



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, July 8, 2019

6:30 PM

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

Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing - 7:00 PM

6:30 PM STUDY SESSION

1 Call to Order in the West Conference Room

2 Roll Call

3 Study Session

A. [19-0726](#)

Proposed Project:

USE PERMIT to demolish two existing church buildings (Trinity United Methodist Church and St Johns Evangelical Lutheran Church) and construct a new 78,019 square foot, two- and three-story assisted living facility for up to 120 residents, above one level of underground parking.

Location: 581-583 E Fremont Avenue (APNs: 211-31-018 and 211-31-019)

File #: 2019-7214

Zoning: Public Facility (PF)

Applicant / Owner: Sunrise Senior Living (applicant) / St Johns Evangelical Lutheran and Trinity United Methodist Church (owner)

Environmental Review: A Class 32 In-fill Development Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions.

Project Planner: Shila Behzadiaria, 408-730-7456,
sbehzadiaria@sunnyvale.ca.gov

4 Public Comment on Study Session Agenda Items

5 Adjourn Study Session

7:00 PM 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 [19-0731](#) Approve Planning Commission Meeting Minutes of June 24, 2019

Recommendation: Approve Planning Commission Meeting Minutes of June 24, 2019 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

- 2.** [19-0509](#) **Proposed Project:** To consider a Public Engagement Plan that allows for a preparation of a Village Center Precise Plan for four properties totaling 7.81 acres.
Location: Street 102-166 E. Fremont Ave. (APNs: 309-01-002, 006, and 009) and 1300 Sunnyvale Saratoga Rd (APN: 309-01-007)
File #: 2018-7632
Zoning: Neighborhood Business with a Planned Development Combining District (C-1-PD)
Applicant / Owner: True Life Companies /Fremont Corners, Inc Et Al, Gahrahmat Family Lpii LP, Au Energy LLC (owner)
Environmental Review: Exempt from further environmental review pursuant to CEQA Guidelines Section 15262 (feasibility and planning studies) and Section 15061(b)(3) (common sense exemption).
Project Planner: Cindy Hom, (408) 730-7411, Chom@sunnyvale.ca.gov

Recommendation: Recommend to City Council, Alternative 1: Approve Public Engagement Program (Attachment 7 to the report) and find that this action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262 (feasibility and planning studies) and Section 15061(b) (3) (common sense exemption).

3. [19-0650](#)

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: To construct a second-story addition of 163 square feet to an existing two-story single-family home, resulting in 2,370 square feet (1,879 square feet living area and 491 square feet garage) and 49.5% floor area ratio (FAR).

Location: 1381 Sydney Drive (APN: 323-09-001)

File #: 2019-7133

Zoning: R-2/PD

Applicant / Owner: Klopf Architecture (applicant) / Owen Emry & Jocelyn Su (owner)

Environmental Review: A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions

Project Planner: Shila Behzadiaria, (408) 730-7456, sbehzadiaria@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Special Development Permit subject to recommended conditions of approval in Attachment 4, including a requirement to maintain the existing flat roof design over the garage.

4. [19-0639](#)

Proposed Project: Related applications on a 2.2-acre site:

USE PERMIT: To allow a child care facility for up to 50 children within an existing church building.

Location: 521 East Weddell Drive (APN: 110-14-196)

File #: 2018-7797

Zoning: Public Facilities (P-F)

Applicant / Owner: Sunnyvale International Church

Environmental Review: Negative Declaration

Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Recommendation: Alternative 1: Adopt the Negative Declaration and approve the Use Permit with the Conditions of Approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

Notice to the Public:

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 Bonnie Filipovic at (408) 730-7440. Agendas and associated reports are also available at sunnyvaleca.legistar.com or at the Sunnyvale Public Library, 665 W. Olive Ave., 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.

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. (28 CFR 35.160 (b) (1))

