



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, May 9, 2016

7:00 PM

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

7 P.M. STUDY SESSION

1 Call to Order in the Council Chambers

2 Roll Call

3 Study Session

A [16-0461](#) Overview of Status of Town Center Project and Proposed Special Development Permit Amendments

B [16-0476](#) Brief Overview of CEQA Review

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 [16-0459](#) Approve Planning Commission Meeting Minutes of April 11, 2016

1.B [16-0460](#) Approve Planning Commission Meeting Minutes of April 25, 2016

1.C [16-0464](#) **File #:** 2015-8009
Location: 319 W Duane Avenue (APN: 204-26-011)
Zoning: R0
Proposed Project:
DESIGN REVIEW: To allow a 1,039 square foot addition (413 sq. ft. at first floor and 626 sq. ft. for a new second floor addition) resulting in a total of 2,549 sq. ft. (2,149 sq. ft. living space, 400 sq. ft. garage) residence at 49% Floor Area Ratio (FAR). Proposal also includes modification to an existing 6-foot tall non-conforming fence located in the required front yard.
Applicant / Owner: Hammerschmidt Construction / Nora Grasham
Environmental Review: Categorical Exemption Class 3 (a) that includes construction of single family residence in a residential zone.
Project Planner: Shétal Divatia, Planner, (408) 730-7637, sdivatia@sunnyvale.ca.gov
NOTE: *Consideration of this item has been continued to the special Planning Commission meeting of Monday, May 16, 2016.*

PUBLIC HEARINGS/GENERAL BUSINESS

2 [16-0451](#) **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:
PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL IMPACT REPORT for a mixed-use project on a 5.1-acre site, consisting of 153 residential units and 6,936 square feet of office/retail use.
Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

3 [16-0338](#) **File #:** 2015-8086
Location: 568 South Frances Street (APN: 209-30-020)
Zoning: R0-HH (Low Density Residential / Heritage Housing)
Proposed Project:
Appeal by the applicant of a decision by the Zoning Administrator to approve a **VARIANCE** with conditions to modify the roof style of the detached garage to a flat roof and reduce the height to be no higher than the proposed wall height.

Applicant / Owner: Efrat's Design Studio (applicant) / Efrat and Lior Barak (owners)

Environmental Review: Class 1 Categorical Exemption

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

4 [16-0454](#)

File #: 2015-7530 and 2015-7936

Location: 521 E. Weddell Drive (APN: 110-14-196), 531 E. Weddell Drive (APN: 110-14-186), 539 E. Weddell Drive (APN: 110-14-158), 1010 Morse Ave. (APN: 110-14-202), Hetch Hatchy ROW (APN: 110-14-202)

Proposed Project:

GENERAL PLAN AMENDMENT: Proposed land use designation change (Alternative 1) from Industrial to School or (Alternative 2) from Industrial to Commercial Neighborhood on three parcels (521, 531, and 539 E. Weddell Drive), and from Industrial-to-Residential/Medium-to-High Density to Park on one parcel (1010 Morse Ave. - Seven Seas Park), and from Industrial to Park on one parcel (Hetch Hatchy ROW);

REZONING from MS-POA (Industrial and Service/Places of Assembly) to PF (Public Facilities) zoning or from MS-POA(Industrial and Service/Places of Assembly) to C1 (Neighborhood Business) on three parcels (521, 531 and 539 E. Weddell Drive), and from MS-ITR-R3-PD (Industrial and Service - Industrial to Residential/Medium Density Residential/Planned Development) to PF (Public Facilities) zoning on one parcel (1010 Morse Ave. - Seven Seas Park), and MS (Industrial and Service) to PF (Public Facilities) zoning on one parcel (Hetch Hatchy ROW);

USE PERMIT for the use of an existing building (539 E. Weddell Dr.) for a public charter middle school of up to 400 students.

Applicant / Owner: Sunnyvale International Church and Summit School (applicants) / Sunnyvale International Church (owner - 521 and 539 E. Weddell Drive), 1st Morning Light Chinese Christian Church (owner - 531 E. Weddell Drive), City of Sunnyvale (owner - 1010 Morse Ave.), and City and County of San Francisco (San Francisco Public Utilities Commission - Hetch Hatchy ROW).

Environmental Review: Negative Declaration

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**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 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)