



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, April 10, 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. [17-0412](#) Tentative Map applications, for condominium purposes, for Rancho Mobile Estates and Thunderbird Mobile Estates (mobilehome parks) to convert the ownership structure from rental mobilehome park to resident-owned mobilehome park in accordance with Subdivision Map Act Section 66427.5.

File #: 2015-7707

Location: 900 Henderson Avenue (APN:213-38-008) Rancho Mobilehome Park

Proposed Project: Tentative Map for a subdivision of 112 mobilehome spaces for condominium purposes.

File #: 2015-7706

Location: 954 Henderson Avenue (APN: 213-38-005) Thunderbird Mobilehome park

Proposed Project: Tentative Map for a subdivision of 166 mobilehome spaces for condominium purposes.

Zoning: Residential Mobile Home (RMH)

Applicant / Owner: Sid Goldstein/Alex MacDonell

Environmental Review: The project is exempt from CEQA review under CEQA Guidelines Sections 15061(b)(3) and 15301(k). The project proposes to subdivide existing mobilehome parks into a common interest development, but no other changes are proposed. Accordingly, there will be no physical change, no change in use and no change to the intensity of the use as part of the ownership structure changes resulting from this subdivision map. Therefore, no further environmental review is required.

Project Planner: Gerri Caruso, (408) 730-7591,

gcaruso@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 [17-0411](#) Approve Planning Commission Meeting Minutes of March 27, 2017

Recommendation: Approve Planning Commission Meeting Minutes of March 27, 2017 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0233](#) **File #:** 2016-7999
Location: 592 Dawn Drive (APN: 201-31-046)
Zoning: R-0
Proposed Project: 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 3,946 square feet floor area (3,462 square feet living area and 484 square feet garage) and 45 percent Floor Area Ratio (FAR).
Applicant / Owner: DG Design (applicant) / Scott Stein (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 Design Review based on the Findings in Attachment 3 and with the recommended Conditions of Approval in Attachment 4.

3. [17-0297](#)

Proposed Project: Related applications on a 4.01-acre site on Maude Avenue:

PEERY PARK PLAN REVIEW PERMIT to construct a 174,545-square foot, four-story corporate/research and development (R&D) office building and a 6-level parking structure on a 4.01-acre site resulting in a total of 100% FAR. The project includes outdoor recreation areas and a pedestrian/bicycle path for public use.

TENTATIVE MAP to merge three parcels into one parcel.

File #: 2015-8126

Location: 684 W. Maude Avenue (APNs: 165-28-028)

Applicant / Owner: Simeon Commercial Partners / Ks 684 Maude Llc

Environmental Review: The project is exempt from additional CEQA review per CEQA Guidelines section 15168(c)(2) and (4) and Public Resources Code Section 21094 (c). The project is within the scope of the Peery Park Specific Plan Program EIR as no new environmental impacts are anticipated and no new mitigation measures are required.

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

Recommendation: Alternative 1: Recommend that the City Council make the required Findings to approve the California Environmental Quality Act determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report (EIR) and no additional environmental review is required in Attachment 4 to the Report; make the Findings for the Peery Park Plan Review Permit, Tentative Map, Sense of Place Fee and Water Infrastructure fee in Attachment 4 to the Report; and approve the Peery Park Plan Review Permit and Tentative Map subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 7 to the Report and recommended conditions of approval set forth in Attachment 5 to the Report.

4. [17-0278](#)

Proposed Project: Related applications on 28 sites consisting of 51.07 gross acres:

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 two-story and two one-story amenity buildings totaling 40,000

sq. ft.; one four-level and three 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 seven parcels, including the abandonment of Maude Court.

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)

Applicant / Owner: Irvine Company

Environmental Review: The project is exempt from additional California Environmental Quality Act (CEQA) review per CEQA Guidelines section 15168(c)(2) and (4) and Public Resources Code Section 21094. The project is within the scope of the Peery Park Specific Plan Program Environmental Impact Report (EIR) as no new environmental impacts are anticipated and no new mitigation measures are required.

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

Recommendation: Alternative 1: Recommend that the City Council make the required Findings to approve the California Environmental Quality Act determination that the project is within the scope of the Peery Park Specific Plan (PPSP) Environmental Impact Report and no additional environmental review is required in Attachment 3; make the findings for the Peery Park Plan Review Permit (PPRP), Tentative Map, Sense of Place fee and Water Infrastructure fee in Attachment 3; and approve the Peery Park Plan Review Permit and Tentative Map subject to PPSP Mitigation Monitoring and Reporting Program in Attachment 6 to the Report and recommended conditions of approval set forth in Attachment 4 to the Report.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT