



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, January 28, 2019

5:00 PM

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

Special Meeting - Study Session - 5:00 PM | Special Meeting - Public Hearing 7 PM

5:00 P.M. STUDY SESSION

Call to Order in the Library Program Room

Roll Call

Study Session

- A. [19-0175](#) Downtown Projects and Process Overview
Project Planners:
Michelle King, (408) 730-7463, mking@sunnyvale.ca.gov
David Hogan, (408) 730-7444, dhogan@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 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 [19-0176](#) Approve Planning Commission Meeting Minutes of January 14, 2019

Recommendation: Approve Planning Commission Meeting Minutes of January 14, 2019 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [19-0047](#) **Proposed Project:** Related applications on a 3.54-acre site:
PEERY PARK PLAN REVIEW PERMIT AND VESTING
TENTATIVE PARCEL MAP: to redevelop three sites into an office development consisting of a new 123,000 square foot, four-story office building with a 4.5-level parking structure and associated site work and landscaping. The project will result in 80% FAR.
Location: 275 N. Mathilda Avenue (APNs: 165-27-007, 008, 009)
File #: 2018-7432
Zoning: Peery Park Specific Plan - Innovation Edge and Mixed Industry Core
Applicant/Owner: Irvine Company
Environmental Review: The project is exempt from CEQA review per CEQA Guidelines Section 15168 (c)(2) and (4) Public Resources Code Section 21094 (c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigations are required.
Project Planner: Margaret Netto, (408) 730-7628, mnetto@sunnyvale.ca.gov

Recommendation: Alternative 1: Recommend that the Planning Commission make the required Findings to approve the California Environmental Quality Act determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required in Attachment 5 to the Report; make the Findings for the Peery Park Plan Review Permit and Vesting Tentative Parcel Map, and Sense of Place Fee in Attachment 3 to the Report; and approve the Peery Park Plan Review Permit subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 6 to the Report and recommended conditions of approval set forth in Attachment 4 to the Report.

3. [18-1054](#)

Proposed Project: Consideration of an application for a 6.4-acre site: **MOFFETT PARK-SPECIAL DEVELOPMENT PERMIT:** to allow expansion of an existing 173-room hotel through partial demolition and construction of a new 11-story tower resulting in a total of 358 rooms, new meeting areas, spa facility, restaurants and bars; and a new 3-level parking structure.

Location: 1100 N. Mathilda Ave. (APN:110-27-025)

File #: 2017-8044

Zoning: MP-C (Moffett Park - Commercial)

Applicant / Owner: DoveHill Capital Management LLC (applicant) / S of-X Sunnyvale Owner LP (owner)

Environmental Review: Mitigated Negative Declaration

Project Planner: Shétal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

Recommendation: Recommend Alternative 1 - Make the findings required by CEQA in Attachment 3, adopt the Mitigated Negative Declaration; and approve the Moffett Park - Special Development Permit based on the findings in Attachment 3 and with the recommended conditions of approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURN PUBLIC HEARING TO THE WEST CONFERENCE ROOM

4. [19-0153](#) Selection and Ranking of Potential 2019 Study Issues

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 Katherine Hall 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))