



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, July 9, 2018

6:00 PM

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

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

### **6 P.M. SPECIAL PLANNING COMMISSION MEETING (Closed Session)**

**Call to Order in the West Conference Room**

**Roll Call**

**Public Comment**

*The public may provide comments regarding the Closed Session item just prior to the Commission beginning the Closed Session. Closed Sessions are not open to the public.*

**Convene to Closed Session**

[18-0499](#)

CLOSED SESSION PURSUANT TO GOV. CODE SECTION 54957(a):  
Meeting with officers of the Department of Public Safety to discuss  
matters related to threats to the security of public buildings and facilities.

**Adjourn Closed Session**

### **6:30 P.M. STUDY SESSION**

**Call to Order in the West Conference Room**

**Roll Call**

**Study Session**

**A. [18-0621](#)**

**Proposed Project:**

**PEERY PARK PLAN REVIEW PERMIT:** to redevelop existing  
industrial site with 18 duets and 47 townhomes for a total of 65  
residential units.

**Location:** 370 San Aleso Avenue (APN: 204-01-005)

**File #:** 2018-7315

**Zoning:** PPSP/NT

**Applicant / Owner:** Toll Brothers Inc./ Eos At San Aleso LLC

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

## Public Comment on Study Session Agenda Items

### Adjourn Study Session

## 7 P.M. PLANNING COMMISSION MEETING

### CALL TO ORDER

### SALUTE TO THE FLAG

### ROLL CALL

### ORAL COMMUNICATIONS

### CONSENT CALENDAR

1. A [18-0622](#) Approve Planning Commission Meeting Minutes of June 25, 2018

**Recommendation:** Approve Planning Commission Meeting Minutes of June 25, 2018 as submitted.

### PUBLIC HEARINGS/GENERAL BUSINESS

2. [18-0559](#) **Proposed Project:** Related applications on a .34-acre site:  
**SPECIAL DEVELOPMENT PERMIT and VESTING  
TENTATIVE MAP** to allow a three-story six-unit townhouse development.  
**Location:** 669 & 673 Old San Francisco Rd. (APNs 209-17-050 & 209-17-051)  
**File #:** 2018-7048  
**Zoning:** R-3/PD  
**Applicant / Owner:** Innovative Concepts / George Nejat  
**Environmental Review:** Mitigated Negative Declaration  
**Project Planner:** Ryan Kuchenig, (408) 730-7431,  
rkuchenig@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Recommend that the City Council: Make the findings required by CEQA in Attachment 4, adopt the Negative Declaration; approve the Special Development Permit for six residential townhome units and Vesting Tentative Map to subdivide two lots into six lots plus a common lot based on the findings in Attachment 4 to the report and with the recommended conditions of approval in Attachment 5 to the report.

3. [18-0532](#)

**Proposed Project:**

**DESIGN REVIEW:** To allow a one-story addition of 308-s.f. and a two-story addition of 898-s.f. to an existing one-story single-family home, resulting in 3,435 square feet (2,592 square feet of living space and an 843-square foot 3-car garage) and 49% floor area ratio (FAR).

**Location:** 348 Morse Avenue (APN: 204-40-028)

**File #:** 2018-7431

**Zoning:** R-2

**Applicant / Owner:** KDG (applicant) / Ravi K Purushotma and Olwen T Reina (owner)

**Environmental Review:** A Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).

**Project Planner:** Kelly Cha, (408) 730-7408, kcha@sunnyvale.ca.gov

**Recommendation:** Recommend Alternative 1 in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

4. [18-0612](#)

**Proposed Project:** Related applications on a 6,186-square foot residential lot:

**DESIGN REVIEW:** To allow demolition of an existing one-story single family residence and construction of a new two-story single-family home resulting in 3,223 square feet (2,790 square feet living area and 433 square feet garage) and 52% Floor Area Ratio (FAR).

**Location:** 1159 Norththumberland Drive (198-38-040)

**File #:** 2018-7065

**Zoning:** R-0

**Applicant / Owner:** Nilsene Builder Inc (applicant) / Jamie Young (property owner)

**Environmental Review:** Categorically exempt from CEQA pursuant to Section Class 3, Section 15303 (New Construction or Conversion of

Small Structures) of the California Environmental Quality Act (CEQA).  
**Project Planner:** Cindy Hom, (408) 730-7411,  
chom@sunnyvale.ca.gov

**Recommendation:** Recommend Alternative 1 to approve the Design Review in accordance with the Findings in Attachment 3 and Conditions of Approval in Attachment 4.

5. [18-0557](#) **Proposed Project:** General Plan Amendment Initiation to consider amending the Lawrence Station Area Plan (LSAP) to expand the boundary of the plan area to include 932 and 950 Kifer Road (APNs 205-49-005 and 205-49-012).

**File #:** 2018-7447

**Locations:** 932 Kifer Road (APN 205-49-005); 950 Kifer Road (APN 205-49-012); 945 Kifer Road (APN 205-40-002); and 955 Kifer Road (APN 205-40-001).

**Applicant/Owner:** Intuitive Surgical, Inc.

**Environmental Review:** The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 (a).

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

**Recommendation:** Alternative 1: Initiate the General Plan Amendment to add the properties at 932, 950, 945- 955 Kifer Road in the Lawrence Station Area plan boundaries and direct staff to include these amendments in the LSAP residential study currently underway.

6. [18-0618](#) **Selection of Chair**
7. [18-0619](#) **Selection of Vice Chair**
8. [18-0620](#) **Selection of Seats**

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

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

**-Commissioner Comments**

**-Staff Comments**

### **ADJOURNMENT**