



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, November 14, 2016

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 Council Chambers**

**Roll Call**

**Study Session**

**A. [16-1068](#)**

**File #:** 2015-8126

**Locations:** 684 W. Maude Ave. (APN:165-28-014 165-28-015 165-28-016 165-30-001 165-30-011 165-30-012)

**Zoning:** PPSP/SP

**Proposed Project:** Three 4-story office buildings (175,000 to 197,000 sq. ft. each), one 5-story parking structure (1 level below grade) and one 6-story parking structure. Project includes retaining one existing 58,189 sq. ft. building. Total project is approximately 626,262 sq. ft. and located in Peery Park.

**Environmental Review:** Complies with PPSP Program EIR

**Applicant / Owner:** Simeon Commercial Properties/Ks 684 Maude Llc

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

**B.**     [16-1067](#)**File #:** 2015-7879

**Location:** 981-987 Almanor Avenue (APN: 165-40-004)  
765/767 N. Mary Avenue (APN: 165-40-007)  
755/757 N. Mary Avenue (APN: 165-40-008)  
749/751 N. Mary Avenue (APN: 165-40-009)  
950 Benecia Avenue (APN: 165-40-012)  
615/617 N. Mary Avenue (APN: 165-40-015)  
570/959 Maude Court (APN: 165-40-017)  
573/575 Maude Court (APN: 165-40-020)  
580/585 Maude Court (APN: 165-40-021)  
610-614 N. Mary Avenue (APN: 165-41-003)  
650 N. Mary Avenue (165-41-004)  
740/750 N. Mary Avenue (APN 165-41-005)  
760 N. Mary Avenue (APN 165-41-006)  
990 Almanor Avenue (APN 165-41-007)  
781-785 Palomar Avenue (APN 165-41-008)  
775-779 Palomar Avenue (APN 165-41-009)  
733/735 Palomar Avenue (APN 165-41-010)  
675/677 Palomar Avenue (APN 165-41-011)  
615/617 Palomar Avenue (APN 165-41-012)  
844 Del Rey Avenue (APN 165-41-013)  
845 Del Rey Avenue/610 Palomar Avenue (APN 165-41-014)  
720-726 Palomar Avenue (APN 165-41-015)  
750/752 Palomar Avenue (APN 165-41-016)  
760-766 Palomar Avenue (APN 165-41-017)  
776 Palomar Avenue (APN 165-41-018)  
678 Almanor Avenue/788-790 Palomar Avenue (APN 165-41-019)  
670 Almanor Avenue (APN 165-41-020)  
595 N. Pastoria Avenue (APN 165-41-031)

**Zoning:** PPSP-IE (610-614/615-617/650/740-760/749-767 N. Mary Avenue, 570-575 Maude Court, 990 Almanor Avenue, 615-785 Palomar Ave, 844 Del Rey Avenue); PPSP-IEAC (981-987 Almanor Avenue); PPSP-MIC (720-790 Palomar Avenue, 670-678 Almanor Avenue)

**Proposed Project:**     Related applications on a 49.55-acre site:

**DEVELOPMENT AGREEMENT:** Introduction of an Ordinance Approving and Adopting a Development Agreement between the City of Sunnyvale and Irvine Company

**PEERY PARK PLAN REVIEW PERMIT:** to allow the demolition of 28 existing office and industrial buildings totaling 768,665 sq. ft. and the construction of nine three-story and three four-story office buildings totaling 1,471,400 sq. ft.; a one-story and two, two-story amenity buildings totaling 40,000 sq. ft.; a four-level, a five-level, and two six-level above-grade parking structures; a

private connector street with public vehicular and pedestrian access; and site and offsite improvements

**TENTATIVE MAP:** to allow 28 existing parcels to be merged into eight parcels, including the abandonment of Maude Court

**Applicant / Owner:** Irvine Company

**Environmental Review:** Addendum to Environmental Impact Report (Peery Park)

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

### **PRESENTATION**

### **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 [16-1069](#) Approve Planning Commission Meeting Minutes of November 7, 2016

**Recommendation:** Approve Planning Commission Meeting Minutes of November 7, 2016 as submitted.

**PUBLIC HEARINGS/GENERAL BUSINESS**

**2.     [15-0604](#)****Forward Recommendations related to the LAWRENCE STATION  
AREA PLAN AND ENVIRONMENTAL IMPACT REPORT**

(2013-7653) to the City Council to:

**1. Adopt a Resolution to:**

- Certify the EIR; Make the Findings Required by the California Environmental Quality Act; Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
- Adopt the Water Supply Assessment
- Amend the General Plan to Create the Lawrence Station Area Plan General Plan Designation; and Update the General Plan Map to Reflect the Lawrence Station Area Plan Area;
- Adopt the Lawrence Station Area Plan, with Modifications;
- Adopt the Lawrence Station Area Plan Incentives and Development Cap Administrative Regulations.

**2. Introduce an ordinance to:**

- Add Chapter 19.35 (Lawrence Station Area Plan District) to Title 19 (Zoning) to the Sunnyvale Municipal Code;
- Amend the Precise Zoning Plan Zoning Districts Map to add the Lawrence Station Area Plan District and Rezone the Parcels in the Lawrence Station Area Plan Area to Lawrence Station Area Plan (LSAP) District; and
- Amend Sunnyvale Municipal Code Table 19.54.080 (Telecommunications Facilities Permits), Section 19.16.020 (Zoning Districts - Creation), and Section 19.90.010 (Special Development Permits) to Implement the Lawrence Station Area Specific Plan

- Recommendation:** Recommend to the City Council Alternatives 1 and 2:
1. Adopt a Resolution (Attachment 4 of this report) to:
    - a. Certify the EIR; Make the Findings Required by the California Environmental Quality Act; and Adopt the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program;
    - b. Adopt the Water Supply Assessment;
    - c. Amend the General Plan to Create the Lawrence Station Area Plan General Plan Designation and Update the General Plan Map to Reflect the Lawrence Station Plan Area;
    - d. Adopt the Lawrence Station Area Plan, with Modifications (Attachment 7 of this report);
    - e. Adopt the Lawrence Station Area Plan Incentives and Development Cap Administrative Regulations.
  2. Introduce an ordinance (Attachment 5 of this report) to:
    - a. Add Chapter 19.35 (Lawrence Station Area Plan District) to Title 19 (Zoning) to the Sunnyvale Municipal Code;
    - b. Amend the Precise Zoning Plan Zoning Districts Map to add the Lawrence Station Area Plan District and Rezone the Parcels in the Lawrence Station Area Plan Area to Lawrence Station Area Plan (LSAP) District; and
    - c. Amend Sunnyvale Municipal Code Table 19.54.080 (Telecommunications Facilities Permits), Section 19.16.020 (Zoning Districts - Creation); and Section 19.90.010 (Special Development Permits) to Implement the Lawrence Station Area Specific Plan.

**3.**     [16-0966](#)**File #:** 2016-7439**Location:** 1122 Aster Ave. (APNs: 213-01-014 and 213-65-001 through 213-65-10)**Zoning:** M-S/ITR/R-3/PD (Industrial and Service/Industrial to Residential/Medium Density Residential/Planned Development)**Proposed Project:**     Related applications on a 1.66-acre site:**SPECIAL DEVELOPMENT PERMIT:** To allow demolition of existing buildings and construction of 34 three-story townhomes and associated site improvements;**VESTING TENTATIVE MAP** to subdivide the site into 34 townhome lots and one common area lot.**Applicant / Owner:** Classic Communities / Franz and Kathaleen Mortensen et al (multiple owners)**Environmental Review:** Mitigated Negative Declaration

**4. [16-0799](#)****File #:** 2015-7576**Location:** 1250 Lakeside Drive (APNs: 216-43-035 and -036)**Zoning:** LSP**Proposed Project:** Related **LAKESIDE SPECIFIC PLAN** applications on an 8.83-acre site:**SPECIFIC PLAN AMENDMENT:** to revise the land use configuration, increase the height allowance, and make other miscellaneous updates.**SPECIAL DEVELOPMENT PERMIT:** for development of an existing vacant site with two new buildings and associated site improvements - a six-story, 263-room hotel with an attached 3,000 sq. ft. restaurant and an attached three-level above grade parking structure; and a five-story, 250-unit apartment building over a two-level, above-grade podium parking garage**TENTATIVE PARCEL MAP:** to subdivide the site into two - with a lot for each land use.**Applicant / Owner:** Sunnyvale Partners, Ltd (applicant) / Aircoa Equity Interests, Inc. (owner)**Environmental Review:** Supplemental Environmental Impact Report**Project Planner:** George Schroeder, (408) 730-7443,  
gschroeder@sunnyvale.ca.gov

**Recommendation:** Recommend to City Council Alternatives 1, 3 and 5: 1) Certify the Supplemental Environmental Impact Report, make the findings required by CEQA, and adopt a Statement of Overriding Considerations and Mitigation Monitoring Program (Attachment 10); 3) Adopt a resolution amending the Lakeside Specific Plan (LSP) per the text amendments as contained in the Resolution in Attachment 11 to the report; and 5) Approve the Special Development Permit and Tentative Parcel Map with the findings in Attachment 4 and conditions in Attachment 5 to the report.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES****NON-AGENDA ITEMS AND COMMENTS****-Commissioner Comments****-Staff Comments****ADJOURN PUBLIC HEARING TO THE WEST CONFERENCE ROOM**



5.     [16-1078](#)           Selection and Ranking of Potential 2017 Study Issues

### **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 Katherine Hall at (408) 730-7440. Agendas and associated reports are also available on the City's website at [sunnyvale.ca.gov](http://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](http://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)*