



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, May 23, 2016

7:00 PM

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

7 P.M. STUDY SESSION

- 1 Call to Order in the West Conference Room
- 2 Roll Call
- 3 Study Session
 - A [16-0530](#) Overview of Water Resources
- 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** [16-0527](#) Approve Planning Commission Meeting Minutes of May 16, 2016
- 1.B** [16-0114](#) RECOMMEND CONTINUANCE TO JUNE 13, 2016
File #: 2015-7400
Location: 1184 Mathilda Avenue (APNs: 110-25-042, 110-25-49, and 110-25-55)
Zoning: Moffett Park Specific Plan Transit Oriented Development (MP-TOD)
Proposed Project: Related applications on a 19.31-acre site:
 SPECIAL DEVELOPMENT PERMIT: to demolish a portion of the existing surface parking and construct a new 248,259 square foot, five story office building over three stories of parking with additional rooftop and underground parking and reconfiguration of the surface parking lots within the existing office campus.
Applicant / Owner: FSP-Sunnyvale Office Park, LLC (applicant) /Jeffery Jacobsen, Commonwealth Partners (owner)
Environmental Review: Mitigated Negative Declaration
Project Planner: Margaret Netto, Project Planner, (408) 730-7628, mnetto@sunnyvale.ca.gov

PUBLIC HEARINGS/GENERAL BUSINESS

- 2** [16-0458](#) **FILE #:** 2016-7290
Location: 225 S. Taaffe Street (Block 18 of Downtown Specific Plan bounded by Mathilda, Washington, Sunnyvale and Iowa Avenues)
Proposed Project:
 SPECIAL DEVELOPMENT PERMIT to amend the Final Conditions of Approval for the Sunnyvale Town Center project, including: allowing rental housing units with a ground floor leasing office; allowing temporary parking lot and landscaping improvements at Redwood Square; adding allowable ground floor uses; clarifying the expiration of Special Development Permit design approvals; and updating conditions of approval to meet current City policies and standards pertaining to, but not limited to, public improvements, green building and affordable housing.
Applicant/Owner: STC Venture, LLC (applicant)/REDUS SVTC, LLC (owner)
Environmental Review: No additional environmental review is necessary; the proposed amendments to the Special Development Permit Final Conditions of Approval are within the scope of the previous environmental analysis for the Downtown Program Improvement Update, pursuant to CEQA Guidelines Section 15168(c) (2) and in addition are categorically exempt pursuant to CEQA

Guidelines Section 15304 and 15305.

Staff Contact: Hanson Hom, (408) 730-7450,
hhom@sunnyvale.ca.gov

3 [16-0529](#)

File #: 2013-7653

Location: Peery Park District Area

Applicant: City of Sunnyvale

Proposed Project:

**PUBLIC COMMENTS ON THE DRAFT ENVIRONMENTAL
IMPACT REPORT AND DRAFT PEERY PARK SPECIFIC
PLAN** for the Peery Park Specific Plan.

Project Planner: Amber Blizinski, (408) 730-2723,
ablizinski@sunnyvale.ca.gov

4 [16-0132](#)

File #: 2015-7275

Location: 1111 Lockheed Martin Way (APNs: 110-01-036 and
110-01-038)

Proposed Project: Discussion and possible actions on:

**MAJOR MOFFETT PARK SPECIAL DEVELOPMENT
PERMIT** to demolish existing buildings and construct five
eight-story buildings, two four-story parking structures,
one-five-story parking structure and a two-story amenities
building resulting in approximately 1.65 million square feet of
office use.

DEVELOPMENT AGREEMENT Introduction of an Ordinance
Approving and Adopting a Development Agreement between
the City of Sunnyvale and MT II LLC (Jay Paul Company)

Environmental Review: A Subsequent Environmental Impact Report
(SEIR) has been prepared in compliance with California
Environmental Quality Act provisions and City Guidelines.

Applicant / Owner: MT II, LLC (Jay Paul Company)

Staff Contact: Margaret Netto, 408-730-7628,
mnetto@sunnyvale.ca.gov

5 [16-0531](#)

Review Planning Program Budget and Fees for FY 2016-17

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)