



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, November 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. [17-1045](#)

File #: 2017-7567

Location: 160 Persian Drive (APN: 110-11-088)

Zoning: Neighborhood Business with Planned Development Combining
District (C-1-PD)

Proposed Project: Related applications on a 1.2-acre site:

SPECIAL DEVELOPMENT PERMIT: to allow demolition of
existing buildings and construction of 18 three-story townhomes
and associated site improvements. The project also request
deviations to exceed the number of building stories and reduce
the building to building setback from 26-feet to 24-feet.

TENTATIVE MAP: to subdivide the site into 18 residential lots
and three common area lots.

Applicant / Owner: Summerhill Homes (applicant) / G & K Enterprises,
LLC and Fallenleaf Enterprises, LLC (owner)

Environmental Review: Mitigated/Negative Declaration

Project Planner: Cindy Hom, (408) 730-7411,
chom@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 [17-1105](#) Approve Planning Commission Meeting Minutes of November 13, 2017

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

1. B [17-1121](#) REQUEST FOR CONTINUANCE TO DECEMBER 11, 2017

File #: 2016-7573

Location: 623-625 N. Pastoria Avenue (APNs:165-41-029 & 165-41-030)

Proposed Project: Related applications on a 1.35-acre site on N. Pastoria Avenue:

PEERY PARK PLAN REVIEW PERMIT to construct a 52,755-square foot, three-story corporate/research and development (R&D) office building and a 1-level underground parking structure resulting in a total of 89% FAR. The project includes a restaurant on the first floor.

TENTATIVE MAP to merge two parcels into one parcel.

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) 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: Continue to the Planning Commission Public Hearing of December 11, 2017.

1. C [17-1144](#) REQUEST FOR CONTINUANCE TO JANUARY 8, 2018

File #: 2017-7395

Location: 485 E. Mc Kinley Avenue (APN:209-11-047)

Zoning: R-2/PD

Proposed Project: Related applications for a 7,500-square foot (0.17 acre) site:

TENTATIVE MAP: to subdivide one parcel into two lots;

DESIGN REVIEW: To allow construction of two new two-story, single-family homes (1,875 s.f. and 2,442 s.f.) resulting in an average 57.5 percent Floor Area Ratio (FAR) for the site.

Applicant / Owner: 487 E. Mc Kinley LLC (applicant and owner).

Environmental Review: Categorically Exempt Class 3 (15303 - New construction and conversion of small structures)

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

Recommendation: Continue to the Planning Commission Public Hearing of January 8, 2018.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-1063](#)

File #: 2017-7633

Location: 1010 Sunnyvale Saratoga Road (APN: 211-21-032)

Zoning: C-1/PD - Neighborhood Business / Planned Development

Proposed Project:

SPECIAL DEVELOPMENT PERMIT: to allow construction of a 18,600-square foot commercial building for a child care facility of up to 240 children.

Applicant / Owner: DPM Property Management Inc. / William A. Antonioli Trustee & Et Al

Environmental Review: Mitigated Negative Declaration

Project Planner: Momoko Ishijima, (408) 730-7532,
mishijima@sunnyvale.ca.gov

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

3. [17-1068](#)

File #: 2017-7453

Location: 1023 N. Fair Oaks Avenue (APN:110-14-169)

Zoning: M-S/ITR/R-3/PD (Industrial and Service / Industrial to Residential/Medium Density Residential/Planned Development)

Proposed Project: Related applications on a .81-acre site:

SPECIAL DEVELOPMENT PERMIT: for the redevelopment of the site with 14 three-story townhomes, and

VESTING TENTATIVE MAP: to subdivide one parcel into 14 townhouse lots plus a common lot.

Applicant / Owner: Highland Partners Group Inc. / Robert Nino & Nancy Bushnell

Environmental Review: Mitigated Negative Declaration

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

Recommendation: Alternative 1: Make the findings required by CEQA in Attachment 3 and adopt the Mitigated Negative Declaration and approve the Special Development Permit and Vesting Tentative Map with the recommended findings in Attachment 3 and conditions of approval in Attachment 4.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

ADJOURNMENT