



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, October 17, 2016

6:00 PM

Council Chambers, City Hall, 456 W. Olive Ave.,
Sunnyvale, CA 94086

Special Meeting - Study Session - 6:00 PM | Special Meeting - Public Hearing 7 PM

6 P.M. STUDY SESSION

1 Call to Order in the West Conference Room

2 Roll Call

3 Study Session

A. [16-0987](#)

File #: 2016-7293

Location: 1008 E. El Camino Real (313-03-011) and 1314-1320 Poplar Ave. (313-03-013)

Proposed Project: Related applications on a 2.05-acre site:

Rezone 1314 Poplar Ave (313-03-013) from R-1/ECR (Low Density Residential/Precise Plan for El Camino Real) to C-2/ECR (Highway Business/Precise Plan for El Camino Real);

Special Development Permit to redevelop a project site consisting of a former mobile home park (Conversion Impact Report certified and closure approved in January 2016) and duplex property into a 108-unit, 5-story mixed income (20% of units will be affordable to very low income households) rental housing complex with associated site improvements.

Applicant / Owner: St. Anton Communities / Sunnyvale Park LLC

Environmental Review: Mitigated Negative Declaration

Project Planner: Rosemarie Zulueta, (408) 730-7437,
rzulueta@sunnyvale.ca.gov

B. [16-0989](#)**File #:** 2015-7256**Location:** 520 Almanor Ave. (APN: 165-43-016, -017 & -018)**Proposed Project:** Peery Park Plan Review Permit to construct a 207,620-square foot, four-story corporate/research and development office building with a freestanding parking structure (partially below grade) and up to 4,000 square feet of retail for a total of 110% FAR, and includes onsite and right-of-way improvements..**Applicant / Owner:** Lane Partners, LLC / Lane Partners, LLC**Environmental Review:** No additional review required as per CEQA Guidelines section 15168(c)(2) and (4) - Peery Park Specific Plan Program EIR.**Project Planner:** Rosemarie Zulueta, (408) 730-7437,
rzulueta@sunnyvale.ca.gov**4 Public Comment on Study Session Agenda Items****5 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. [16-0990](#) Approve Planning Commission Meeting Minutes of October 10, 2016

Recommendation: Approve Planning Commission Meeting Minutes of October 10, 2016 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [16-0980](#) Request continuance to November 14, 2016 regarding:
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 Incentive Zoning Table.
 2. **Introduce an ordinance to:**
 - Amend Sunnyvale Municipal Code (SMC) Section 19.16.020 (Zoning Districts - Creation); Add SMC Section 19.27.040 (Lawrence Station Area Plan District);
 - 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 District.

Recommendation: Staff recommends this item be continued to the Planning Commission hearing of November 14, 2016 to allow sufficient time to complete the study.

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 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)