



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, December 5, 2016

7:00 PM

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

Study Session Cancelled | Special Meeting - Public Hearing 7 PM

6 P.M. STUDY SESSION CANCELLED

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

None.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [16-1080](#)**FILE #:** 2016-7944**Location:** 225 S. Taaffe Street (Block 18 of Downtown Specific Plan bounded by Mathilda, Washington, Sunnyvale and Iowa Avenues)**Proposed Project:** Adopt the Tenant Design Guidelines for storefront design, commercial signage and tenant improvements for retail uses within the Sunnyvale Town Center project**Applicant/Owner:** STC Venture LLC (applicant/owner)**Environmental Review:** No additional environmental review is necessary; the adoption of the proposed Tenant Design Guidelines is within the scope of the previous environmental analysis for the Downtown Program Improvement Update, pursuant to CEQA Guidelines Section 15168(c)(2) and is categorically exempt pursuant to CEQA Guidelines Section 15305.**Staff Contact:** Hanson Hom, (408) 730-7450, hhom@sunnyvale.ca.gov

Recommendation: Alternative 1 and 2: Find that the adoption of the proposed Tenant Design Guidelines is categorically exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305, and none of the exceptions to the exemptions specified in CEQA Guidelines Section 15300.2 have occurred, and that no additional environmental review is necessary as the proposed amendments are within the scope of the previous environmental analysis for the Downtown Program Improvement Update, pursuant to CEQA Guidelines Section 15168(c)(2); and approve the Sunnyvale Town Center Tenant Design Guidelines.

3. [16-1115](#)**FILE #:** 2016-7968**Location:** 150 E. McKinley Avenue and 330 S. Murphy Avenue; APNs: 209-35-014 and 209-35-015 (Block 5 of the Sunnyvale Town Center project bounded by McKinley, Sunnyvale, Iowa and Murphy Avenues)**Proposed Project:**

SPECIAL DEVELOPMENT PERMIT to modify the architectural design plans for the two-story cinema/retail building ("Building T") and the adjacent public parking garage ("Penney's Parking Structure") of the Sunnyvale Town Center project from the original plans approved on August 13, 2007 (SDP 2007-0516).

Applicant/Owner: STC Venture LLC (applicant/owner)**Environmental Review:** No additional environmental review is necessary; the proposed architectural modifications to Building T and the Penney's Structure are within the scope of the previous environmental analysis for the Downtown Program Improvement Update, pursuant to CEQA Guidelines Section 15168(c)(2).**Staff Contact:** Hanson Hom, (408) 730-7450, hhom@sunnyvale.ca.gov

Recommendation: Alternative 1 and 2: Find that the proposed architectural modifications to Building T and the Penney's Parking Structure of the Sunnyvale Town Center project do not require additional environmental review under the California Environmental Quality Act (CEQA) for the reasons stated in the staff report as the proposed modifications are within the scope of the previous environmental analysis for the Downtown Program Improvement Update, pursuant to CEQA Guidelines Section 15168(c)(2); and approve Site Development Permit 2016-7968 for architectural modifications to Building T and the Penney's Parking Structure with the attached findings and conditions of approval.

4. [16-1079](#)**File #:** 2013-7609**Locations:** 615, 629, 689, 691 N. Mathilda Ave., 525, 535, 555 Del Rey Ave., 650 Vaqueros Ave. (APNs: 165-43-014, -023 through -029)**Zoning:** PPSP/IEF**Proposed Project: PEERY PARK PLAN REVIEW** to redevelop 8 parcels by combining the site into one 7.5-acre site and construct two new 4-story office R&D buildings with a total of 330,668 s.f. (includes 13,988 s.f. amenities area) resulting in 100% FAR, and serviced by a new 5-level parking garage. The project is located in the Peery Park Specific Plan area.**Applicant / Owner:** Sequoia Del Ray LLC. / Sequoia Del Ray LLC**Environmental Review:** The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2), (3) and (4). The project is within the scope of the Peery Park Specific Plan Program EIR. The environmental impacts associated with the proposed development are adequately addressed and analyzed in the Peery Park Specific Plan Program EIR and/or can be substantially mitigated with the imposition of uniformly applied development policies and standards.**Project Planner:** Shetal Divatia, (408) 730-7637, sdivatia@sunnyvale.ca.gov

Recommendation: Alternative 1: Make the required Findings to approve the CEQA determination that the project is within the scope of the Peery Park Specific Plan Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Peery Park Plan Review Permit subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 6 and recommended conditions of approval noted in Attachment 4.

5. [16-1117](#)**File #:** 2016-7127**Location:** 760 E El Camino Real (APN: 211-25-044)**Zoning:** C-2/ECR**Proposed Project:** Appeal of decision by the Director of Community Development approving a Miscellaneous Plan Permit for architectural, lighting, landscaping, and parking lot modifications for New Seasons Market within an existing commercial retail site.**Appellant/Applicant/Owner:** Protect Our Sunnyvale/LRS Architects/Ramco IL, Inc.**Environmental Review:** Categorically Exempt Class 1**Staff Contact:** Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

Recommendation: Alternative 1. Find that the action is exempt from CEQA pursuant to CEQA Guidelines 15301, deny the appeal, and approve the Miscellaneous Plan Permit with recommended Findings in Attachment 3 and Conditions in Attachment 4.

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 Katherine Hall at (408) 730-7440. Agendas and associated reports are also available on the City's website 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)