



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, March 27, 2017

6:30 PM

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

Special Meeting - Study Session - 6:30 PM | Special Meeting - Public Hearing 7 PM

6:30 P.M. STUDY SESSION

Call to Order in the West Conference Room

Roll Call

Study Session

A. [17-0350](#)

File #: 2016-7962

Location: 740 San Aleso Avenue (APNs: 204-01-006,007,015 & 016 and 202-02-005)

Zoning: PPSP

Proposed Project: Related applications on a 6.46-acre site:

SPECIAL DEVELOPMENT PERMIT AND ENVIRONMENTAL

ASSESSMENT: to allow demolition of five existing single story office buildings and construction of 118 multi-family units, including 96 townhome condominiums and 22 duets and associated site improvements.

Applicant / Owner: CalAtlantic Homes

Environmental Review: Mitigated/Negative Declaration

Project Planner: Margaret Netto, Contract Planner (408) 730-7628, mnetto@sunnyvale.ca.gov

Public Comment on Study Session Agenda Items

Adjourn Study Session

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS**CONSENT CALENDAR**

1. A [17-0323](#) Approve Planning Commission Meeting Minutes of March 6, 2017

Recommendation: Approve Planning Commission Meeting Minutes of March 6, 2017 as submitted.

1. B [17-0372](#) Approve Planning Commission Meeting Minutes of March 13, 2017

Recommendation: Approve Planning Commission Meeting Minutes of March 13, 2017 as submitted.

1. C [17-0375](#) Requested continuation to April 10, 2017 for a Proposed Project at 592 Dawn Drive (File #: 2016-7999): Design Review for a 408 square feet first-floor addition and 817 square feet second-floor addition to an existing one-story single family home resulting in 3,945 square feet floor area (3,461 square feet living area and 484 square feet garage) and 45 percent Floor Area Ratio (FAR).

Recommendation: Staff recommends this item be continued to the Planning Commission hearing on April 10, 2017 in order to properly notice the project.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0105](#) **File #:** 2016-7737
Location: 441 East Washington Avenue (APN: 209-04-031)
Zoning: R-2/ PD
Proposed Project: **Special Development Permit** for 636 square feet first-floor addition and 690 square feet second-floor addition to an existing two-story residence resulting in a total floor area of 2,563 square feet (2,126 square feet living area and 437 square feet detached garage) with 47.2 % Floor Area Ratio (FAR). 434 square feet of the existing floor area will be demolished as part of the permit.
Applicant/Owner: Chapman Design Associates (applicant) / Mitchell L Diamond and Virginia M Gelczis (owner)
Environmental Review: Class 1 Categorical Exemption relieves this project from the California Environmental Quality Act (CEQA) provisions that include minor additions to an existing single-family residence (CEQA Section 15301).
Project Planner: Aastha Vashist, (408) 730-7458, avashist@sunnyvale.ca.gov

Recommendation: Recommend Alternative 1 to approve the Special Development Permit based on the Findings in Attachment 3 and with the recommended Conditions of Approval in Attachment 4.

3. [16-0843](#)

Land Use and Transportation Element and EIR
Forward Recommendations related to the **LAND USE AND TRANSPORTATION ELEMENT** of the General Plan (2016-7708) to the City Council to:

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;
- Repeal the Southern Pacific Corridor Specific Plan Sites 1, 6, 7, 8 and 9; and
- Amend the General Plan to Adopt the Land Use and Transportation Element.

Recommendation: Recommend to City Council Alternatives 1, 3 and 6: 1. Adopt a Resolution (Attachment 2 of this report) 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; 3. Adopt a Resolution (also part of Attachment 2 to this staff report) to Amend the General Plan to Adopt the Land Use and Transportation Element (which includes repealing the remaining Southern Pacific Corridor Specific Plan Sites) as shown in Attachment 8 to this staff report; and, 6. Direct staff to reformat the LUTE for inclusion into the Consolidated General Plan, including any approved modifications.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT

