



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, July 10, 2017

6:00 PM

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

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

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

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

**Roll Call**

**Study Session**

A. [17-0677](#) File #: 2017-7261  
**Locations:** Citywide  
**Project Description:** Accessory Dwelling Unit Study  
**Project Planner:** Shila Behzadiaria, (408) 730-7456,  
sbehzadiaria@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 [17-0699](#) Approve Planning Commission Meeting Minutes of June 26, 2017

**Recommendation:** Approve Planning Commission Meeting Minutes of June 26, 2017 as submitted.

**PUBLIC HEARINGS/GENERAL BUSINESS****2. 17-0628****File #:** 2017-7321**Location:** 1220 Vienna Drive, Unit 546 (APN: 110-31-001)**Zoning:** Residential Mobile Home (RMH)**Proposed Project:** **USE PERMIT** for a Large Family Child Care home (LFCCH) in a mobile home community that is not located within 300 feet of another LFCCH.**Applicant / Owner:** Mozaica Preschool and Daycare (applicant) / Plaza Del Rey Owner LLC (owner)**Environmental Review:** A statutory exemption relieves this project from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15274 (large family day care homes).**Project Planner:** Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

**Recommendation:** Alternative 1: Approve the Use Permit in accordance with the Findings found in Attachment 3 and Conditions of Approval in Attachment 4.

**3. 17-0602****File #:** 2017-7411**Location:** 539 East Weddell Drive (APN: 110-14-158)**Zoning:** PF (Public Facility)**Proposed Project:****USE PERMIT:** to allow the extension of the use of the modular classrooms in the front parking lot for two years (2017-2019 school years).**Applicant / Owner:** Summit Public Schools (applicant) / Sunnyvale International Church (owner)**Environmental Review:** Negative Declaration (Addendum)**Project Planner:** Momoko Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

**Recommendation:** Alternative 1. Accept the Addendum to the Negative Declaration in Attachment 11, make the required Findings and approve the Use Permit based on the Findings in Attachment 3 and the recommended Conditions of Approval in Attachment 4.

**4. 17-0591****File #:** 2017-7300**Location:** 373 Pescadero Terrace (APN: 165-46-085)**Zoning:** R-1.7/PD (Low Medium Density Residential / Planned Development) Zoning District**Proposed Project:****SPECIAL DEVELOPMENT PERMIT:** for an addition of 180 sq. ft. (40 sq. ft. on the first floor in the rear and 140 sq. ft. on the second floor within the existing building envelope) to an

existing two-story, single-family residence resulting in a total floor area of 1,884 sq. ft. including a 418-sq. ft. garage, and 59.3% floor area ratio (FAR).

**Applicant / Owner:** Design Build & More Inc. (applicant) / Danny Leung Et Al (owner)

**Environmental Review:** Categorical Exempt Class 1

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

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

5. [17-0678](#)

**File #:** 2014-7602

**Location:** 688 Morse Avenue (APNs: 204-16-055)

**Zoning:** R-3

**Proposed Project:** **APPEAL** by the applicant of the Zoning Administrator's decision to deny a **TENTATIVE PARCEL MAP & USE PERMIT** to subdivide one lot into two lots and build two new two-story single-family homes totaling 2,877 s.f. each (including garage).

**VARIANCE** to allow a shared zero-lot line side yard setback.

**Applicant / Owner:** Huijang Jaing (applicant) / Santa Cruz Capital LLC (owner)

**Environmental Review:** A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act (CEQA). Class 3 Categorical Exemptions includes construction of new construction of up to three single family homes (CEQA Section 15303 (a)).

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

**Recommendation:** Alternative 1: Find that the action is exempt from CEQA pursuant to CEQA Guidelines 15303, deny the appeal and deny the Use Permit, Parcel Map and Variance.

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

**NON-AGENDA ITEMS AND COMMENTS**

-Commissioner Comments

-Staff Comments

**ADJOURNMENT**