



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, November 9, 2015

6:45 PM

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

6:45 P.M. PLANNING COMMISSION - STUDY SESSION - WEST CONFERENCE ROOM

1 [15-1008](#)

File #: 2013-7525

Name: Landbank Central& Wolfe Campus

Location: Southeast corner of N. Wolfe Road and E. Arques Avenue
(APNs: 205-33-002, 205-33-005, 205-33-007, 205-33-009,
205-33-010, 205-33-011, 205-33-012, 205-33-013, and 205-33-014)

Proposed Project:

INFORMATION ONLY: Overview of minor architectural
modifications for a 17.84 acre site with an approved 747,170
square foot corporate office campus (100% FAR).
Modifications include removal of rooftop "halo" and alternative
design and window pane alignment.

Applicant/Owner: Scott Jacobs, Landbank Investments, LLC

Environmental Review: Considered under a previously certified EIR

Staff Contact: David Hogan, Project Planner, (408) 730-7411,
dhogan@sunnyvale.ca.gov or Gerri Caruso, Principal Planner, (408)
730-7591, gcaruso@sunnyvale.ca.gov

2 [15-0924](#)

File #: 2015-7736

Location: 701, 711, 717, and 729 E. Evelyn Avenue (APNs:
209-01-009, -010, -011, -012, -013, -014, -029)

Zoning: M3/ITR/R3/PD (General

Industrial/Industrial-to-Residential/Medium Density
Residential/Planning Development)

Proposed Project: Related applications on a 1.98-acre site:

SPECIAL DEVELOPMENT PERMIT: to allow a modification to
the previously-approved 204-townhome unit Special
Development Permit 2014-7656 to include a 0.37-acre parcel
located at 711 East Evelyn Avenue, add 11 new townhome
units, and make adjustments to the site plan on and around the
included parcel. The modified overall project would total 11.42
acres and 215 townhome units. The 11 new townhome units
would utilize concierge trash service previously approved with a
Variance for the overall project (2014-7656).

VESTING TENTATIVE MAP: to allow a modification to the
previously-approved Vesting Tentative Map 2014-7656 to

include the 711 East Evelyn Avenue parcel in the project and add an additional lot, two common area parcels, and 11 condominium units; and reconfigure the location of six previously-approved lots and 27 condominium units on and around the included parcel.

Applicant / Owner: D.R. Horton

Environmental Review: Mitigated Negative Declaration

Project Planner: George Schroeder, (408) 730-7443,
gschroeder@sunnyvale.ca.gov

3 [15-0993](#)

File #: 2014-7417

Location: 915 DeGuigne Drive and 936 E. Duane Avenue (APNs: 205-21-001 and 2015-21-002)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT for the redevelopment of a 25.2 acre site with 450 residential townhouse units and a public park;

VESTING TENTATIVE MAP to allow 13 lots and 450 condominium units; and

VARIANCE to allow concierge trash service

Environmental Review: Environmental Impact Report.

Applicant/Owner: Watt Investments at Sunnyvale, LLC

Project Planner: Ryan Kuchenig, (408) 730-7431,
rkuchenig@sunnyvale.ca.gov

4 Public Comment on Study Session Agenda Items

5 Comments from the Chair

6 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

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 [15-0994](#) Approval of the Draft Minutes of the Planning Commission Meeting of October 26, 2015

PUBLIC HEARINGS/GENERAL BUSINESS

- 2 [15-0896](#) **File #:** 2015-7296
Location: 433 E. Washington Ave. (APN: 209-04-032)
Zoning: R-2/PD (Low Medium Density Residential/Planned Development)
Proposed Project:
SPECIAL DEVELOPMENT PERMIT: for demolition of existing single-story duplex and construction of a new two-story, single-family home, resulting in 2,763 square feet (2,299 square feet living area and 464 square feet garage) and 53% FAR.
Applicant / Owner: LPMD Architects (applicant) / Craig Campbell (owner)
Environmental Review: Categorically Exempt from provisions of CEQA, Class 3 Section (a)
Project Planner: Teresa Zarrin, (408) 730-7429, tzarrin@sunnyvale.ca.gov
- 3 [15-0949](#) **File #:** 2015-7872
Location: 825 Tamarack Lane (APN: 213-29-053)
Zoning: R0
Proposed Project:
DESIGN REVIEW: For a new two-story single-family home of 3,026 square feet (2,626 square foot living area and 400 square foot garage) and 55% FAR. The existing 1,374 square foot one-story single-family home will be demolished. This project supersedes the previous project (2015-7266) that was denied by the Planning Commission.
Applicant / Owner: Arsen Avagyan

Environmental Review: Categorical Exemption, Class 3
Project Planner: George Schroeder, (408) 730-7443,
gschroeder@sunnyvale.ca.gov

4 [15-0977](#)

File #: 2014-7990

Location: 1500 Partridge Avenue (APN: 313-24-031)

Zoning: PF (Public Facility)

Proposed Project:

**PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL
IMPACT REPORT (DEIR)** to allow the Stratford School to
operate a private school at the former Raynor Activity Center.

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

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)