may provide audio public comment by connecting to the teleconference meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):*

Meeting Online Link: <https://sunnyvale-ca-gov.zoom.us/j/91827390357>

Meeting call-in telephone number: 833-548-0276 | Meeting ID: 918 2739 0357

Accessibility/Americans with Disability Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Planning Division may be reached at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b))

(1)).

6:00 P.M. STUDY SESSION

Call to Order

Call to Order via Teleconference

Roll Call

Study Session

The public may provide comments regarding the Study Session item(s). If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda.

A. [21-1025](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT (SDP) to allow a 4-story office building on Block 13 of the DSP with approximately 127,000 square feet of office space, two levels of below grade parking, roof top amenity area and associated site improvements.

DEVELOPMENT AGREEMENT (DA) to allow additional office space square footage and building height above that assigned to the block. The project would include a contribution to the City's Community Benefit Fund.

Location: 480/490 S. Mathilda Avenue & 216 W. Olive Avenue (APNs: 209-28-052 & 008)

File #: 2021-7280 (SDP) & 2021-7281 (DA)

Zoning: DSP (Downtown Specific Plan)/Block 13

General Plan: Downtown Specific Plan

Applicant / Owner: Minkoff Group (applicant)/ Gary Thon-Lon And Nichole Ying Lin Hon Trustee and Edward H Leone Jr Llc (owners)

Project Planner: Shaunn Mendrin, (408) 730-7431, smendrin@sunnyvale.ca.gov

ATTACHMENTS

1. Proposed Site and Architectural Plans

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

Call to Order via Teleconference

ROLL CALL**ORAL COMMUNICATIONS**

This category provides an opportunity for members of the public to address the Planning 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 the Planning Commission to take action on an item not listed on the agenda. If you wish to address the Planning Commission, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.

1. [21-1023](#) Approve Planning Commission Meeting Minutes of October 25, 2021

Recommendation: Approve Planning Commission Meeting Minutes of October 25, 2021 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

If you wish to speak to a public hearing/general business item, please refer to notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes.

2. [21-1027](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to demolish an existing 19,440 square foot industrial building and construct a 176-unit multi-family housing development (174 affordable units plus two managers' units) within a seven-story building (five levels of housing on top of two levels of podium parking).

Location: 1178 Sonora Court (APN:205-50-013)

File #: 2020-7393

Zoning Flexible Mixed Use I (MXD-I)

Applicant / Owner MP Sonora Court Associates, L.P. (applicant)/City of Sunnyvale (owner)

Environmental Review: The project is exempt from California

Environmental Quality Act (CEQA) review per CEQA Guidelines Section 15168 (c)(2) and (4) Public Resources Code Section 21094 (c). The project is within the scope of the Lawrence Station Area Plan Program EIR as no new environmental impacts are anticipated and no new mitigations are required

Project Planner: Margaret Netto, (408) 730-7628, mnetto@sunnyvale.ca.gov

Recommendation: Alternative 1: Make the required Findings to approve CEQA determination that the project is exempt from CEQA review pursuant to CEQA Guidelines Section 15168 (c)(2) and Public Resources Code Section 21094 (c) as it is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required as noted in the checklist in Attachment 5 and Approve the Special Development Permit subject to recommended findings in Attachment 3 and recommended conditions of approval in Attachment 4.

3. [21-1007](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT to redevelop an existing affordable housing development for a total of 123 affordable units. The proposal consists of demolition of a 32-unit apartment building, construction of 93 residential units in a new six-story building, rehabilitation of the existing 30-unit apartment building and installation of related site improvements located on a 1.72-acre site.

Location: 245 W Weddell Avenue (APN: 110-12-093)

File #: 2020-7620

Zoning: High Density Residential (R-4)/Planned Development (PD) Combining District.

Applicant / Owner: First Community Housing / Parkview Apartment Association.

Environmental Review: The project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required pursuant to CEQA Guidelines Section 15183 and Public Resources Code Section 21083.3.

Project Planner: Cindy Hom, (408) 730-7411, chom@sunnyvale.ca.gov

Recommendation: Alternative 1: Make the findings required to approve the California Environmental Quality Act (CEQA) determination that the project is consistent with the Land Use and Transportation Element (LUTE) of the City's General Plan and no additional environmental review is required as noted in the checklist in Attachment 5, and approve the Special Development Permit based on the Findings in Attachment 3, and Recommended Conditions of Approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

INFORMATION ONLY REPORTS/ITEMS

4. [21-1024](#) Planning Commission Proposed Study Issues, Calendar Year: 2022
(Information Only)

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

Any agenda related writings or documents on this agenda distributed to members of the Planning Commission are available by contacting the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov. Agendas and associated reports are also available at sunnyvaleca.legistar.com/calendar.aspx 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 on the City website.

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.