



# City of Sunnyvale

## Notice and Agenda - Final Planning Commission

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Monday, September 11, 2017

6:30 PM

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

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**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.     [17-0859](#)**

**File #:** 2016-7573

**Location:** 623-625 N. Pastoria Avenue (APN's: 165-41-029,  
165-41-030)

**Zoning:** PPSP/MIC

**Proposed Project:**

**PEERY PARK PLAN REVIEW PERMIT** to construct a new  
52,755 sq. ft. three-story office building with one level of  
underground parking. The two existing industrial buildings totaling  
23,520 sq. ft. will be demolished.

**Applicant / Owner:** Arc Tec, Inc., / George And Josefa Yagmourian  
Trustee

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

**Project Planner:** Ryan Kuchenig, (408) 730-7431,  
rkuchenig@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 [17-0857](#) Approve Planning Commission Meeting Minutes of August 28, 2017

**Recommendation:** Approve Planning Commission Meeting Minutes of August 28, 2017 as submitted.

**PUBLIC HEARINGS/GENERAL BUSINESS**

2. [17-0865](#) Study of Accessory Dwelling Unit Development Standards: Forward a Recommendation to the City Council to Adopt an Ordinance Amending Sunnyvale Municipal Code Section 19.68.040 (Accessory Dwelling Units), Adopt a Resolution Amending the Master Fee Schedule to Impose Transportation Impact Fees for Accessory Dwelling Units, and Find that these Actions are Exempt from CEQA.  
**Project Planner:** Shila Behzadiaria, (408) 730-7456, sbhezadiaria@sunnyvale.ca.gov

**Recommendation:** Staff recommends Alternatives 1, 5, 8, 11, 12, 13 and 14 as follows: 1. Reduce the minimum lot size for ADUs to 8,000 square feet in the R-1 zone and to 7,000 square feet in the R-0 zone; 5: Retain the 20-year owner-occupancy requirement and deed restriction; 8. Adopt a Resolution amending the Master Fee Schedule to establish the TIF fee for ADUs as the same as the multi-family rate (Attachment 7 to this report); 11. Modify the requirement that the entry door of ADU not face the public street (included in proposed ordinance, Attachment 7 of this report); 12. Clarify the ADU requirements in the zoning code (included in proposed ordinance, Attachment 7 of this report); 13. Find that the amendments to Sunnyvale Municipal Code Section 19.68.040 are exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15378(b)(4); and 14. Find that the amendments to the Master Fee Schedule are exempt from CEQA.

**3.     [17-0756](#)****File #:** 2017-7556**Location:** 801-819 Allison Way (APNs: 323-03-023 through 323-03-026 and APNs: 323-04-034 through 323-04-036), 1315-1381 Lennox Way (APNs: 323-03-027 through 323-03-038), 804-816 Lennox Court (APNs:323-03-039 through 323-03-042), 801-814 Blanchard Way (APNs:323-03-043 through 323-03-045 and APNs: 323-04-025 through 323-04-027), and 801-814 Beaverton Court (APNs:323-04-028 through 323-04-033).**Zoning:** R-1**Proposed Project:** Introduction of Ordinance to **REZONE** 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)**Applicant / Owner:** Tom Verbure (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).**Project Planner:** Aastha Vashist (408) 730-7458,  
avashist@sunnyvale.ca.gov

**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 Section 15305 and 15061(b)(3); and, 2) Introduce an Ordinance to Rezone 35 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).

**4. [17-0758](#)****File #:** 2017-7565

**Location:** 1666-1698 Swallow Drive (Assessor Parcel Number 313-41-010 thru 012, 313-41-027 and 028), 1104-1121 Lorne Way (APNs 313-41-013 thru 026), 1103-1111 Homestead Road (APNs 313-41-005 thru 009) and 18771 East Homestead Road (APNs 313-41-070 and 071).

**Zoning:** R-0 and R-0/PD for 18771 Homestead Road

**Proposed Project: REZONE** Introduction of Ordinance to **REZONE** 24 contiguous single family home lots from R-0 (Low Density Residential) to R-0/S (Low Density Residential/Single-Story) and one single family home lot (with 2 assessor parcels) from R-0/PD (Low Density Residential/Planned Development) to R-0/S/PD (Low Density Residential/Single-Story) (25 lots total)

**Applicant / Owner:** Craig Milito (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).

**Project Planner:** Shétal Divatia (408) 730-7637,  
sdivatia@sunnyvale.ca.gov

**Recommendation:** Recommend to City Council: Alternatives 1 and 4: 1. Find the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 and 15061(b)(3); and, 4. Deny the rezone.

**STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES****NON-AGENDA ITEMS AND COMMENTS**

**-Commissioner Comments**

**-Staff Comments**

**ADJOURNMENT***Notice to the Public:*

*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](http://sunnyvale.ca.gov) or at the Sunnyvale Public Library, 665 W. Olive Ave., 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 on the City website.*

*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. (28 CFR 35.160 (b) (1))*