



City of Sunnyvale

Notice and Agenda - Final Planning Commission

Monday, December 11, 2017

7:00 PM

Council Chambers, City Hall, 456 W. Olive
Ave., Sunnyvale, CA 94086

Study Session Cancelled | Special Meeting - Public Hearing 7 PM

STUDY SESSION CANCELLED

7 P.M. PLANNING COMMISSION MEETING

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

CONSENT CALENDAR

1. A [17-1142](#) Annual Review of the Code of Ethics and Conduct for Elected and Appointed Officials
1. B [17-1147](#) Approve the 2018 Planning Commission Annual Work Plan
- Recommendation:** Approve the 2018 Planning Commission Annual Work Plan as submitted.
1. C [17-1152](#) Approve Planning Commission Meeting Minutes of November 27, 2017
- Recommendation:** Approve Planning Commission Meeting Minutes of November 27, 2017 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

2. [17-0979](#) **File #:** 2017-7688
Location: 1135-1166 Pome Avenue (APNs 202-18-029 through 031, 202-11-023 through 027, 202-13-002 through 007 and 058); 1142-1167 Pomegranate Court (APNs 202-13-008 through 013, 202-13-016 through 021, 202-13-059 and 060); 1142-1167 Pulora Court (APNs 202-13-022 through 035), 1142-1170 Quince Avenue (APNs

202-13-036 through 050); 701-795 Sheraton Avenue (APNs 202-12-004 through 019); 1151-1167 Hollenbeck Avenue (202-13-053 through 057).

Zoning: R-1

Proposed Project: Introduction of an Ordinance to **REZONE** 79 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story)

Applicant / Owner: John Scheffel (plus multiple property 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 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 79 contiguous single family home lots from R-1 (Low Density Residential) to R-1/S (Low Density Residential/Single-Story).

3. [17-1151](#)

File #: 2017-7248

Location: 838 Azure Dr. (APN: 211-18-030)

Zoning: R-2/PD (Residential Low-Medium Density/Planned Development)

Proposed Project: Related applications on a .34-acre site:

SPECIAL DEVELOPMENT PERMIT: to develop four new single family homes. The existing single family home and accessory living unit are proposed to be demolished.

VESTING TENTATIVE MAP: to subdivide one lot into four lots

Applicant / Owner: Xin Lu

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.

4. [17-1100](#)

File #: 2016-7962

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

Proposed Project: PEERY PARK PLAN REVIEW PERMIT and VESTING TENTATIVE MAP: To redevelop five industrial sites into a residential development consisting of 118 units (96 townhome-style condominiums and 20 duets and 2 single-family dwellings).

Applicant/Owner: CalAtlantic

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

Recommendation: Alternative 1: Recommend that the Planning Commission 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; and approve the Peery Park Plan Review Permit and Vesting 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.

5. [17-1067](#)

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.

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: 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, Sense of Place Fee and Water Infrastructure fee in Attachment 4 to the Report; and approve the Peery Park Plan Review Permit 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.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS AND COMMENTS

-Commissioner Comments

-Staff Comments

INFORMATION ONLY REPORTS/ITEMS

[17-1163](#)

Proposed Project: Change to condition of approval for a recently approved 18,600-square foot commercial building for a child care facility of up to 240 children.

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

File #: 2017-7633

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

ADJOURN PUBLIC HEARING TO THE WEST CONFERENCE ROOM

6. [17-0965](#) Selection and Ranking of Potential 2018 Study Issues

ADJOURNMENT