



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, December 12, 2016

6:00 PM

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

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

6 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [16-1147](#)

File #: 2015-8110

Locations: 675 Almanor Ave. (APN's: 165-44-006 165-44-012)

Zoning: PPSP/IEAC

Proposed Project: To allow a 150,651 sq. ft. four-story office/R&D building and a detached five-level and partial underground parking structure, resulting in 100% FAR and located within the Peery Park Specific Plan area. The project includes a 2,500 sq. ft. retail space on the ground floor.

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.

Applicant / Owner: Chang Architecture/Almanor Ventures LLC

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@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 [16-1112](#) Approve Planning Commission Meeting Minutes of November 28, 2016

Recommendation: Approve Planning Commission Meeting Minutes of November 28, 2016 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [16-0942](#)**File #:** 2016-7578**Location:** 1156-1198 Sesame Drive (APNs: 202-08-007 through 202-08-016), 1136-1160 Snowberry Court (APNs: 202-08-022 through 202-08-031), and 614-646 Torrington Drive (APNs: 202-08-017 through 202-08-021)**Proposed Project:** Introduction of Ordinance to **REZONE** 25 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)**Zoning:** R-1**Applicant / Owner:** Francois Cornillon (plus multiple owners)**Environmental Review:** The Ordinance being considered is categorically exempt from review pursuant to CEQA Guidelines Section 15305 (minor alteration in land use) and Section 15061(b)(3) (a general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the action may have a significant effect on the environment, the activity is not subject to CEQA).**Recommendation:** Recommend to City Council:

Alternatives 1 and 2: 1) Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15305 and 15061(b)(3); and 2) Introduce an Ordinance to Rezone 25 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).

3. [16-0995](#)**File #:** 2015-7302**Location:** 221 North Mathilda Avenue (APN: 165-27-010)**Zoning:** PPSP/IE (Peery Park Specific Plan / Innovation Edge)**Proposed Project:** Related application on a 4.3-acre site:

PEERY PARK PLAN REVIEW PERMIT: to allow the redevelopment of a former nursery into a three-story office/R&D building and a four-level parking structure with partial sub-grade parking, resulting in 145,516 square feet of floor area (80% FAR). The project also includes the restoration and adaptive reuse of the historic house.

Applicant / Owner: Spear Street Capital

Environmental Review: The project does not require additional CEQA review per CEQA Guidelines Section 15168(c)(2) and (4). The project is within the scope of the Peery Park Specific Plan (PPSP) Program EIR as there are no new anticipated environmental impacts and no new mitigation measures required.

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@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 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 8 and recommended Conditions of Approval in Attachment 4.

4. [16-1144](#)**File #:** 2016-7882**Location:** 1120 Kifer Rd. (APN: 205-50-004)**Zoning:** MXD-I (Flexible Mixed Use I)**Proposed Project:** Related applications on a 7.99-acre site:**USE PERMIT:** to redevelop an existing industrial site with mixed-use, including 7,400 square feet of retail and 520 apartment units.**PARCEL MAP:** to subdivide one parcel into two parcels.**Applicant / Owner:** Greystar (applicant) / 1130 Kifer Property Owner LLC (owner)**Environmental Review:** No additional review required as per CEQA Guidelines 15168(c)(2) and (4) - environmental impacts of the project are addressed in the Lawrence Station Area Plan Program Environmental Impact Report (EIR).

Recommendation: Alternative 1: Make the required Findings to approve the CEQA determination that the environmental impacts of the project are addressed in the Lawrence Station Area Plan Program (LSAP) Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Use Permit subject to LSAP the LSAP Mitigation Monitoring and Reporting Program in Attachment 6 and recommended conditions of approval in Attachment 4.

5. [16-1145](#)**File #:** 2016-7212**Location:** 1050 Kifer Rd. (APN: 205-50-001, 205-50-029, 205-50-036)**Zoning:** MXD-I/II (Flexible Mixed Use I/II)**Proposed Project:** An application on a 21.7-acre site:

USE PERMIT: to redevelop an industrial site, including construction of two four-story office/R&D buildings and two parking structures resulting in 755,144 square feet and 80% Floor Area Ratio (Intuitive Surgical).

Applicant / Owner: Intuitive Surgical

Environmental Review: No additional review required as per CEQA Guidelines 15168(c)(2) and (4) - environmental impacts of the project are addressed in the Lawrence Station Area Plan Program Environmental Impact Report (EIR).

Project Planner: Noren Caliva-Lepe, (408) 730-7659, ncaliva-lepe@sunnyvale.ca.gov

Recommendation: Alternative 1: Make the required Findings to approve the CEQA determination that the environmental impacts of the project are addressed in the Lawrence Station Area Plan Program (LSAP) Environmental Impact Report (EIR) and no additional environmental review is required; and approve the Use Permit subject to LSAP the LSAP Mitigation Monitoring and Reporting Program in Attachment 7 and recommended conditions of approval 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)